



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 MARCH 20, 2025

ACCEPTANCE OF MINUTES: February 20, 2025

1. Special Licenses

- Tamar Iskenderian, St. Stephen's Armenian School Approved 3-0**
Road Race/Walk May 3

Dina Povian, St. Stephen's School board member, appeared in support of the application. Chair Doucette reviewed the elements of the application: outdoors event; route shown on plan overlay; Artsakh Street, which has no residents, to be closed; advertising flyer. Dina Povian stated that the event is an annual fundraiser, and this is the fourth year. The race starts in the morning and should be finished by noon. There were 200 runners last year, and the level of participation has been increasing by about 50 persons per year. 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 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.

- Stephen Nyakairu, Grace Chapel Approved 3-0**
Festival - Easter Egg Hunt, 525 Main Street
April 5 (rain date - April 12)

Anthony Parker, of Grace Chapel, appeared in support of the application. Chair Doucette reviewed the elements of the application: bounce house; face painting; activities indoors and outdoors; an estimated 450 attendees, aged 3 to 12, with adult supervision; liability insurance certificate; layout, advertising. Mr. Parker stated that all activities would take place on the church's property, including the lawn, and that there would be participation by Watertown residents and those from surrounding communities. 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 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.

- Araz Ashjian, BYO Events LLC Approved 3-0
Special Wine and Malt License, Comedy Night
Armenian Cultural and Educational Center, 47 Nichols Avenue
March 29

Shant Der Torossian, of BYO Events, appeared in support of the application. Chair Doucette reviewed the elements of the application: three comedians; cocktail hour; family style appetizers and seating; 7:00 to 10:00 p.m.; 200 expected attendees; Health Department contact regarding food permit; layout; crowd manager certification; ABCC-approved vendor receipt; TIPS certification; liability insurance; flyer. Mr. Der Torossian stated the comedy portion of the event would be about 1.5 hours; id's will be checked at the door and bracelets issued to verify eligibility for alcohol purchase. Bracelets will be lock-in style. He added that BYO Events is a bartending company, and also hosts Armenian community events. Tickets will be available at the door; only 70 tickets have been sold so far. Mr. Der Torossian stated that an on-site caterer is handling the food permit process. The Building and Fire Departments had no comment on the application. The Health Department reported that a food permit application is pending. The Zoning Enforcement Officer reported no objection. 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.

2. Mighty Squirrel Arsenal Yards, LLC Granted 3-0
d/b/a Mighty Squirrel Brewing Co.
102 Arsenal Yards Boulevard, Unit A105
Common Victualer License, 6-Day Entertainment License,
and Sunday Entertainment License
3. My Home Taste Inc. Continued to April 17, 2025
d/b/a Home Taste
58 Mt. Auburn Street
Common Victualer License
4. H.B.H. Inc. Granted 3-0
d/b/a Arax Market
585 Mt. Auburn Street
Wine and Malt Package Goods Store License
5. Livery License Renewals

The Board reviewed a list of the renewal applicants. Assistant City Clerk Emily Martin reported that, per request to other City departments, all licensees had been cleared for renewal. The Board voted unanimously to renew all livery licenses.

6. Comments by Board Clerk and Police Department

Board Member Kasabian Hoffman asked about the status of the Ole Tapas restaurant. David Doneski, of City Attorney KP Law, stated that he would prepare a letter to the licensee regarding its corporate status with the State Secretary's office, per the discussion at the February 20, 2025 Licensing Board meeting. Member Tsekrekas commented that the restaurant is currently operating. Chair Doucette stated that the owner needs to read the Licensing Board's regulations.

Start: 7:16PM
End: 8:13PM



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

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 Common Victualer License, 6-Day Entertainment License, and Sunday Entertainment License to be exercised at 102 Arsenal Yards Boulevard, Unit A105.

Attorney Tyler Henseler appeared in support of the application.

Chair Doucette asked about the seating numbers. Attorney Henseler noted that there are two table sizes in the outdoor area, with the longer tables being for six persons and the shorter tables being for four persons.

Attorney Henseler stated that the projected opening date is April 17. He noted that the Mighty Squirrel brewery originated in Waltham, and had recently expanded to include a location near Fenway Park. He added that Mighty Squirrel had previously operated seasonal beer gardens at Arsenal Yards. The restaurant will offer a diverse food menu, in a tapas style, to pair with the beer varieties that will be offered.

Attorney Henseler explained that live music is not planned for each day of operation, but the applicant would like the flexibility of being able to offer entertainment any day of the week. He stated that the likely schedule will be one to two days a week, with one to two

instrumentalists and/or vocalists. There will also be recorded music, televisions, and board-type games such as Jenga and Scrabble.

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

Sgt. Lewis stated that the Police Department had no objection to the granting of the requested common victualer license and entertainment licenses, 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 hours of operation shall be no more than 8:00 a.m. to 1:00 a.m. Monday through Sunday.
2. Maximum capacity shall be 300 persons, with seating of no more than 93 indoors and 140 outdoors, as shown on the plan submitted (plan entitled “Mighty Squirrel Brewing Co. 102 Arsenal Yards Blvd. – Space 105A Watertown MA 02472” by Colliers Engineering & Design, sheet G101 – Code Summary & Egress Plan, revised through 01/29/2025).

The Licensing Board also voted unanimously to grant a 6-Day Entertainment License, and Sunday Entertainment License, subject to the following conditions:

1. The number of musicians shall be limited to three, one of which may be a singer
2. Instruments shall be limited to a piano, string and reed.
3. The space to be used for entertainment shall be limited to the area of the premises shown on the plan submitted (red square labeled “Live Music Area” on plan entitled “Mighty Squirrel Brewing Co. 102 Arsenal Yards Blvd. – Space 105A Watertown MA 02472” by Colliers Engineering & Design, sheet G101 – Code Summary & Egress Plan, revised through 01/29/2025).
4. No dancing shall be allowed.
5. The hours of exercise for the six-day license shall be Monday through Friday, 6:00 p.m. to 12:00 a.m., and 12:00 p.m. to 12:00 a.m. on Saturday. The hours for the Sunday license shall be 12:00 p.m. to 12:00 a.m. (midnight).
6. A full-service menu and kitchen hours must be maintained when entertainment is offered.
7. Indoor seating shall decrease by eight during entertainment hours (in the “Live Music Area” as shown on the plan).

My Home Taste Inc.
d/b/a Home Taste
58 Mt. Auburn Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of My Home Taste Inc. d/b/a Home Taste for a Common Victualer License to be exercised at 58 Mt. Auburn Street.

Qin Chen, president, appeared in support of the application. Chair Doucette asked Mr. Chen some questions and he confirmed he was the business owner and did have a financial interest in the license and business, as a correction to the application. Chair Doucette noted that the lease copy submitted was in the name of a Kai Lin, not Mr. Chen. The chair stated that the application and lease required corrections. The Licensing Board voted unanimously to continue the hearing to April 17, 2025, to allow for the corrections.

H.B.H. Inc.
d/b/a Arax Market
585 Mt. Auburn Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of H.B.H. Inc. d/b/a Arax Market for a Wine and Malt Package Goods Store License to be exercised at 585 Mt. Auburn Street

Yeghsabeth (Betty) Bassmajian, president, and Harout Bassmajian, treasurer, appeared in support of the application.

Betty Bassmajian stated that the store has been in business 51 years, and customers have been asking about purchasing wines from the countries whose food is sold, such as Greece and Armenia. Chair Doucette noted that the application form stated that the principals of the corporation have a 20% interest in the license, but that another portion of the application stated no financial interest. Harout Bassmajian responded that the principals do have an interest in the business and license. Betty Bassmajian also confirmed that the corporation pays rent for the premises. Harout Bassmajian stated that the building is owned by the parents of the corporation's principals.

In response to a question from the Board, Harout Bassmajian stated that there will be a small alcohol display area in the store. Betty Bassmajian added that the three family members who will conduct sales and check-out activities for alcohol have TIPS certification.

The Building, Fire and Health Departments had no comment, and the Zoning Enforcement Officer reported no objection to 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 Wine and Malt Package Goods Store License, subject to the following conditions:

1. The description of the premises is as follows: 3,000 square foot retail space; first floor – office, bathroom, walk-in fridge, kitchen, one entrance, one delivery entrance (no stairs); basement level – storage space, electrical room, boiler room, two bathrooms, one entrance/exit.
2. The hours of operation shall be 9:00 a.m. to 6:00 p.m. Monday through Saturday, and 11:00 a.m. to 3:00 p.m. on Sunday, with wine and malt sales hours of 9:00 a.m. to 11:00 p.m. Monday through Saturday, and 11:00 a.m. to 3:00 p.m. on Sunday.
3. The manager, Berjoughie Bassmajian, and any employees engaged in the sale of alcohol must complete and obtain certification under an alcohol awareness training program (e.g., TIPS) immediately upon hire or expiration of certification. A copy of employee certifications shall be maintained by the licensee and be available for review upon request.
4. The storage of wine and malt beverages shall be limited to the area shown on the plan submitted (sketch plan showing market and kitchen – 1st floor, and basement), and such beverages shall be secured at all times.
5. The property at 585 Mt. Auburn Street shall be maintained by the licensee in accordance with all City ordinances.
6. No alcohol shall be consumed on the premises.