



Licensing Board
TOWN OF WATERTOWN
ADMINISTRATION BUILDING
149 Main Street
Watertown, Massachusetts 02472
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BOARD MEMBERS

DONNA B. DOUCETTE
SANDRA KASABIAN HOFFMAN
STEVEN W. AYLWARD

ALTERNATE MEMBER

Minutes August 15, 2019

ACCEPTANCE OF MINUTES

SPECIAL LICENSES:

1. **ACCEPTANCE OF MINUTES:** July 18, 2019

2. **Special Licenses:**

- **Knights of Vartan/ACEC 47 Nichols Ave** Approved 3-0
One day All Alcohol License/ Surf & Turf Fundraiser September 19, 2019

Eric Markarian, fundraising chair for the Knights, appeared in support of the application. He explained that the event is a fundraiser for a church in Haverhill. This is the second year for this event. He stated it would likely end by 11:00 p.m. There is a secured room for alcohol storage, and a Health Department permit has been issued. The Police Department reported that it had no objection to the granting of the license requested, subject to the conditions in the department's written report. The Board acknowledged receipt of reports from the Building, Fire, and Health Departments, and voted to grant the license, subject to the conditions requested by the Police, Building, Fire and Health Departments.

- **Tenzin Sangpo/ ACEC 47 Nichols Ave** Approved 3-0
One Day All Alcohol License/ Wedding September 19, 2019

Tenzin Sangpo appeared in support of the application. The wedding guests will all be aged 21 or over. In response to questions from the Board, Ms. Sangpo stated she had not been informed by the ACEC of the requirement for a crowd manager for the event. Board chairman Doucette commented that the ACEC has an approved crowd manager on staff and that the applicant could make arrangements with the ACEC. The Police Department reported that it had no objection to the granting of the license requested, subject to the conditions in the department's written report. The Board acknowledged receipt of reports from the Building, Fire, and Health Departments, and voted to grant the license, subject to the conditions requested by the Police, Building, Fire and Health Departments.

- ACEC 47 Nichols Ave Approved 3-0
Walkathon /September 28, 2019

Tatoul Badalian appeared in support of the application. This is the eighth year of this event, a fundraiser for the Armenian Bone Marrow Donor Registry. The walkathon route will run from the ACEC's building to the location of the Town's annual Faire on the Square event. All participants will be given a route map, and no street closures will be required. The sponsors will provide their own security personnel. The Police Department reported that it had no objection to the granting of the license requested, subject to the conditions in the department's written report. The Board acknowledged receipt of reports from the Fire and Health Departments, and voted to grant the license, subject to the conditions requested by the Police, Fire and Health Departments.

- Hellenic Cultural Center 25 Bigelow Ave Approved 3-0
One Day All Alcohol License Wedding Reception August 17, 2019

George Faggas appeared on behalf of the applicant. He explained that it is anticipated that all wedding guests will be adults. The Police Department reported that it had no objection to the granting of the license requested, subject to the conditions in the department's written report. The Board acknowledged receipt of reports from the Building, Fire, and Health Departments, and voted to grant the license, subject to the conditions requested by the Police, Building, Fire and Health Departments.

- Tigrean Community Center/ Hellenic Cultural Center 25 Bigelow Ave Approved 3-0
One Day All Alcohol License Get Together September 14, 2019

George Faggas appeared in support of the application. He stated that the Tigrean Community has held this type of event several times previously, typically a couple of times per year. Attendees will include persons of all ages. The event is not open to the public. Food will be pot luck. In response to a question from the Board, Mr. Faggas stated that the event has not included music in the past. The Police Department reported that it had no objection to the granting of the license requested, subject to the conditions in the department's written report. The Board acknowledged receipt of reports from the Building, Fire and Health Departments, and voted to grant the license, subject to the conditions requested by the Police, Building, Fire and Health Departments.

3. BP Watertown Victualer, LLC Approved 3-0
570 Arsenal Street
Change of Manager
4. XZH, Inc d/b/a New Ginza Approved 3-0
63-65 Galen Street
Alteration of Premise

5. Connie's Repair Center Inc. Approved 3-0
735 Mt. Auburn Street
Auto Body and Repair of Motor Vehicles License
6. Mt. Auburn AGM, LLC Approved 3-0
660 Mt. Auburn Street
New Auto Repair License & Storage of Flammables
7. Bedros Kehyeian d/b/a VIP Autobody Approved 3-0
136 Rear Arlington Street
Auto Body and Repair of Motor Vehicles License
8. BRE-BMR Grove, LLC Approved 3-0
65 Grove Street
Storage of Flammables
9. Frank Pepe's of Watertown, LLC d/b/a Frank Pepe's Pizzeria Napoletana
24 Eldridge Avenue (Arsenal Yards) Approved 3-0
Transfer of Wine & Malt Common Victualer License

Start: 7:15PM
End: 10:00PM

Donna B. Doucette, Chairman

Present: Donna B. Doucette, Sandra Kasabian Hoffman, Steven W. Aylward

Yogi Resources, Inc.
d/b/a Yogi's General Market
218 Waverley Avenue
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Yogi Resources, Inc. d/b/a Yogi's General Market for approval of a change of manager for its premises at 218 Waverley Avenue licensed for wine and malt package goods store sales. At that time, Sgt. Grady reported that Police Department had determined the person who had been proposed to be the new manager to be unsuitable because he would not be able to be on site for a sufficient period of time during the week. The Board acknowledged receipt of a letter from the applicant, on July 30, 2019, requesting leave to withdraw the application at this time.

The Board voted unanimously to grant leave to withdraw the application without prejudice.

BP Watertown Victualer, LLC
d/b/a Residence Inn By Marriott
570 Arsenal Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of BP Watertown Victualer, LLC d/b/a Residence Inn By Marriott for approval of a change of manager of its premises at 570 Arsenal Street licensed for all alcohol innholder service.

Attorney Jennifer Ioli appeared in support of the application together with Derek Tawil, the proposed manager. Attorney Ioli explained that Mr. Tawil has 10 years' experience in the hospitality business. Mr. Tawil stated that he has worked in restaurants, bars, and hotels, including a Residence Inn in Framingham.

The Health Department reported that it had no objection to the proposed change of manager.

Sergeant Grady stated that the Police Department had no objection to the proposed change of manger, provided that the conditions stated below were imposed.

The Licensing Board voted unanimously to approve Mr. Tawil as manager, subject to the following conditions:

1. The new manager, Derek Tawil, shall ensure that all employees engaged in the sale and service of alcoholic beverages attend and successfully complete an alcohol awareness training program (e.g., TIPS) immediately upon hire or expiration of certification.
2. All other conditions of the license shall remain in place.

XZH II, Inc.
d/b/a New Ginza
63-65 Galen Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of XZH II, Inc. d/b/a New Ginza for approval of an alteration of its premises at 63-65 Galen Street licensed for all alcohol common victualer service.

Risheng Xu, a director of the corporation, appeared in support of the application. Ms. Xu explained that there had been a fire at the premises, as a result of cooking operations, and the restaurant has been closed for three to four months. The alterations involve replacement of equipment; there will be no change to the square footage of the restaurant. It is hoped that the business will be able to re-open in September. The premises and proposed improvements are shown on plans entitled “New Ginza Restaurant Renovation” by WYO, LLC dated June 10, 2019.

An owner of abutting properties stated to the Board that she was concerned about dumpsters on the site which had not been emptied since the fire. She commented that there have been issues with odor from the restaurant, such that she had to close the windows at her properties. Board clerk O’Neil stated that the Health Department was involved and is addressing that concern. Board chairman Doucette commented that the license holder should pay attention to grease fan issues.

The Health Department reported that it had no objection to the proposed alteration, and that a plan review application had been submitted and given conditional approval.

Sgt. Grady stated that the Police Department had no objection to approval of the alterations, provided that the conditions stated below were imposed.

The Licensing Board voted unanimously to approve the alteration of premises, as described below, subject to the following conditions:

1. The seating for the licensed premises shall be 80 seats, a decrease of 8 seats.
2. All other conditions of the license shall remain in place.

3. The licensee shall regularly clean grease which collects on cooking equipment and fans.

Connie's Repair Center, Inc.
48 Bright Road
Belmont, MA 02478

The Watertown Licensing Board met to consider the application of Connie's Repair Center, Inc. for a motor vehicle repair license to be exercised at 735 Mt. Auburn Street.

Attorney Ken Leitner appeared in support of the application. Attorney Leitner stated that the owner of the property and existing repair business on the site is selling both the real estate and business to the applicant, and that the business will be operated as it has been, including the same hours of operation. The president of the corporation is Brendan Kelly, and his brother-in-law, who has vehicle repair experience, will operate the business. Attorney Leitner noted that Mr. Kelly also operates a landscaping business, at a separate location, and that equipment for that business would not be repaired on this site.

An owner of abutting property on School Lane, Frank Furlong, commented that the current business is a one-man operation with little traffic or noise, and that he would request the same license conditions for the new operator.

The Health Department reported that it had no objection to the granting of the requested license. The Fire Department reported that permits would be required for storage of flammable items and use of acetylene torches.

Sergeant Grady stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated below in items 1 through 6 were imposed.

The Licensing Board voted unanimously to grant the requested motor vehicle repair license, subject to the following conditions:

1. The description of the licensed premises is as follows: 6,375 square feet; 1,160 square foot building; 750 square foot garage with two bays; and 375 square foot office with bathroom.
2. The number of vehicles allowed shall be 11.
3. The hours of operation shall be 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 3:00 p.m. on Saturday. No auto body work is allowed on the premises.
4. All deliveries and transfer of vehicles shall be made on the property and not on the public way.

5. No alcoholic beverages shall be allowed on the premises.
6. The property located at 735 Mt. Auburn Street shall be maintained by the licensee in accordance with all Town ordinances.
7. The applicant shall obtain from the Fire Department the required permits for storage of flammable items and use of acetylene torches.

Mount Auburn AMG, LLC
c/o 9 Bigelow Avenue
Watertown MA 02472

The Watertown Licensing Board met to consider the application of Mount Auburn AMG, LLC for a motor vehicle repair license and a storage of flammables license to be exercised at 660 Mt. Auburn Street.

John Avakian, manager of the LLC, appeared in support of the application. Mr. Avakian stated that he currently owns a similar business, Phoenix Service Station at 619 Mt. Auburn Street, which he has operated for 20 years. He is expanding that business with the proposed operation under this application. The site is at the corner of Mt. Auburn Street and Arlington Street.

Sergeant Grady stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated below were imposed.

The Licensing Board voted unanimously to grant the requested motor vehicle repair license, subject to the following conditions:

1. The description of the licensed premises is as follows: 14,300 square feet; one building with three rooms and three bays for auto repairs.
2. The number of vehicles allowed shall be 20.
3. The hours of operation shall be 8:00 a.m. to 6:00 p.m. Monday through Saturday. Hours for the sale of gasoline shall be 6:00 a.m. to 10:00 p.m. Monday through Saturday, and 8:00 a.m. to 10:00 p.m. on Sunday.
4. All deliveries and transfer of vehicles shall be made on the property and not on the public way.
5. No alcoholic beverages shall be allowed on the premises.

6. The property located at 660 Mt. Auburn Street shall be maintained by the licensee in accordance with all Town ordinances.

The Licensing Board also voted unanimously to grant the requested flammables storage license for the following: two tanks holding 8,000 gallons of motor vehicle gasoline; one tank holding 6,000 gallons of motor vehicle gasoline; one tank holding 550 gallons of waste oil; one tank holding 550 gallons of fuel oil.

Bedros Kehyeian
d/b/a VIP AUTOBODY
26 B Wilson Avenue
Belmont, MA 02478

The Watertown Licensing Board met to consider the application of Bedros Kehyeian d/b/a VIP AUTOBODY for a motor vehicle repair license to be exercised at 136 Rear Arlington Street.

Attorney Melanie Hagopian appeared in support of the application together with Bedros Kehyeian. Mr. Kehyeian explained that he came to the United States from Syria, in 2001, and has tech auto body experience, having worked in that business since June of 2001 for various auto dealers and repair shops. He stated that he would be performing all repair work at this business himself, and that his wife would run the office operations. He is purchasing the existing business at the site, which operates under the same name, VIP AUTOBODY.

The Health Department reported that odor and noise control measures must be in place to control for paint and fume odors related to spray painting operations. The Fire Department reported that permits would be required for storage of flammable items and use of acetylene torches.

Sergeant Grady stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated below in items 1 through 6 were imposed.

The Licensing Board voted unanimously to grant the requested motor vehicle repair license, subject to the following conditions:

1. The description of the licensed premises is as follows: 2,300 square feet; one building with three rooms for auto body and auto repair.
2. The number of vehicles allowed shall be 8.
3. The hours of operation shall be 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday.
4. All deliveries and transfer of vehicles shall be made on the property and not on the public way.

5. No alcoholic beverages shall be allowed on the premises.
6. The property located at 136 rear Arlington Street shall be maintained by the licensee in accordance with all Town ordinances.
7. The applicant shall obtain from the Fire Department the required permits for storage of flammable items and use of acetylene torches.
8. Odor and noise control measures shall be used to control for paint and fume odors related to any spray-painting operations.
9. The license shall not be issued until the Fire Department permits for storage of flammable items and use of acetylene torches have been issued.

BRE-BMR Grove, LLC
17190 Bernardo Center Drive
San Diego, CA 92128

The Watertown Licensing Board met to consider the application of BRE-BMR Grove, LLC for a flammables storage license to be exercised at 65 Grove Street, for gasoline in the fuel tanks of vehicles parked at the premises.

Paul Koslowski, on behalf of the property manager of the site, appeared in support of the application. Mr. Koslowski stated that the calculation presented followed what was presented to the Board in a previous application by the prior owner, Cresset Grove, LLC.

The Board did not receive any comments from other Town departments.

The Licensing Board voted unanimously to grant the requested license, for storage of up to 6,000 gallons, being the maximum estimated number of vehicles, which would park in the garage on the premises (300) multiplied by an estimated quantity of 20 gallons per motor vehicle.

Frank Pepe's of Watertown, LLC
d/b/a Frank Pepe's Pizzeria Napoletana
130 Research Parkway Suite 212
Meriden, CT 06450

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 a transfer to it of the wine and malt

common victualer license held by Maslow Restaurant Concepts, Inc. d/b/a Strip T's for exercise at 93-95 School Street. The applicant proposes to exercise the license at 24 Eldridge Avenue a/k/a 485 Arsenal Street, in the Arsenal Yards development.

Attorney William Proia appeared in support of the application together with Chris Ruccio, the proposed manager, and Ethan Solomon of the Wilder Companies, developer of the Arsenal Yards project. Attorney Proia stated that the restaurant will be styled as a classic pizzeria, including a dining room of about 1,100 square feet and a coal fired oven. The Frank Pepe's chain was started in New Haven, CT, and now has operations in New York, Rhode Island and Massachusetts. Attorney Proia stated that the typical percentage of food sales to total sales is 80 - 90%, and that the restaurants are family oriented.

Mr. Ruccio stated he has 30 years' experience in the food service business, 20 of those in Massachusetts with various restaurants. He has been with Frank Pepe's for one year and will transfer to Watertown from the Burlington, MA location.

Mr. Solomon stated that the target time frame for opening is the first quarter of 2020. Board chairman Doucette stated that if the license is granted, the applicant will need to renew it in December of 2019, and that if the business is not in operation by the target opening date the Board would need to hold a show cause hearing.

The Health Department reported that the applicant had submitted its department-required plan review application.

The Building and Fire Departments and Zoning Enforcement Officer had no comment.

Sgt. Grady stated that the Police Department had no objection to approval of the proposed transfer, provided that the conditions stated below were imposed.

The Licensing Board voted unanimously to approve the transfer of the license, subject to the following conditions:

1. The description of the premises is as follows: 3,910 square feet, single story building; kitchen; dining room; waiting area and bathrooms.
2. The hours of operation shall be 10:00 a.m. to 11:00 p.m. Monday through Sunday. No alcohol shall be served on Sunday before 12:00 p.m. (noon).
3. Seating shall be 92 as shown on the plan submitted (plan entitled "Frank Pepe Pizzeria Napoletana Est. 1925 Interior Fit-Out," sheet A-101, First Floor Plan, dated June 28, 2019).
4. The manager, Christopher Ruccio, and all servers employed by the licensed establishment shall attend and successfully complete an alcohol awareness training program (e.g., TIPS) immediately upon hire or expiration of certification.

5. Copies of all alcohol awareness training certifications shall be maintained by the licensee and reviewable upon request.

Shanaya Corp.
d/b/a Coolidge Liquors
44 Lantern Way
Shirley, MA 01464

The Watertown Licensing Board held a show cause hearing regarding the All Alcohol Package Goods Store License exercised by Shanaya Corp. d/b/a Coolidge Liquors at 608 Mt. Auburn Street, in particular, concerning the license holder's closure of the premises and failure to exercise the license. The hearing was scheduled after a status hearing held on July 18, 2019, as described in the Board's notice of decision dated August 12, 2019.

Jigar Patel, president, appeared on behalf of the licensee. Board chairman Doucette read into the record the licensee's letter to the Board dated August 8, 2019, which stated that the business had re-opened that day. Mr. Patel stated that the business was continuing to operate, with hours of 9:00 a.m. to 11:00 p.m., and that he was waiting to complete a sale transaction of another business before he would restock the store. Board member Doucette stated to Mr. Patel that he should learn the requirements for alcohol license operations stated in the Licensing Board's rules and regulations.

The Licensing Board voted to close the hearing with no further disciplinary or other action.