



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

DONNA B. DOUCETTE
SANDRA KASABIAN HOFFMAN
JOHN LABADINI

ALTERNATE MEMBER
JIM TSEKREKAS

MINUTES APRIL 17, 2025

ACCEPTANCE OF MINUTES: March 20, 2025

1. Special Licenses

- Kevin Keane, Needham History Center and Museum Approved 3-0**
History Walk/Walk-a-Thon April 19

Susan Welby of the Needham History Center and Museum appeared in support of the application. Chair Doucette reviewed the elements of the application: outdoor event; 11:30 a.m. to 12:40 p.m.; map showing route through Watertown; advertising flyer. Ms. Welby explained that the event will commemorate the 250th anniversary of the Lexington alarm, with walkers re-tracing the steps of the Needham militia, from Needham to Arlington, a distance of 12.6 miles. The event is a way of honoring the militia members. Ms. Welby stated that Mr. Keane had contacted the Public Works Department regarding the event. Expected participation is 40 to 50 persons. 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.

- Condesa Watertown LLC Approved 3-0**
d/b/a Condesa Restaurant and Tequila Bar
One-Day Extension of Premises
for All Alcohol Common Victualer License
80 Arsenal Yards Boulevard May 5

Araceli Gallardo Jaime, a manager, appeared in support of the application. Chair Doucette reviewed the elements of the application: expansion of the patio area to accommodate what is expected to be greater business than usual on May 5, Cinco de Mayo, as has been done in prior years. The expansion area will include parking spaces in front of the restaurant. A police detail will be requested for the area, as in 2024. There will be more managers on duty during the day, the bar manager and another manager inside, and a third manager outside, and the staffing in general will be larger than usual. Entrance to the extended patio area will be from the interior of

the restaurant. Arsenal Yards staff will assist with setting up a barrier around the patio area, approximately three feet in height. 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 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.

- Linda Kechejian Approved 3-0
One-Day Wine & Malt License for Bridal Shower
St. Stephen's Armenian Church, 38 Elton Avenue
June 7

Linda Kechejian appeared in support of the application, and stated that the shower will be for her daughter. Chair Doucette reviewed the elements of the application: event will be held in the church hall; 11:00 a.m. to 2:30 p.m.; 40 expected attendees, ages 29 to 85; temporary food permit required; floor plan and layout; receipt from ABCC-approved wholesaler; TIPS certification, alcohol liability insurance. Ms. Kechejian stated that a brunch menu will be served and that the only alcoholic beverages would be mimosas. Food will be provided/served by the church's ladies' guild. The Building and Fire Departments and Zoning Enforcement Officer had no comment on the application. The Health Department reported that its position was pending a food permit 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.

- Brandon Feldhouse, Arsenal Yards Approved 3-0
One-Day Wine & Malt License
Food Festival
130 Arsenal Yards Boulevard **June 4 (rain date June 5)**

Brandon Feldhouse appeared in support of the application. Chair Doucette reviewed the elements of the application: expected attendance of 200 to 300 persons; hours of 4:00 p.m. to 8:00 p.m.; wine and beer service; food; live music; layout of area; liability insurance certificate; TIPS certifications; crowd manager certification; receipt from ABCC-approved wholesaler. Mr. Feldhouse stated that this will be the annual 'Stick a Fork In It' food festival event, with a beer garden in the River Green area. The garden will be fenced off; tables and chairs will be provided. Purchase of alcohol will be subject to i.d. verification by the beer garden vendor, Mighty Squirrel Brewing. Stamps or bracelets will be used to designate persons eligible for alcohol service. Patrons may bring food from an Arsenal Yards restaurant. A food sampling will be a separate, ticketed event. Mr. Feldhouse noted that the entertainment license previously issued to Arsenal Yards for 2025 covers this event. The Building, Fire and Health Departments and 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.

- John Piranosian Approved 3-0
**Church Picnic Festival, One-Day Wine and Malt License
And Entertainment License
St. James Armenian Church, 465 Mt. Auburn Street June 8**

An employee of St. James Church appeared in support of the application. Chair Doucette reviewed the elements of the application: event activities indoors and outdoors; approximately 400 attendees, of all ages; hours of noon to 6:00 p.m.; floor plan and layout, including alcohol storage; tax exemption certificate; two TIPS certifications and two crowd manager certifications; bar indoors only; ABCC-approved wholesaler receipt; certificate of liability insurance. This will be the annual church festival. Music will be offered by a band. A bouncy house will be located in a separate location, for easy access by children. The crowd managers will move about during the event, both inside and outside. Wristbands will be issued to designate those persons eligible to purchase alcohol. Porter Street, to Mount Auburn Street, will be closed. The Building Department had no comment. The Fire Department and Zoning Enforcement Officer reported no objection. The Health Department reported that its position 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 and the requirement of a food permit from the Health Department.

2. My Home Taste Inc. Granted 3-0
d/b/a Home Taste
58 Mt. Auburn Street
Common Victualer License

Start: 7:20PM
End: 8:29PM



Donna Doucette, Chair

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

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 noted that the hearing on the application had been continued from March 20, 2025, to allow for correction of information included in the application. She confirmed return of receipts for hearing notices mailed to abutters, and submission of a site plan for the premises. Chair Doucette also read into the record a letter from the owner of the premises acknowledging his knowledge that Mr. Chen will be operating the restaurant (though the lease signatory is Kai Lin), and referenced the March, 2025 Stock Shares Transfer Agreement by which the other stockholders of the corporation had assigned their shares to Mr. Chen.

Chair Doucette referenced a statement prepared by David Doneski, of City Attorney KP Law, to confirm Mr. Chen's shareholder status and the landlord's consent to the leasing and operation arrangement. She read the contents of the statement into the record, and presented it to Mr. Chen for review, signature and return to the Board.

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 license, provided that the conditions stated in items 1 through 3 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 will be as follows: 8:00 a.m. to 1:00 a.m. Monday through Saturday and 8:00 a.m. to 12:00 a.m. on Sunday.
2. Maximum seating shall be 16 persons, as shown on the plan submitted (sketch plan entitled "SITE PLAN of Home Taste 58 Mt. Auburn, Watertown").
3. There shall be no alcoholic beverages on the premises.
4. Return to the Board of the statement referenced above (Statement Regarding Restaurant Lease For My Home Taste Inc.), with Mr. Chen's signature.