



Licensing Board
TOWN OF WATERTOWN
ADMINISTRATION BUILDING
149 Main Street
Watertown, Massachusetts 02472
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BOARD MEMBERS
DONNA B. DOUCETTE
GEORGE B. NEWMAN
STEVEN W. AYLWARD
ALTERNATE MEMBER
SANDRA KASABIAN HOFFMAN

Minutes June 15, 2017

ACCEPTANCE OF MINUTES

SPECIAL LICENSES:

- ARMENIAN CULTURAL & EDUCATIONAL CENTER 47 Nichols Ave
July 6, 13, 20, 27, August 3, 10, 17, 24, 31st One day All Alcohol License Approved 3-0
- RAS ALULA DEVELOPMENT ASSOCIATION/ST. JAMES 465 Mt. Auburn St
July 8 & July 9th One Day ALL Alcohol License Approved 3-0
- TAXIARCHE ARCHANGELS CHURCH 25 BIGELOW AVE
June 24, 25, 26th One day All Alcohol License, Entertainment & Raffle & Bazaar Approved 3-0
- LIVE WELL WATERTOWN (TOWN OF WATERTOWN) FARMERS MARKET
June 1st through October 26, 2017 Entertainment License Approved 3-0
- 1. CHEF LOUIE, INC. Approved 3-0
480 Pleasant Street
New Common Victualler License
- 2. Town Fair Tire Centers, Inc. Approved 3-0
76 Arsenal Street
Transfer of Auto Repair License
- 3. FLAMING PIT LLC Approved 3-0
222 Arsenal Street
New Common Victualler
- 4. No Your Average Joe's Approved 3-0
55 Main Street
Change In Time Period For Seasonal Patio Opening
- 5. The Aegean Restaurant II, Inc. Continued to September 21, 2017
d/b/a The Aegean Restaurant
60 Indian Head Road
Framingham, MA 01701
Status Hearing (continued from February 16, 2017)

6. New Salts, Inc. d/b/a La Bodega by salts
61 Prichard Avenue,
Status Hearing

Continued to September 21, 2017

7:25PM-10:15PM

Donna B. Doucette, Chairman

Present: Donna B. Doucette, George Newman, Steve Aylward, Sandra Kasabian Hoffman
(Alternate)

Chef Louie's, Inc.
d/b/a Riverworks Café
P.O. Box 314
Grafton, MA 01519

The Watertown Licensing Board met to consider the application of Chef Louie's, Inc. d/b/a Riverworks Café for a common victualler license to be exercised at 480 Pleasant Street.

Robert Rynning, Jr., president, appeared in support of the application. Mr. Rynning explained that the business is the corporate cafeteria for tenants of the building at 480 Pleasant Street. The menu will include a hot and cold buffet for breakfast, beverages, sandwiches and salads for lunch. Serving hours will end at 2:30 p.m.; there will be no service to the public.

The Health Department reported that a food service permit had been issued.

Sgt. 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 license, subject to the following conditions:

1. The description of the licensed premises is as follows: approximately 12,450 square feet; first floor contains kitchen, dry storage, service area and seating for 60 persons as described on the plan submitted ("Project 480 Pleasant St Watertown, MA" dated 3/21/12 by United Restaurant Equipment Co., Inc.).
2. The hours of operation shall be Monday through Friday 7:00 a.m. to 2:30 p.m.
3. There shall be no alcoholic beverages on the licensed premises.

Town Fair Tire Centers of Massachusetts, LLC
1127 Riverdale Street
West Springfield, MA 01089

The Watertown Licensing Board met to consider the application of Town Fair Tire Centers of Massachusetts, LLC for a motor vehicle repair license to be exercised at 76 Arsenal Street.

The applicant's director of store development appeared in support of the application. The applicant's representative stated that Town Fair Tire has been in business approximately 50 years; it has 95 stores in the United States, and the Watertown site will be number 96. The location was formerly occupied by Midas. Cliff Trombley will be the manager of this site. It is expected that 8 to 12 vehicles will be serviced per day.

Don Savarise, an abutter to the rear of the site, stated concerns he has had with snow removal at the site, and snow being pushed against a fence separating the two properties – to the point of breaking the fence. He also noted that rain water runs off the parking lot, and the site is pitched toward his property. Board chairman Doucette responded that the Board did not have jurisdiction with respect to surface water runoff.

The Health Department reported that any flammable liquids or processes on the site must be permitted by the Fire Department. The Fire Department reported that the applicant must consult with the Health Department regarding hazardous materials guidelines.

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 license, subject to the following conditions:

1. The description of the licensed premises is as follows: approximately 5,000 square feet with parking for 30 vehicles.
2. The hours of operation shall be 8:00 a.m. to 7:00 p.m. on Monday; 8:00 a.m. to 6:00 p.m. Tuesday through Friday; and 8:00 a.m. to 4:00 p.m. on Saturday. No operations on Sunday.
3. The licensee shall maintain the property at 76 Arsenal Street in accordance with all Town ordinances.
4. All deliveries and transfers of vehicles shall be made on the property, and not on the public way.
5. No alcoholic beverages shall be allowed on the premises.

Flaming Pit LLC
218 Arsenal Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Flaming Pit LLC for a common victualler license to be exercised at 218 Arsenal Street.

Tigran Yesayan, manager of the LLC, appeared in support of the application. Mr. Yesayan reported that the restaurant will offer an Armenian/American menu, with some delivery service. He stated he has three years' prior experience in the restaurant business, including as a cook, server and bartender. The proposed manager of the restaurant currently operates a pizza business in Las Vegas. A September, 2017 opening is planned, as some improvements to the premises are required, including new kitchen equipment and construction of a hallway from the kitchen to the basement.

The Health Department reported that a food service permit/plan review application was currently under review. The Zoning Enforcement Officer reported that a parking analysis must be submitted to his office, for a determination on code compliance based on the number of seats proposed.

Sergeant Grady stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated in items 1, 3 and 4 below were imposed. He noted that the midnight closing hour for Thursday through Saturday had been agreed to by the applicant.

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

1. The description of the licensed premises is as follows: approximately 2,400 square feet restaurant with kitchen, two restrooms, basement, bar, two entrances/exits; with seating for 50 persons as described on the plan submitted ("Architectural 1st Floor Plan Owner 222 Arsenal St Watertown, MA" sheet A-100, by Berdi Consulting, received in the office of the Town Clerk on May 2, 2017).
2. Zoning approval for the number of seats proposed, as described below.
3. The hours of operation shall be Sunday through Wednesday 10:00 a.m. to 11:00 p.m., and Thursday through Saturday 10:00 a.m. to 12:00 midnight.
4. There shall be no alcoholic beverages on the licensed premises.

Not Your Average Joe's, Inc.
55 Main Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Not Your Average Joe's, Inc. for approval of a change of the alcohol service period for the seasonal patio seating at its premises at 55 Main Street licensed for all alcohol common victualler service.

Sara Murtagh, manager, appeared in support of the application. Ms. Murtagh explained that the licensee would like to expand its patio hours to be able to take advantage of good weather in both spring and fall. She noted that the restaurant does not pre-set outdoor tables; staff waits until customers are seated.

The Health Department reported that no exposed dinnerware, silverware, or glassware may be placed outside until it is required for service of customers. The Fire Department reported that any propane heaters must be approved by the department.

Sgt. Grady stated that the Police Department had no objection to approval of the additional seasonal patio seating, provided that the condition stated in item 1 below was imposed.

The Licensing Board voted unanimously to approve seasonal outdoor seating for the period of April 1 to October 31, subject to the following conditions:

1. All other conditions of the license shall remain in effect.
2. No exposed dinnerware, silverware, or glassware may be placed outside until it is required for service of customers.
3. Any use of propane heaters must first be approved by the Fire Department.

The Aegean Restaurant II, Inc.
d/b/a The Aegean Restaurant
Attn. Chris Ntasios
60 Indian Head Road
Framingham, MA 01701

Notice is hereby given that the Watertown Licensing Board has continued the status hearing on the matter of the all alcohol common victualler license previously issued for your exercise at 640 Arsenal Street and the December 14, 2015 report of your attorney to the Board that your lease for the

premises had been terminated, including the matter of a proposed transfer of the license. The status hearing was opened on January 21, 2016, continued to April 21, August 18, November 17, and December 15 2016, and further to February 16, April 20, and June 15, 2017.

On June 15, attorney Norman Kaplan appeared on behalf of the licensee, together with Chris Ntasios, president.

The Board acknowledged receipt of a letter dated June 12, 2017 from Attorney Ken Leitner, stating that the contemplated license transfer to his client, Yere 1, Inc., could not be consummated. Attorney Kaplan explained he had recently been contacted by Attorney Leitner regarding a restructuring of the business and license purchase agreement. In response he sent a new contract to Attorney Leitner, but the next formal reply was Attorney Leitner's letter of June 12. As things stand, Yere 1, Inc. does not intend to perform its obligations under the existing purchase contract, or to enter into an amended agreement. Accordingly, the licensee is prepared to find a new site to exercise its license or seek another buyer.

The continued hearing on this matter will be held on September 21, 2017 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

New Salts, Inc.
d/b/a La Bodega by Salts
61 Prichard Avenue, No. 1
Somerville, MA 02144

Notice is hereby given that the Watertown Licensing Board has continued the status hearing on the matter of the all alcohol common victualler license granted to New Salts, Inc. d/b/a La Bodega by Salts for exercise at 21 Nichols Avenue. The status hearing was opened on September 15, 2016, continued to October 20 and November 17, 2016, and further continued to January 19, March 16, May 18, and June 15, 2017.

On June 15, Analia Verolo, president, appeared on behalf of the licensee and reported that all 'rough in' work inspections have been approved; the Building Inspector was at the site earlier in the day. She stated that the licensee is looking at a late July or early August opening. She submitted a work scope completion/percentage completed list. Ms. Verolo stated that the construction work is going well, and noted that some remediation work had also been required.

Sgt. Grady reported that he had visited the site in May and June and that significant progress had been made.

The continued hearing on this matter will be held on September 21, 2017 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA. **If the restaurant opens for business prior to September 21, the licensee must send a written notice to the Licensing Board, and will not need to appear in person.**