



*Licensing Board*  
**CITY OF WATERTOWN**  
**ADMINISTRATION BUILDING**  
**149 Main Street**  
**Watertown, Massachusetts 02472**  
TEL. (617) 972-6486  
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**BOARD MEMBERS**

**DONNA B. DOUCETTE**  
**SANDRA KASABIAN HOFFMAN**  
**JOHN LABADINI**

**ALTERNATE MEMBER**  
**JIM TSEKREKAS**

**MINUTES FEBRUARY 20, 2025**

**ACCEPTANCE OF MINUTES: January 16, 2024**

**1. Special Licenses**

- Edward Aucoin, St. Patrick's Parish** **Approved 3-0**  
**Special All Alcohol License, and Entertainment**  
**Licenses Dinner/Dance**  
**St. Patrick Parish Hall, 26R Chestnut Street** **March 8**

Tom Begin appeared in support of the application. Chair Doucette reviewed the elements of the application. A St. Patrick's Day catered dinner/dance, with music; 6:00 p.m. to 11:00 p.m.; an estimated 150 attendees, mostly in the 60's age group; TIPS certification for alcohol server, and crowd manager certification; alcohol liability insurance; site layout – storage and serving areas; service of wine and malt beverages only. Mr. Begin stated that there will be a live band, a 50/50 drawing, and clean-up of the event will take place by 11:00. He described it as a spring activity for the community. Dom's Catering of Malden will provide the food. Chair Doucette questioned whether the designated beverage supplier was an ABCC-approved wholesaler. [After the Board's vote, the Board received information that the supplier was a subsidiary of an ABCC-approved entity.] 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 and the requirement that the applicant use an ABCC-approved supplier.

- 2. The Dorothy and Charles Mosesian** **Approved 3-0**  
**Center for the Arts, Inc.**  
**321 Arsenal Street**  
**Change of Manager for General On-Premises**  
**All Alcohol Service Licensee**

3. Landmark News Group, Incorporated  
d/b/a Wicked Bagel  
68 School Street  
**Change of Hours of Operation for  
Common Victualer License and  
All Alcohol Common Victualer License**  
Approved 3-0
4. Mighty Squirrel Arsenal Yards, LLC  
d/b/a Mighty Squirrel Brewing Co.  
102 Arsenal Yards Boulevard, Unit A105  
**Farmer Brewery Pouring License**  
Granted 3-0
5. Comments by Board Clerk and Police Department

Assistant City Clerk Emily Martin reported that there was a request to waive licensing fees for the City's Porchfest event on May 17. The Board voted unanimously to waive the fees.

Assistant Clerk Martin also reported that Ole Tapas, the LLC owner for the Olespana restaurant, had been dissolved, per information from the State Secretary's office, presumably for failure to file required annual reports. Chair Doucette commented that the Board should issue a notice to correct.

Member Kasabian Hoffman asked about the status of restaurants Coolidge Kitchen and West on Main. Assistant Clerk Martin reported that the restaurant sale transaction between Coolidge Kitchen and Shiraz Cuisine did not go through, so the alcohol license reverted back to Shiraz, which had renewed it for 2025. She also reported that renovations were being done at the West on Main location, including to the bathrooms, and had begun in December.

Chair Doucette requested that Sgt. Lewis conduct an operations check on Ole Tapas, and noted that a licensee is required to give notice to the Board if the licensed premises will be closed for more than 48 hours.

Start: 7:15PM  
End: 8:05PM



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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

The Dorothy and Charles Mosesian  
Center for the Arts, Inc.  
321 Arsenal Street

The Watertown Licensing Board met to consider the application of The Dorothy and Charles Mosesian Center for the Arts, Inc. for approval of a change of manager of its premises at 321 Arsenal Street licensed for general, on premises all alcohol service.

Gordon McFarland, the proposed new manager, appeared in support of the application.

Mr. McFarland stated that he is the director of theater activities, and public and private events at the Mosesian Center. There is a bar on the premises, which operates only a few hours a day, serving drinks before performances and during intermission. Beverages served are canned beer and wine. He has bartended at other locations and has general management experience in theaters and stores. Mr. McFarland is TIPS certified.

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 Mr. McFarland as manager, subject to the following conditions:

1. The new manager, Gordon MacFarland, shall ensure that all bartenders and servers of alcohol attend and successfully complete an alcohol awareness training program (e.g., TIPS) within 90 days of hire or expiration of certification. Copies of all alcohol certifications shall be forwarded to the City Clerk's office.
2. All other conditions of the license shall remain in place.

Landmark News Group, Incorporated  
d/b/a Wicked Bagel  
171 Massachusetts Avenue  
Lexington, MA 02420

The Watertown Licensing Board met to consider the application of Landmark News Group, Incorporated d/b/a Wicked Bagel for approval of a change of hours of operation for its common victualer license and all alcohol common victualer license exercised at 68 School Street.

Angela Maria Mahoney, president, and her husband, Jack Mahoney, appeared in support of the application.

Mr. Mahoney stated that the restaurant has been open for about seven months, and business is going well. Currently, the restaurant closes at about 3:00 p.m., but the business would like to expand the operating hours. Reasons for that include the ability to host special events and to take account of warmer weather dinner options. Food sales are about 95% of business revenue. Mr. Mahoney stated that if the restaurant stays open later it would be a benefit to the community. He noted that there are available employees at some of the corporation's other food service locations who can fill the additional hours. The manager, Joseph McLaughlin, will be on-site for most of the later-in-the-day hours proposed.

Henry Manice, of Mighty Squirrel Brewing, who was present for a hearing on another application, reported that Mighty Squirrel buys Wicked Good's bagels for its Waltham business operations and stated his support for the application.

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 proposed change of hours, provided that the conditions stated 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 6:00 a.m. to 11:00 p.m. Monday through Sunday for the common victualer license, and 8:00 a.m. to 11:00 p.m. Monday through Saturday and 10:00 a.m. to 11:00 p.m. on Sunday for the all alcohol common victualer license.
2. All other conditions of the license shall remain in place.

Mighty Squirrel Arsenal Yards, LLC  
d/b/a Mighty Squirrel Brewing Co.  
411 Waverley Oaks Road  
Waltham, MA 02452

The Watertown Licensing Board met to consider the application of Mighty Squirrel Arsenal Yards, LLC d/b/a Mighty Squirrel Brewing Co. for a Farmer Brewery pouring license to be exercised at 102 Arsenal Yards Boulevard, Unit A105.

Attorney Tyler Henseler appeared in support of the application, together with Henry Manice and Naveen Pawar, the managers of the LLC.

At the start of the hearing, chair Doucette stated that the applicant had submitted a beneficial interest disclosure exemption request, using the ABCC form for such a request. Attorney David Doneski, of City Attorney, KP Law, explained that there is a statutory requirement for disclosure of persons having a beneficial interest in an alcohol license, under section 15A of Chapter 138 of the General Laws, and that persons having such an interest would typically be subject to the requirements of submission of a personal information form and a Criminal Offender Record Information (CORI) background check. In this instance, per the application materials, there are numerous persons with a so-called passive ownership interest in the parent entity of the LLC, Mighty Squirrel, LLC [85, as stated in the exemption request and listed in the Mighty Squirrel, LLC Cap Table accompanying the request], having interests of less than six percent. The Licensing Board voted unanimously to approve the exemption request.

Mr. Manice stated that the Mighty Squirrel brand has been in business since 2015, first sharing brewing space and then opening its own brewery in Waltham. In March of 2024, it opened a location next to Fenway Park. Mr. Pawar explained that Mighty Squirrel had looked at a Watertown site in 2019, located at the back side of the Arsenal Yards development and close to the Charles River. Mr. Manice noted that there is a full kitchen at the Fenway site, and the plan is to offer something similar in Watertown, a taproom and a tapas menu. There is about 4,000 square feet of indoor space, with an outdoor, wrap-around patio facing the Arsenal Yards park and the Roche Brothers supermarket. Mighty Squirrel has operated warm weather beer gardens at Arsenal Yards for the last few years.

Chair Doucette noted that for the farmer brewery pouring license it would be permissible to not show all seats and tables on a plan of the service area, but for the common victualer license application that will be considered in the future, seats and tables must be shown, since that is a means of policing foot traffic and entry into the patio area.

Mr. Manice stated that there will be only one entrance for the site, both the building and the patio. The patio will be raised, to the level of the ramp adjacent to the park. There will be two gates, one for fire egress and another about halfway down the perimeter. Food and beer will be brought from inside the building to customers ordering from the patio area.

Board member Kasabian Hoffman asked if there would be a dedicated outside staff person. Mr. Manice responded that there would not be a way to access the patio except from the front entrance. The premises will utilize the same open concept as other restaurants at Arsenal Yards, such as City Works and Buttermilk & Bourbon. He stated that there would not be a staff person in the patio ‘every second,’ but that the patio is visible from the interior of the building.

Mr. Pawar stated that beer will be brewed on site, and some product will be brought to the site from Mighty Squirrel’s Waltham brewery location. He also noted that the business will serve coffee in the morning.

Mr. Manice stated that indoor “capacity” is 156, but there may be fewer seats; there will be some standing room. Attorney Henseler added that 144 persons is the outdoor capacity, but

there will also be fewer seats in that area. He stated that the seating and capacity information would be refined for the common victualer license application.

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

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 Farmer Brewery pouring license for premises shown on a plan entitled “Mighty Squirrel Brewing Co. Arsenal Yards – Watertown, MA Design Development | December 19, 2023” and stating a total pouring area of 5,680 square feet, subject to the following conditions:

1. The hours of operation shall be no more than 8:00 a.m. to 12:00 a.m. Monday through Saturday, and 10:00 a.m. to 1:00 a.m. on Sunday.
2. The manager, Henry Manice, and all bartenders and servers of alcohol shall attend and successfully complete an alcohol awareness training program (e.g., TIPS) within 90 days of hire or expiration of certification.
3. Copies of all alcohol awareness training certifications shall be forwarded to the City Clerk’s office.