



Licensing Board
CITY OF WATERTOWN
ADMINISTRATION BUILDING
149 Main Street
Watertown, Massachusetts 02472
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BOARD MEMBERS

DONNA B. DOUCETTE
SANDRA KASABIAN HOFFMAN
JOHN LABADINI

ALTERNATE MEMBER
JIM TSEKREKAS

MINUTES DECEMBER 19, 2024

ACCEPTANCE OF MINUTES: November 17, 2024, December 9, 2024

1. Special Licenses

- Nicole L'Ecuyer** **Approved 3-0**
Entertainment Licenses for 2025 Outdoor Music Series
130 Arsenal Yards Boulevard **Various Dates**

Nicole L'Ecuyer appeared in support of the application. She stated that 2025 would be the 3rd year of the music series at Arsenal Yards. The proposed event areas are the River Green, Bond Square, and near the Majestic cinema. The events will include live music and are designed to be family friendly; there will be no alcohol service. Ms. L'Ecuyer stated that the specific dates had not yet been set, but approximately 15 event days are anticipated. The proposed hours are 9:00 a.m. to 9:00 p.m., but actual hours will vary by event. There will be an on-site security team and traffic manager, plus Arsenal Yards staff to monitor traffic flow. A goal will be to stage the event space to be set back from the street. There will not be more than one band at a time. Assistant City Clerk Martin noted that pre-authorization from the City would be needed for any street closures. The Building and Health Departments and Zoning Enforcement Officer had no comment on the application. The Fire 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 and the following conditions: the applicant shall provide the Board at least two weeks' prior notice of the date of each event, and there shall be a cap of 20 event days for 2025.

- Agborlahor Chris Obazee** **Approved 3-0**
Special All Alcohol License, 50th Birthday Party
Armenian Cultural & Educational Center
47 Nichols Avenue **December 28, 2024**

Chris Obazee appeared in support of the application. Chair Doucette reviewed the elements of the application: estimated attendance of 400 persons, aged 18 and up; TIPS certification; drug and alcohol awareness certifications; crowd manager certification; layout; rental agreement;

ACEC as applicant to allow for all alcohol service. Mr. Obazee stated that the party will be a large Nigerian community event, with most of the family members traveling from outside Massachusetts. Access cards will be used for event entry, and there will be a security plan. Attendees will be assigned to tables. A master of ceremonies will announce limitations on alcohol service, and persons under 21 will be supervised by parents. Security staff will check i.d. and give attendees a wristband to signal eligibility for alcohol service. There will be a caterer, who will use the on-site kitchen facility. Assistant City Clerk Martin stated that she would confer with the Health Department regarding the need for a food service permit. The Building and Fire Departments and Zoning Enforcement Officer had no comment on the application. The Health Department reported that its position was pending an application for a food service permit. 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.

- **Shant Der Torossian, BYO Events LLC** **Approved 2-1**
Special All Alcohol License
New Year's Eve Dinner Dance
St. James Armenian Church, 465 Mt. Auburn Street
December 31, 2024

Shant Der Torossian appeared in support of the application. Chair Doucette reviewed the elements of the application: 8:00 p.m. to 2:00 a.m.; 275 - 300 attendees; layout; four TIPS certifications; two crowd managers, provided by St. James; ABCC-approved wholesaler; sample publicity flyer; liquor liability insurance. Chair Doucette noted that the insurance certificate had a disclaimer regarding the insurer's licensure in Massachusetts and participation in the Massachusetts insurers insolvency fund. Mr. Der Torossian stated he knew that would affect the business but that it had taken steps to protect itself. He added that there will be a crowd manager and paid security personnel. He stated that he believed that if the business continues to have successful events it will be able to get full coverage. Mr. Der Torossian reported that tickets for the dinner portion of the event had all been sold, a total of 285 persons, but that tickets for dancing only would also be offered, with a potential for a total of up to 315 persons, including standees. However, to date, only eight dancing-only tickets have been sold. Mr. Der Torossian stated that new-style wristbands would be used as part of the i.d. check-in process. Each person will be accounted for by birth date, and there will be a personal check at the time of entry and wristband issuance. It will be a cloth bracelet that is only removable by cutting. Mr. Der Torossian further stated that he had done many events at St. James, and there would be crowd managers monitoring noise throughout the event. All doors will be locked to prevent unauthorized access from the outside. Parking will be in the church side lot and the lot across the street. There are four persons in the business and they will monitor the parking situation in shifts. The combined number of spaces in the lots is about 100, and attendees will also be encouraged to park on Mt. Auburn Street before using any of the adjacent residential streets. Mr. Der Torossian also noted that the church had submitted a food permit application to the Health Department.

The Building and Fire Departments and Zoning Enforcement Officer had no comment on the application. The Health Department reported that its position was pending an application for a food service permit. 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 and Health Department approval, as applicable. Chair Doucette voted in the negative, and stated her concern regarding the use of an insurer not licensed in Massachusetts.

2. Frank Pepe's of Watertown, LLC Continued to Jan. 16, 2025
d/b/a Frank Pepe's Pizzeria Napoletana
24 Eldridge Avenue
Change of Manager for Wine and Malt Common Victualer Licensee
3. Cinemaworld of Florida, Inc. Granted 3-0
d/b/a Majestic 7 at Arsenal Yards
81 Arsenal Yards Boulevard
Change of Manager for General On-Premises All Alcohol Licensee
4. Pleasant Car Care, Inc. Approved 3-0
106 Pleasant Street
Change of Hours of Operation for Motor Vehicle Repair License
5. Walter Santoro Granted 3-0
d/b/a Santoro Service Center
250 Orchard Street
Motor Vehicle Repair License
6. 385 Main, Inc. Granted 3-0
d/b/a Plazita Mexico Tacos
385 Main Street
Common Victualer License
7. North East Luxury Car Service Inc. Granted 3-0
61 King Street
Livery License

8. Comments by Board Clerk and Police Department
Farmer Series Pouring Permit License Fee

Assistant City Clerk Martin reported that an application for a farmer brewery license is anticipated, and that the Board's fee schedule did not include a fee for such a license. Attorney David Doneski of City Attorney KP Law referenced the fees for all an alcohol common victualer, \$2,700 for a 7-day license and \$2,200 for a 6-day license; and a wine and malt common victualer, \$1,800 for a 7-day license and \$1,500 for a 6-day license.

Chair Doucette stated she viewed a farmer brewery license as comparable to a wine and malt common victualer license, which would have a \$100 application fee and a \$1,500 license/renewal fee. Alternate Member Tsekrekas stated he would be comfortable with the same fee.

The Board voted unanimously to set the fees for a farmer brewery license at \$100 for the application and \$1,500 for the license/renewal.

Start: 7:20PM
End: 8:28PM



Donna Doucette, Chair

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

Frank Pepe's of Watertown, LLC
d/b/a Frank Pepe's Pizzeria Napoletana
24 Eldridge Avenue
Arsenal Yards
Watertown, MA 02472

The Watertown Licensing Board continued its hearing on the application of Frank Pepe's of Watertown, LLC, d/b/a Frank Pepe's Pizzeria Napoletana for approval of a change of manager of its premises at 24 Eldridge Avenue licensed for wine and malt common victualer service. The hearing was initially scheduled for December 19, 2024, but was rescheduled on account of incorrect notice information.

The continued hearing on this application will be held on January 16, 2025 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

Cinemaworld of Florida, Inc.
d/b/a Majestic 7 at Arsenal Yards
81 Arsenal Yards Boulevard
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Cinemaworld of Florida, Inc. d/b/a Majestic 7 at Arsenal Yards for approval of a change of manager of its premises at 81 Arsenal Yards Boulevard licensed for general on-premises all alcohol service.

Scott Gasper, general manager, appeared in support of the application.

Mr. Gasper stated that a company vice president from Florida had been serving as manager, but has moved on from the company. Chair Doucette noted that the manager should have an on-site presence. Mr. Gasper responded that he would be an on-site manager. He stated he had been with the company for 2 and a half years, and had previously worked for Domino's and a 34 Store. He has TIPS, choke, ServSafe, crowd manager, and drug and alcohol service certifications.

Sgt. Lewis stated that the Police Department had no objection to the proposed change of manager, provided that the conditions stated below were imposed.

The Building, Health and Fire Departments and Zoning Enforcement Officer had no comment on the application.

After hearing, the Licensing Board voted unanimously to approve Scott Gasper as manager, subject to the following conditions:

1. The new manager, Scott Gasper, shall ensure that all bartenders and servers of alcohol attend and successfully complete an alcohol awareness training program (e.g., TIPS) immediately upon hire or expiration of certification. Copies of all certifications shall be maintained by the licensee and available upon request.
2. All other conditions of the license shall remain in place.

Pleasant Car Care, Inc.
106 Pleasant Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Pleasant Car Care, Inc. for approval of a change of hours of operation for its motor vehicle repair license exercised at 106 Pleasant Street to include Sunday operations.

Atty Ken Leitner appeared in support of the application, together with Kyriakos Zlatkos, president.

Assistant City Clerk Emily Smith reported that one abutter notice, for a vacant property, had been returned undelivered, and that one notice had been delivered on December 6, and that another notice was still in transit. Chair Doucette noted that the subject property is in a highly commercial area, and the Board would consider notice of the hearing to be sufficient.

Attorney Leitner stated that the applicant was proposing to add Sunday hours of operation. The business has been operating at the site since 2010. Cars are parked out of view of the street. The applicant is looking to fill a Sunday service void and provide hours for its employees.

Chair Doucette read for the record the report from the Zoning Enforcement Officer regarding noise during work operations, and observation of the use of a neighboring residential driveway for vehicle parking. Mr. Zlatkos stated that the business does use a driveway next door to the premises, and that the owner is a friend. Mr. Zlatkos added that repairs are not conducted in the driveway area; it is just used for parking of employee vehicles. Chair Doucette commented that it is the applicant's property that is the licensed premises, and suggested that Mr. Zlatkos speak to the Zoning Enforcement Officer regarding the situation and no parking of repair vehicles in the driveway area. Sgt. Lewis stated he was not aware of any abutter complaints regarding noise from repair operations.

The Building, Fire and Health Departments had no comment on the application.

Sgt. Lewis stated that the Police Department had no objection to approval of the change in hours, provided that the conditions stated in items 1 – 5 below were imposed.

After hearing, the Licensing Board voted unanimously to approve a change of hours as follows and subject to the following conditions:

1. The hours of operation shall be 7:00 a.m. to 6:00 p.m. Monday through Friday, 7:00 a.m. to 3:00 p.m. on Saturday, and 8:00 a.m. to 3:00 p.m. on Sunday.
2. The total number of vehicles on the property shall not exceed ten (five inside and five outside), as shown on the plan submitted (schematic floor plan).
3. All parking spaces shall be striped for easy identification.
4. No alcoholic beverages shall be allowed on the premises.
5. No auto body work shall be conducted on the premises.
6. The applicant shall confer with the Zoning Enforcement Officer regarding use of the driveway area adjacent to the licensed premises in connection with the operation of the business.

Walter Santoro
d/b/a Santoro Service Center
160 Cambridge Street, Apt. 9
Burlington, MA 01803

The Watertown Licensing Board met to consider the application of Walter Santoro d/b/a Santoro Service Center for a motor vehicle repair license to be exercised at 250 Orchard Street.

Attorney Ken Leitner appeared in support of the application, together with Walter Santoro.

Attorney Leitner stated that a motor vehicle repair business has operated at the property since 1967. Mr. Santoro's father is no longer able to continue the operation, so Mr. Santoro, who has worked at the business in some fashion since 1981, will be taking over the business.

The Building Department and Zoning Enforcement Officer reported no objection to the application; and the Fire and Health Departments had no comment.

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.

After hearing, the Licensing Board voted unanimously to grant the motor vehicle repair license, subject to the following conditions:

1. The hours of operation shall be 8:00 a.m. to 5:00 p.m. Monday through Thursday, and 8:00 a.m. to 1:00 p.m. Friday and Saturday.
2. The maximum number of vehicles on the premises shall not exceed fourteen (14).
3. There shall be no alcoholic beverages on the property.

385 Main, Inc.
d/b/a Plazita Mexico Tacos
10 Sankey Road
Cohasset, MA 02025

The Watertown Licensing Board met to consider the application of 385 Main, Inc. d/b/a Plazita Mexico Tacos for a common victualer license to be exercised at 385 Main Street.

Miguel Sanchez Galeana, president, and Caroline Stockbridge, treasurer, appeared in support of the application.

Caroline Stockbridge stated that the applicant had an updated layout of the premises, and that the Building Department had approved 12 seats. Sgt. Lewis reported that he had visited the site earlier in the week and that no seats were set up yet.

Caroline Stockbridge noted that this will be the applicant's second location; it currently operates in Wakefield. The majority of the business will be take-out and delivery. The restaurant will offer fresh and homemade products, almost all of which will be made in-house. Miguel Sanchez Galeana stated that the business has a chef with experience. Miguel will spend about 20 hours per week in Watertown and 20 hours at the Wakefield location. The chef will also travel back and forth. Caroline Stockbridge stated that there will be two kitchen employees and one person at the front of the house.

The Zoning Enforcement Officer reported no objection to the application. The Building and Fire Departments had no comment. The Health Department reported that a food permit had been issued.

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.

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: an estimated 800 square feet, with two bathrooms, kitchen, and dining area; one entrance, one exit, and a basement for storage.
2. The seating capacity shall be 12 persons.
3. The hours of operation shall be 8:00 a.m. to 12:00 a.m. Monday through Sunday.
4. There shall be no alcoholic beverages on the premises.

North East Luxury Car Service Inc.
61 King Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of North East Luxury Car Service Inc. for a livery license to be exercised from 61 King Street.

Yassine Benmimoune, president, appeared in support of the application.

Mr. Benmimoune stated that a livery license is needed for airport pick-up ride service. He is renting the house from which the license will be exercised. The business will have one vehicle, and family cars are also parked at the property, which has space for six cars. Mr. Benmimoune

noted that he has been in the driving service business for about 20 years, first as a taxi operator and then as a car service/limousine driver.

The Building, Fire and Health Departments had no comment on the application. The Zoning Enforcement Officer reported no objection to the application.

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

After hearing, the Licensing Board voted unanimously to grant the requested license, subject to the following conditions:

1. The license shall be for pre-arranged transportation of persons rather than on the street pick-up of persons.
2. The licensee shall maintain a current motor vehicle driving record of all employees who have been hired as a driver of any motor vehicle to be used in conjunction with the license.
3. If any driver for the licensee receives more than three moving violations or is involved in more than one surchargeable accident in a 12-month period, he/she shall be required, within 90 days of exceeding those limits, to attend a defensive driving training course.
4. The license is for one driver and one vehicle, to be parked at 61 King Street.
5. The licensee shall keep all records on file and they shall be made available for review by any agent of the Licensing Board upon request.