



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 JANUARY 16, 2025

ACCEPTANCE OF MINUTES: December 19, 2024

1. Special Licenses

- Hovannes (John) Piranosian** **Approved 3-0**
Special All Alcohol License
Concert/Dance
St. James Armenian Church, 465 Mt. Auburn Street
February 1, 2025

Vinney Moushigian, chair of the church's seniors group, appeared in support of the application. Chair Doucette reviewed the elements of the application: 7:00 p.m. to midnight; an estimated 300 attendees, of all ages; live music; food to be served; ABCC-approved wholesale receipt; layout plan; one TIPS certification and one crowd manager certification; St. James Church is the sponsoring organization, to allow for all alcohol service. Mr. Moushigian stated that a similar event was held in 2024, and the goal is to bring the community together. He added that he understood there would be two bartenders. Assistant City Clerk Emily Martin noted that there were credentials for two other bartenders on file for the designated alcohol server. Mr. Moushigian explained that attendee identification would be checked at the door, wristbands would be given to those old enough to purchase alcohol, and that the bartenders would check for eligibility at the time of service. There will be a separate drink ticket purchase table. The event will include a caterer. All tickets will be sold in advance; there will be no ticket sales at the door. 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. Lt. 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 Health Department approval, as applicable.

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| 2. | Frank Pepe's of Watertown, LLC
d/b/a Frank Pepe's Pizzeria Napoletana
24 Eldridge Avenue
Change of Manager for Wine and Malt
Common Victualer Licensee | Approved 3-0 |
| 3. | Best Burger Watertown LLC
d/b/a Belle's Burgers
46 Arsenal Street
Change of Ownership Interest for Holder of
All Alcohol Common Victualer License | Approved 3-0 |
| 4. | Naya Arsenal Yards LLC
d/b/a Naya
41 Bond Street
Common Victualer License | Granted 3-0 |
| 5. | Market Marks Co.
d/b/a Market Mark's
350 Pleasant Street
Common Victualer License | Granted 3-0 |
| 6. | Market Marks Co.
d/b/a Market Mark's
350 Pleasant Street
Wine and Malt Package Goods Store License | Granted 3-0 |
| 7. | Comments by Board Clerk and Police Department | |

Board member Kasabian Hoffman asked about the status of the Olespana restaurant. Assistant City Clerk Emily Martin reported that it was up to date with licenses, and that some window renovations were being done. She also noted that the owner, Peter Pyne, had informed her that a d/b/a name change was being considered, and she informed him that a change would require Board approval. The apparent plan is for the restaurant to open the week of January 20 and to operate for a while before any name change. Chair Doucette noted that no change in seating or other layout of the restaurant could be made without Board approval. Clerk Martin stated she would reinforce that to Mr. Pyne.

Start: 7:24PM
End: 8:02PM



Donna Doucette, Chair

Present: Donna Doucette, Sandra Kasabian Hoffman, Jim Tsekrekas
Also Present: Watertown Police Lieutenant Ken Swift, 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 met to consider 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.

Hector Martinez, the proposed new manager, appeared in support of the application.

Mr. Martinez stated that he is the general manager for the restaurant and will be taking over for the former manager. Mr. Martinez has worked for the company for seven years, and has been at the Watertown location for about two years. He is TIPS certified, and will be on-site full time.

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

After hearing, the Licensing Board voted unanimously to approve Mr. Martinez as manager, subject to the following conditions:

1. The new manager, Hector Martinez, 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 alcohol certifications shall be maintained by the licensee and be available for review upon request.
2. All other conditions of the license shall remain in place.

Best Burger Watertown, LLC
d/b/a Belle's Burgers
46 Arsenal Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Best Burger Watertown, LLC d/b/a Belle's Burgers, holder of An All Alcohol Common Victualer license exercised at 46 Arsenal Street, for approval of a change of ownership interest.

Jonathan Beatrice, a member of the LLC, appeared in support of the application.

Mr. Beatrice noted that the Board had recently approved a change of name, from Wild Willy's to Belle's Burgers, and that Best Burger had operated under the Wild Willy's name for 20 years. In response to a question from the Board, Mr. Beatrice stated that there are two Best Burger entities in Massachusetts, with Peter Stahl as manager of both, and that Mr. Beatrice had purchased an interest in only the Watertown entity.

Lt. Swift stated that the Police Department had no objection to the proposed change of ownership interest.

After hearing, the Licensing Board voted unanimously to approve a change of ownership interest from Peter Stahl and Ellen Elizabeth Stahl to Peter Stahl and Jonathan Beatrice, to result in a 50% interest held by Peter Stahl and a 50% interest held by Jonathan Beatrice, subject to the following condition:

1. All conditions of the license shall remain in place.

Naya Arsenal Yards LLC
d/b/a Naya
41 Bond Street, Building 82
Watertown, MA 02472

On January 16, 2025, the Watertown Licensing Board met to consider the application of Naya Arsenal Yards LLC d/b/a Naya for a common victualer license to be exercised at 41 Bond Street.

Daniel Brennan, license assistant, appeared in support of the application together with Agues Gomes.

Mr. Brennan stated that the Naya restaurant group operates about 25 locations around New York City; this will be its second Massachusetts location, the first being in Boston. Mr. Gomes is handling the restaurant openings for the Massachusetts locations. Mr. Gomes noted

that there are locations in New York, New Jersey and Connecticut. The targeted opening date for Watertown is January 31. The general manager will be Hady Kfoury.

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

Lt. Swift 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 premises is as follows: approximately 2,036 square foot restaurant, kitchen and service counter, with seating for 34 persons.
2. The hours of operation shall be 10:30 a.m. to 11:00 p.m. Monday through Sunday.
3. There shall be no alcoholic beverages on the premises.

Market Marks Co.
d/b/a Market Mark's
23 Norfolk Avenue
South Easton, MA 02375

The Watertown Licensing Board met to consider the application of Market Marks Co. d/b/a Market Mark's for a common victualer license to be exercised at 350 Pleasant Street, #339.

Ryan Dupell, general manager, appeared in support of the application.

Mr. Dupell stated that the retail market side of the premises, a specialty grocery with pre-packaged food, is currently open, and the applicant proposes to operate a café side that will serve food. The corporation is also applying for a wine and malt package goods store license, in order to include a small beer and wine offering for customers. Mr. Dupell added that the applicant was working with zoning staff to section off the outdoor patio seating area.

Chair Doucette noted that the Health Department had issued a food service permit.

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

Lt. Swift 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 premises is as follows: 2,416 square foot grocery store with café and wine and malt sales area.
2. The hours of operation shall be 7:00 a.m. to 10:00 p.m. Monday through Sunday.
3. Maximum seating shall be 30 persons (10 indoors and 20 outdoors), as shown on the plan submitted (“Proposed Floor Plan” prepared by Annino Incorporated architects – planners, revised thru August 2024, sheet A1.1).

Market Marks Co.
d/b/a Market Mark’s
23 Norfolk Avenue
South Easton, MA 02375

The Watertown Licensing Board met to consider the application of Market Marks Co. d/b/a Market Mark’s for a wine and malt package goods store license to be exercised at 350 Pleasant Street, #339.

Ryan Dupell, manager, appeared in support of the application.

Mr. Dupell stated that he would be the responsible person on the premises, for operation as a specialty grocery store. The store will offer a small, localized selection of craft beer and specialty wine; there will be space for only 99 bottles. He added that the store concept is fresh, local, and more mindful. Mr. Dupell is TIPS certified. He noted that he had some limited alcohol sales experience, having worked at a grocery store in Ayer and assisting with stocking alcohol. He explained that during his time at Market Mark’s he has been learning the business, including food safety. There will be two assistant managers, one is TIPS certified and the other is in the certification process. Staffing will include a full-time clerk and a part time-clerk. There is no i.d. scanner in use at present, but Mr. Dupell stated he would look into the use of one.

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

Lt. Swift 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 wine and malt package goods store license, subject to the following conditions:

1. The description of the premises is as follows: 2,416 square foot grocery store with café and wine and malt sales area.
2. The hours of operation shall be 7:00 a.m. to 10:00 p.m. Monday through Sunday, subject to the limitations of Massachusetts law regarding sale of alcohol.

3. Maximum seating shall be 30 persons (10 indoors and 20 outdoors), as shown on the plan submitted (“Proposed Floor Plan” prepared by Annino Incorporated architects – planners, revised thru August 2024, sheet A1.1).
4. The manager, Ryan Dupell, and any employees engaged in the sale of alcohol must attend and successfully complete an alcohol awareness training program (e.g., TIPS) immediately upon hire or expiration of certification. Copies of all employee certifications shall be maintained by the licensee and be available for review upon request.
5. The property at 350 Pleasant Street shall be maintained by the licensee in accordance with all City ordinances.
6. No alcohol shall be consumed on the premises.