

Licensing Board Meeting

October 16, 2025 Minutes

1. Call to Order – **7:15 PM**
2. Roll Call – Chair Sandra Kasabian Hoffman, Board member John Labadini, John Bartley, Jimmy Tsekrekas, City Attorney David Doneski, and Detective Lieutenant Kenneth Swift
3. Acceptance of Minutes
September 18, 2025 **Continued**

4. Special One Day Events
Arsenal Yards
Arsenal Yards Greenspace
October 22, 2025 | Talent Show

Caroline Hancock spoke on application. Annual Watertown's Got Talent one day for wine and malt "beergarden", Mighty Squirrel will be IDing, two check in 4 crowd managers, 2 police details

Building, Fire, Health and Zoning no comment or objections, Police have no objection, standard stipulations applied.

Approved 3-0

5. License Amendments
Shake Shack
106 Arsenal Yards Blvd
Change of Officers & Ownership Interest

Attendance was not required

Building, Fire, Health and Zoning no comment or objections, Police have no objection.

Approved 3-0

6. Notice of Hearing & Show Causes

- A. Perfection Plus LLC**
493 Pleasant St
Auto Repair License

Zoning Enforcement Officer Antonio Mancini spoke of violations over the many years, noncompliance in parking of repair vehicles, improper use of DCR lot, car parts not properly stored, etc.

Mike Penta Sr spoke and acknowledged he was out of compliance, and they have grown much over the years. Stated the company will work to make corrections and it will take a few months to find alternatives and clean the areas up.

The Licensing Board agreed to allow them to continue operations under the stipulation they continue to make corrections, specifically: Removing all vehicles from the DCR lot, relocate the 15 Employee parking spaces, and provide a proper dumpster for bumpers and other debris.

Continued to possibly February 2026 meeting to allow time to make proper adjustments.

B. Hand Made Brands dba Deluxe Town Diner

627 Mt Auburn St
Wine and Malt License

Failure to comply with required Certificate of Inspection for 2025.

Donald Levy appeared and advised he misunderstood and believed he was in compliance. He had contacted the building department and passed inspections, however, he failed to return a signed copy of required document, therefore the COI could not be issued prior to the hearing.

The Licensing Board advised if he was unable to obtain the COI in a timely manner, this matter would be Continued to November 20, 2025

C. Ole Tapas LLC dba Olespana Whiskey & Tapas

645 Mt Auburn St
All Alcohol Common Victualer License

Board is requesting a status update on the failed notification of closure and license.

Failed to appear

Continued to November 20, 2025

Shiraz Cuisine Inc

dba Shiraz Cuisine
72 Bigelow Ave
All Alcohol Common Victualer License

Status of license is unknown. Sold to Armenian Cultural Association of America in June and failed to properly transfer the license.

Failed to appear

Continued to November 20, 2025

PAHA Corporation dba Caspian Persian Cuisine

72 Bigelow Ave
Common Victualler
6 Day Entertainment
Sunday Entertainment
Bring Your Own Bottle

Ben spoke on behalf of the applicant. Common Victualler is standard request, 6 Day Entertainment request is for soft background style noise, Sunday Entertainment request is for soft background style noise and live music, BYOB request is a temporary request until status of All Alcohol License is known and properly transferred.

Common Victualler

Hours of operation Sunday – Saturday 7:00am – 1:00am (Outdoors close at 10:00pm)

Approved 3-0

6 Day Entertainment

Hours of operation Indoor – 6:00pm – 12:00am | Outdoor – 6:00pm – 10:00pm

Approved 3-0

Sunday Entertainment

Hours of operation Indoor – 1:00pm – 12:00am | Outdoor – 6:00pm – 10:00pm

Approved 3-0

8. Additional comments by Police and Board

A. Coolidge Liquors

Board was not properly notified of closure, failure to provide status multiple time.

Status to be provided or application submitted, Show Cause will be held on December 20, 2025

B. Taxes Owed

Noelle Gilligan advised the Licensing Board of four license holders owe back taxes and have until November 20th to either make payment or get approved by Treasurer for a payment plan.

No Action Taken

C. Cinema World Chapter 11 Extension request

Requested extension to make full payment due to filing of Chapter 11, board discussed allowing payment to be made in thirds for the 2026 calendar year. First payment due for renewals, second payment due by May 1, 2025 and final payment due by September 1, 2025.

Board agreed to payment plan

D. Discuss and Vote to approve Pro-Rating Chapter Alcohol Licenses for first year of issuance

Chapter 73 licenses are three times the standard rate and a request was made to help alleviate the upfront cost for the first year of issuance and allow proration split into three. License approved during the months of January through April will pay full cost, May through August will pay 2/3 cost, and those approved between September through December is 1/3.

Approved 3-0

10. Adjourn



Sandra Kasabian Hoffman, Chair
Approved on December 18, 2025