

Nicole L'Ecuyer appeared in support of the application. Chair Doucette reviewed the elements of the application: fall festival; Mighty Squirrel brewery popup biergarten; music outside; 4:00 - 8:00 p.m.; an expected 200-300 attendees; wine and malt license requested and food service will be offered; site layout; beer not to be stored on the premises during or after the event; alcohol server certification and crowd manager certification; alcohol liability insurance. Ms. L'Ecuyer

explained that this is an annual event. There will be a Mighty Squirrel van with fresh beer and an Octoberfest brass band. It is planned as an event for all ages. There will be two Arsenal Yards staff persons on duty, and a security team and police detail. Ms. L'Ecuyer stated that, historically, there has not been an issue with exceeding the 300 person attendance at any one time. The bartenders will check identification at the bar and eligible purchasers will be given a wristband. The Building and Fire Departments and Zoning Enforcement Officer had no comment on the application. The Health Department reported no objection. Sgt. Lewis stated that the Police Department had no objection to the granting of the licenses requested, subject to the conditions in the department's written report. The Board voted to grant the licenses, subject to the conditions requested by the Police Department.

- Nicole L'Ecuyer Approved 3-0
**One Day Wine and Malt License for Watertown's Got Talent Event,
And Entertainment License
130 Arsenal Yards Boulevard
October 10, 2024**

Nicole L'Ecuyer appeared in support of the application. Chair Doucette reviewed the elements of the application: talent night event; Mighty Squirrel beer garden; set-up on the River Green area; live music; layout plan; alcohol liability insurance; receipt from licensed alcohol wholesaler; crowd manager certification. Ms. L'Ecuyer stated that all proceeds from the event will go to the Watertown Community Foundation. The set-up will be similar to the beer garden for the Fall Festival/Octoberfest in September, but with a stage at the front area, where the judges will line up. The audience seating area is shown with X's on the event map; seating will be Adirondack chairs. Beer will be served from a van at the back of the event area. Anticipated attendance is about 250 to start, based on prior years' events, and the site layout is based on that number and providing a seat for all. There will be a surrounding fence, as for beer garden events. There is not currently a plan to serve food, but one of the Arsenal Yards restaurant tenants may provide food. Ms. L'Ecuyer stated that there will not be a rain date, so the event will be cancelled if it rains. The Fire Department and Zoning Enforcement Officer reported no objection. The Building Department reported that the application was under review, and the Health Department reported that comment was pending a food permit application. Sgt. Lewis stated that the Police Department had no objection to the granting of the licenses requested, subject to the conditions in the department's written report. The Board voted to grant the licenses, subject to the conditions requested by the Police Department.

- Tia Tilson, Watertown Community Foundation Approved 3-0
**One Day All Alcohol License
Watertown Commander's Mansion
440 Talcott Avenue
Community Honors Event, October 17, 2024**

A representative of the foundation appeared in support of the application. Chair Doucette reviewed the elements of the application: fundraiser honoring food security workers; 6:30 p.m. to

9:30 p.m.; expected number of attendees is 125 – 150; caterer information, for food and alcohol service; layout of food and reception tent areas; ABCC-approved wholesaler receipt; three TIPS certifications; crowd manager certification; alcohol delivery permit; alcohol liability insurance; advertising flyer content. The chair noted that documentation of the foundation's non-profit status is needed, and requested that it be submitted. The representative explained that the event will be an evening of appreciation, with cocktails and music. At the 2023 event there were no more than 100 people at a time, and the Commander's Mansion can accommodate 200 people. A Health Department food permit has been issued. The Building and Fire Departments and Zoning Enforcement Officer had no comment. The Health Department reported that a food service permit had been issued. Sgt. Lewis stated that the Police Department had no objection to the granting of the license requested, subject to the conditions in the department's written report. The Board voted to grant the license, subject to the conditions requested by the Police Department.

- Brian Burke, Mighty Squirrel Brewing Co. Approved 3-0
One-Day Wine and Malt License for outdoor beer garden
Watertown Faire on the Square
123 Main Street, rear (Saltonstall Park) September 21

Meg Brown, senior taproom manager at Mighty Squirrel, Fenway appeared in support of the application. Chair Doucette reviewed the elements of the application: Watertown's annual Faire on the Square; wine and malt beverages; 2,000 attendees expected; service tent in back of Library; layout showing tent; Mighty Squirrel (a licensed wholesaler) receipt for alcohol; TIPS certification for two persons and crowd manager certification for the same two; alcohol liability insurance certificate. Ms. Brown stated that she and another taproom manager would be on site for the event, with two bartenders, and all are TIPS certified; wristbands will be issued after id is checked. The van with alcohol to be served will be locked during the event; there will be one entrance and one exit to the beer garden area. Tammy McKenna, City events manager, asked if a specific police officer needed to be assigned at the beer garden. Sgt Lewis stated that a detail officer would be hired for that coverage. The Building, Fire, and Health Departments and Zoning Enforcement Officer reported no objection. Sgt. Swift stated that the Police Department had no objection to the granting of the license requested, subject to the conditions in the department's written report. The Board voted to grant the license, subject to the conditions requested by the Police Department and the requirement that a detail police officer be present at the beer garden for the duration of the event.

- Michael Patterson, Small Change Brewing Company, LLC Approved 3-0
Special All Alcohol Licenses – Mt. Auburn Cemetery Winter Solstice Event
580 Mt. Auburn Street, December 7, 8, 10, 11, 13 – 15, 17, 18, 20, 21

[Chair Doucette recused herself and Board member Kasabian Hoffman presided over the application, and Alternate Member Tsekrekas participated as a voting member.]

Mike Patterson, an owner of Small Change Brewing, appeared in support of the application. A beer garden within the solstice event is proposed. The plan submitted shows the beer garden area within the cemetery. There will be two TIPS certified bartenders at all times. Alcohol will be brought to the site each day, stored in a tent (shown in blue on the site plan submitted) and removed for off-site storage. There will be stanchion barricades around the alcohol service area, with one staff person at each end: shown as green dots on the site plan. Identification will be checked and multi-color wristbands will be used for each day to identify eligible alcohol purchasers. Acting chair Kasabian Hoffman noted submission of insurance liability certificates. The Building, Fire, and Health Departments had no comment. The Health Department reported there was a pending application for a food service permit. Sgt. Lewis stated that the Police Department had no objection to the granting of the licenses requested, subject to the conditions in the department's written report. The Board voted to grant the licenses (one for each day), subject to the conditions requested by the Police Department, and Health Department approval.

1. BK Coffee Inc. Granted 3-0
212 North Beacon Street
Common Victualer License

2. West on Main LLC
d/b/a West on Main
451 Main Street
Transfer of All Alcohol Common Victualer License Approved 3-0
Common Victualer License Granted 3-0

6-Day and Sunday Entertainment Licenses Continued to
Automatic Amusement Device License October 17, 2024

3. Comments by Board Clerk and Police Department

Board member Kasabian Hoffman asked about the status of the Medium Rare restaurant in Arsenal Yards. Chair Doucette stated that the restaurant needs to submit its license renewal application. Board member Labadini noted he had heard there were construction delays. Chair Doucette stated that a status hearing should be scheduled.

Start: 7:15PM
End: 8:57PM



Donna Doucette, Chair

Present: Donna Doucette, Sandra Kasabian Hoffman, John Labadini, Jim Tsekrekas
Also Present: Watertown Police Sergeant Mark Lewis, Assistant City Clerk Emily Martin, Attorney David Doneski

BK Coffee Inc.
d/b/a Four Seasons Café
212 North Beacon Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of BK Coffee Inc. d/b/a Four Seasons Café for a Common Victualer License to be exercised at 212 North Beacon Street.

Kelly dos Santos, president, appeared in support of the application together with David Jackson as a translator.

Through Mr. Jackson, Ms. Dos Santos stated that the proposed business will be a small café, her first in the U.S.; it will most likely operate with fewer hours than those proposed (6:00 a.m. to 6:00 p.m., Monday Through Sunday), and the hours will ultimately be determined based on store traffic. There will be a lot of ‘to go’ food, such as wraps and sandwiches, so the space will not have as many chairs as the restaurant that previously operated at the location. Ms. Dos Santos stated that she has owned cafes and worked in management of cafés in other countries. She will also have outside assistance from other persons. Mr. Jackson noted that the capacity for the previous restaurant was 49 persons.

Chair Doucette asked if Ms. Dos Santos understood English or had a translator to help her understand the Board’s rules and regulations. She responded that she can comprehend written English, but has more difficulty speaking it. She added that there will be English speakers at the ‘front of the house’ for customer service.

Residents of the area addressed the Board with various comments. Alberto Fusco, of 216 North Beacon Street, stated he was attending the hearing with his parents and other abutters and that his parents had lived at their property for 50 years. He noted that the coffee shop previously operating at the site had hours of 6:00 a.m. to 3:00 p.m. and 7:00 a.m. to 3:00 p.m. on weekends. He stated that a business like the one proposed has negative impacts from customer parking, such as cars parked in front of resident driveways preventing owners from accessing their properties, as well as delivery trucks that park in front of driveways for longer periods. Mr. Fusco added his concern that extended hours would add to the uptick in rodent and rat problems, and spoke of food preparation smells from the building that make it problematic for nearby residents to open their windows. He also made a request that the building’s ventilation system be examined, stating he was not sure if it was still the original system.

Mr. Fusco also submitted a letter to the Board from another resident, Cosette Beauregard of 218 North Beacon Street, and Chair Doucette read it into the record. The letter stated that North Beacon Street is overwhelmed with traffic since the development of Arsenal Yards and that the proposed business would add more traffic. It noted that when the Watertown Diner operated at the location customer and delivery vehicles were parked on the street from 6:00 a.m.

to 3:00 p.m., and sometimes parked in driveways. The letter expressed concern that if the business stayed open until 6:00 p.m. there would be double parking for take-out order pick-up.

Donna Cantalupo stated she lives to the right of the premises, as faced from the street, that she was not against the business but that operation seven days a week would affect the residents' quality of life. She expressed concern about the extended hours, and snow plows that can't plow to the curb when cars are parked on the street. Ms. Cantalupo noted there were numerous occasions when people parked in front of her driveway while patronizing the past restaurants at the site. She also commented about food preparation smells on a daily basis. The owner of 217-219 North Beacon Street, directly across from the premises, stated his concern about extended hours and associated parking problems.

Chair Doucette commented that the residents had raised issues she could understand, noting that she lives on a street where her driveway gets blocked by traffic for a nearby church. She noted that the city is densely populated, and that there is always a balance between keeping the economy healthy and the quality of life healthy. Chair Doucette stated that Arsenal Street and North Beacon Street traffic had increased and that traffic has increased everywhere since the onset of COVID-19. She added that the blocking of streets and driveways is a police issue, and that she would hope that calls to the police on that issue would yield action. Regarding the ventilation issue, Chair Doucette noted that the Health Department had issued a permit and that the Building Department had permitted construction. She stated that it was within the purview of the Board to make ventilation a condition of approval and to set hours of operation in keeping with neighborhood concerns.

Mr. Jackson explained that the exhaust system had been inspected and that because of its condition it would not be used. There will be no flame cooking; electric equipment will be used. The restaurant will not be cooking and venting to the outside. He also stated there would be more cold menu items than hot ones.

Sgt. Lewis stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated below were imposed.

Board member Labadini stated there had been a restaurant at the location for longer than 40 years. He asked the applicant to use her better angels regarding hours of operation, and noted that he believed all prior owners had closed at 3:00 p.m. He added his view that the neighbors had valid concerns about the 3:00 p.m. to 6:00 p.m. time period. Board member Kasabian Hoffman stated that operations at the site had historically been until 3:00 p.m., and that she did not recall prior complaints to the Licensing Board regarding parking. She added that if there are parking issues the neighbors should contact the police; and suggested that the applicant make customers and delivery persons aware that neighborhood driveways cannot be blocked. Ms. Kasabian Hoffman noted that she had lived in the neighborhood for 70 years and that there has always been a food service business at the site.

The Building and Fire Departments and Zoning Enforcement Officer reported no objection to the granting of the license; and the Health Department reported that a food service permit had been issued.

After hearing, the Licensing Board voted unanimously to grant a Common Victualer License, subject to the following conditions:

1. The description of the licensed premises is as follows: approximately 1,100 square foot restaurant, kitchen, with seating for 18 - 20 people.
2. The hours of operation shall be 6:00 a.m. to 3:00 p.m., Monday through Sunday.
3. There shall be no alcoholic beverages on the premises.

West on Main, LLC
d/b/a West on Main
451 Main Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of West on Main, LLC d/b/a West on Main for approval of a transfer to it from Zarkadas/ Fitzgerald, Inc. d/b/a Fit Z's of the All Alcohol Common Victualer License exercised at 451 Main Street, and for a Common Victualer License to be exercised at the same address.

Attorney Carolyn Conway appeared in support of the application, together with David Kelly, a 50% owner and the proposed manager of record, and Paul Dullaghan, a 50% owner.

Attorney Conway stated that the applicant plans to redo the exterior of the premises, including signage and lamps, so that the interior will be visible from outside, and to complete some cosmetic work on the interior. She explained that the current capacity is 59, and that the applicant is getting a floorplan prepared by an architect. There will be a new menu and a Sunday roast event; the applicant is looking to focus on serving the whole community. Mr. Kelly will be on the premises most of the operations time, and the applicant will hire experienced staff. The footprint of the premises will essentially remain the same. The applicant is looking to 'up the game' at the restaurant. Mr. Kelly has experience with restaurants in Ireland, and the applicant will bring in a person with restaurant experience in Brighton, MA. Attorney Conway stated Mr. Kelly and Mr. Dullaghan had reviewed the Board's regulations regarding alcohol and food service in Watertown. Some funding will come from J6, a private lender that will provide \$125,000. The financial documents for that transaction are being assembled and can be submitted to the Board. The lender will not be connected to the license or operation of the business, and has been told that it cannot get collateral in the alcohol license, restaurant inventory or stock and understands that. Attorney Conway stated that none of the loan collateral has anything to do with the licensed premises.

Chair Doucette noted that documentation submitted showed that the principals' currently owned businesses appear to mix business and personal purchases, and asked if there would be a 'business only' account for the restaurant operation. Attorney Conway replied that the applicant is a LLC, so it will be treated as a partnership, with no personal expenses charged to the LLC.

There will be a separate bank account for payroll taxes. Mr. Kelly stated he had worked in bars in Ireland, and recently has been in the construction business. Attorney Conway noted that Mr. Kelly and Mr. Dullaghan would be doing most of the interior work at the premises.

Residents of the area addressed the Board with various comments. Loris Sorikian, of 49-51 Lexington Street commented that the current business has been there a long time, but that a main concern is the premises staying open until 1:00 a.m. and noise from music at the site. It was noted that the current business closes earlier than 1:00 a.m. and that a 1:00 a.m. closing hour every day would not be right. She reported people having urinated on the ground at her property, and asked that the applicant tell customers not to park in her parking lot.

Arik Shabanian, of 51 Lexington Street expressed concern about service of alcohol until 1:00 a.m., commenting that people leaving the current establishment are loud and urinate in the driveway. She stated that customers have yelled at her, and that if the police are called the offending customers will be gone when the police arrive. She added that customers should be told they cannot park in her adjacent driveway. Loris Sorikian stated further that other than customers urinating in driveway, the current business has been “ok” to deal with, and that the main concern was a 1:00 am closing time Monday thru Sunday.

Jim Fitzgerald, an owner of Fit-Z’s, commented that in 18 years of operation he did not believe there had been any problem with police and parking. He noted that the adjacent Indian Kitchen restaurant has a lot of drivers coming and going. Mr. Fitzgerald explained that he met Mr. Kelly and Mr. Dullaghan four years ago, and that they want to keep the location as a Watertown tradition bar. He added that Fit-Z’s has been a place for local teams to gather for celebrations, etc., and that the current hours of operation, per the license, are 8:00 a.m. to 12:30 a.m. Attorney Tim McGoldrick, representing Fit-Z’s, reported that operation is authorized until 1:00 a.m. Monday through Saturday.

Chair Doucette noted that the Zoning Enforcement Officer had reported no objection to the application, and that the Building, Fire and Health Departments reported that a recommendation was pending inspection.

Sgt. Lewis stated that the Police Department had no objection to approval of the proposed transfer and new common victualer license, provided that the conditions stated below were imposed.

After hearing, the Licensing Board voted unanimously to approve the transfer of the all alcohol common victualer license, subject to the following conditions:

1. The maximum seating capacity shall be no more than 59 persons, as shown on the plan submitted (sketch plan showing dining room, kitchen, bar and restrooms), with the final number to be determined after completion of renovations to the premises and prior to the opening for business.
2. The hours of operation shall be no more than 8:00 a.m. to 1:00 a.m. Monday through Sunday.

3. The manager, David Kelly, and all bartenders and servers employed by the licensed establishment shall attend and successfully complete an alcohol awareness training program (e.g., TIPS) within 90 days of hire or expiration of certification.
4. Copies of all alcohol awareness training certifications shall be maintained by the licensee and reviewable upon request.

The Licensing Board also unanimously voted to grant a common victualer license, in accordance with the conditions for the alcohol license.