



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 March 21, 2019

ACCEPTANCE OF MINUTES

SPECIAL LICENSES:

1. Special Licenses:

- Project Bread/Walk for Hunger Approved 3-0
May 5, 2019/ Arsenal Park

David Grilk of events management company Conventures appeared in support of the application. He explained that this is the annual walk for hunger event. Mr. Grilk stated that most trash from the event will be deposited, and collected, at Arsenal Park, where there will be two dumpsters and a team of volunteers. There will also be volunteers along the walk route. Sgt. Grady reported that the Police Department had no objection to the granting of a license, subject to the conditions in the department's written report. The Board acknowledged receipt of reports from the Health Department and Department of Public Works and the DPW report, dated January 29, 2019, was read aloud. The Board voted to grant the license subject to the conditions requested by the Police, Health, and Public Works Departments.

- Atrium School 65 Grove Street Approved 3-0
One Day Wine & Malt License/Raffle & Bazaar April 6, 2019

Alyse d'Amico, pto vice president, appeared in support of the application. In response to questions from the Board, she stated that alcohol would be placed in a locked cabinet area in the basement of the school when delivered in advance of the event. Any beverages remaining after the event will be removed from the premises the same day. No persons under 21 will attend the event. Sgt. Grady reported 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 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.

- Approved 3-0

- Watertown Free Public Library Building Fund/123 Main Street Approved 3-0
- One Day Wine & Malt License/150th Anniversary Celebration April 6, 2019**

2.	Watertown Exchange, Inc. d/b/a Ginger Exchange 92-98 Main Street Extension of Hours to include Sunday	Approved 3-0
4.	Oakley Country Club 410 Belmont Street Change of Officers & Directors	Approved 3-0
5.	Cinemaworld of Florida, Inc. 485 Arsenal Street All Alcohol General on Premise License/Common Victualer License	Approved 2-1
6.	Condesa Watertown, LLC d/b/a Condesa Restaurant and Tequila Bar Arsenal Yards (Address unknown at this time) All Alcohol Common Victualer License	Continued to April 18, 2019
7.	Smita Convenience, Inc. d/b/a All Day Convenience 1084 Belmont Street	Approved 3-0

Transfer of License from Francis Food Mart

8. Maslow Restaurant Concepts, Inc. d/b/a Strip T's Restaurant
93-95 School Street Continued to May 16, 2019
Status Hearing
9. McCue's Taxi, Watertown Yellow Cab, Inc.
9 Main Street, Watertown Continued to May 16, 2019
Status Hearing

Start: 7:20
End: 9:50

Donna B. Doucette, Chairman

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

Watertown Exchange, Inc.
d/b/a Ginger Exchange
92-98 Main Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Watertown Exchange, Inc. d/b/a Ginger Exchange for approval of seven-day alcohol service under its Wine and Malt Common Victualer License exercised at 92-98 Main Street.

Christine Chan, president, appeared in support of the application. Ms. Chan explained that a six-day license had been issued in connection with approval of a transfer of the license to Ginger Exchange approximately six months ago. She stated that other locations which are part of the Ginger Exchange restaurant group in Boston have seven-day alcohol service licenses.

Sgt. Grady stated that the Police Department had no objection to approval of a seven-day license, provided that the conditions stated below were imposed. The Health Department reported it had no objection to a seven-day license.

The Licensing Board voted unanimously to approve Sunday service, for a seven-day license, subject to the following conditions:

1. The new hours of operation shall be Monday through Sunday 11:30 a.m. until 11:00 p.m.
2. No alcohol shall be served on Sunday before 12 noon.
3. All other conditions of the license shall remain the same.

The Oakley Country Club
410 Belmont Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the notice and application of The Oakley Country Club on the matter of a change in its officers and directors pursuant to Chapter 138, Section 1 of the General Laws, which requires a club licensee to file with the local licensing authorities and the Alcoholic Beverages Control Commission annually, within three months after January first, a list of the names and residences of its officers, together with the amount of salary

or compensation received by each employee engaged in the handling or selling of alcoholic beverages.

Abbie Pingitore, manager, appeared in support of the application. He stated that the club typically changes officers every two years, and reported the new officers who had been elected, as noted in the application, are as follows: John Bartley – president, Joseph Griffin – vice president, David Joaquin – treasurer, Janice Dorian – clerk, and Joseph Noone – director.

Sgt. Grady reported that the Police Department had no objection to the new officers and directors.

The Licensing Board voted unanimously to approve the change of officers and directors.

Cinemaworld of Florida, Inc.
970 16th Place
Vero Beach, FL 32960

The Watertown Licensing Board met to consider the application of Cinemaworld of Florida, Inc. for a General On Premises All Alcohol Common Victualer License to be exercised at 485 Arsenal Street.

Attorney William York appeared in support of the application, together with Rick Starr - vice president and chief operating officer, James Deal - senior vice president of operations, and William McQuillan of Boylston Properties. Attorney York explained that the applicant had previously applied for, and received, a license – one of the additional licenses authorized by Chapter 73 of the Acts of 2016 – but was not yet ready to open for operation and that the license fee of \$8,200 for 2018, during a period of no operations, was perceived as unfair. Therefore, the applicant allowed the license to lapse, and has submitted a request to the Town Council for an interpretation regarding applicability of the fee for licenses issued under Chapter 73 when a licensee has not yet begun to exercise the license. That process is ongoing.

Mr. Starr and Mr. Deal presented plans of the proposed facility (site plan, floor plan, and exterior elevation – “The Majestic Theatre Arsenal Yards”) which will include seven screens and 700-plus seats. Mr. Deal stated that the design is for a “marketplace” concept concession area for food service, with a separate bar area requiring a separate transaction and staffed by a professional bartender. It is anticipated that most patrons will take their beverages into the theater area. Attorney York stated that most tickets would likely be pre-purchased. Mr. Scott noted that the bar would be the only alcohol service area; there will be no in-theater sales. In response to a question from the Board, Mr. Deal stated that the general public would not be precluded from purchasing beverages at the facility, but that he believed the price point would discourage such purchases. Attorney York added that other food venues anticipated to open in the Arsenal Yards development would also make such purchases unlikely. Alcohol will be sold in clear containers, and soda will be sold in paper cups. Attorney York stated that the service requirement and monitoring were the subject of conditions the applicant was proposing regarding camera and staff monitoring. He added that the applicant was requesting deletion of the previous

conditions regarding wristband identification for alcohol purchasers and checking of patron bags larger than a purse, and stated that a larger service container size was being requested so as to allow patrons to remain in the cinema area during the movie screening.

Town Council president Mark Sideris commented that the Arsenal Yards area was a major development for the Town, and requested that the Board grant the license. He stated that the proposed conditions are in place at other similar venues based on his visits to such cinemas. District C Councilor Vincent Piccirilli commented that he supported this type of economic development, and that he saw the proposed additional and modified conditions as appropriate. Board member Aylward inquired regarding the storage time for the monitoring cameras, and Mr. Deal stated one month.

Sgt. Grady stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated in items 1 through 6, 9 and 11 below were imposed. He noted that with respect to the proposed condition regarding police details there may be instances where the Police Department would not be able to provide a detail, on account of personnel limitations.

Chairman Doucette stated that the monitoring activity would decrease the risk of persons bringing alcohol into the cinema, but expressed concern about other items being brought in if there were no bag check. Attorney York responded that the facility would be as secure as any in Watertown, and commented that other licensees are not subject to such a requirement. Board member Aylward stated that the operation will probably be the largest venue within a two square mile area, and that he did not believe checking of bags would be a burden. Mr. McQuillan responded that no other cinemas in Greater Boston conduct such checks, and stated that the Watertown Police Dept. wanted the condition requiring bag checks to be removed from the proposed stipulations. Member Aylward stated that there had been an attack in a Los Angeles theater. Board member Kasabian-Hoffman noted that purses are checked at theaters in Boston, and that at a cinema in Woburn no backpacks are allowed. On inquiry from the Board, Sgt. Grady stated that if the Police Department had felt strongly about the bag check requirement it would have included it in its recommendations. Chairman Doucette commented that the Board was considering conditions in connection with safety concerns.

The Health Department reported that the applicant must obtain all required permits, including a food establishment permit, prior to opening for business, and submit a plan review application with all supporting documentation (including but not limited to plans with elevations, specification sheets, etc.) and fees at least 30 days prior to the start of any construction or renovation.

The Licensing Board voted 2 in favor and 1 opposed (member Aylward) to grant the requested license, subject to the following conditions:

1. The description of the premises is as follows: 34,878 square feet with concession bar, seven movie theaters, bathrooms, kitchen, storage and front/rear entrances.
2. Hours of operation will be Monday through Sunday 9:00 am until 1:00 am. On Monday through Saturday, no alcohol shall be served before 11:00 am and no

later than 12:30 am. On Sunday, no alcohol shall be served before 12 noon and no later than 12 midnight.

3. Seating for 724 patrons in the theaters with an additional 11 seats at the concession bar.
4. No more than one alcoholic beverage shall be served to one person at one time. All customers under the visual age of 40 years old will be required to show proper identification.
5. The manager, James Deal, the site manager, and all alcohol servers, managers and assistant managers 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.
6. Copies of all alcohol awareness-training certifications shall be maintained by the licensee and reviewable upon request.
7. Alcohol shall be sold in clear plastic containers, with a size limit of 12 ounces for wine and 24 ounces for beer.
8. The licensee must file a food service plan review application with the Health Department for service of any type of food or beverage.
9. The licensee will install camera(s) at the point of sale alcohol service area to monitor the requirement for identification, alcohol consumption, and any other activities that the Watertown Police Department shall require.
10. The licensee will have a police detail stationed near the bar on Friday and Saturday nights, and holidays, provided such police detail is available.
11. Approximately every 20 minutes, or more frequently if the Watertown Police Department requires it in the future, an usher of the licensee will go through each cinema to ensure alcohol service compliance and to ascertain if any alcohol consumption issues need attention. Any concerns shall be immediately directed to the manager.
12. Any of the above conditions may be changed after the first 12 months of operation, including the “one drink per person” rule (condition 4 above), which may be extended to “two drinks per person” if the Licensing Board and Watertown Police Department agree.
13. The applicant shall complete the Health Department plan review process prior to issuance of the license.

Condessa Watertown, LLC
d/b/a Condessa Restaurant and Tequila Bar
35 Braintree Hill Office Park, Suite 401
Braintree, MA 02184

The Watertown Licensing Board has continued its hearing on the application of Condessa Watertown, LLC d/b/a Condessa Restaurant and Tequila Bar for an All Alcohol Common Victualer License to be exercised in the Arsenal Yards development.

The continued hearing on this application will be held on April 18, 2019 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

Smita Convenience, Inc.
d/b/a All Day Convenience
c/o Smita Patel
109 Raffaele Drive
Waltham, MA 02452

The Watertown Licensing Board met to consider the application of Smita Convenience, Inc. d/b/a All Day Convenience for a transfer to it of the Wine and Malt Package Goods Store License held by Francis Food Mart, Inc. for exercise at 1084 Belmont Street.

Attorney Peggy Ann Wollman appeared in support of the application, together with Smita Patel, president, and Kaushik Patel, trustee of the landowner trust. Attorney Wollman explained that the Amba Convenience business was previously owned by Smita Patel, and that a purchase and sale agreement had been assigned, with a new entity created for this purpose. She stated that the Health Department plan review process would be required, and that there would be some site upgrades to meet Health Department requirements. She added that communication with the Fire Department would also be required.

The Health Department reported that the applicant must obtain all required permits, including a food establishment permit and tobacco sales permit, prior to opening for business, and submit a plan review application with all supporting documentation (including but not limited to plans with elevations, specification sheets, etc.) and fees at least 30 days prior to the start of any construction or renovation.

The Fire Department and Zoning 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 in items 1 through 5 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: 3,060 square feet of retail space, front entrances with rear exit door, 1 restroom and basement for storage.
2. The hours of operation will be 6:00 a.m. to 11:00 p.m. Monday through Saturday, and 6:00 a.m. to 10:00 p.m. on Sunday. Hours for sale of wine and malt beverages will be as follows: 8:00 a.m. to 11:00 p.m. Monday through Saturday, and 10:00 a.m. to 9:00 p.m. on Sunday.
3. The owner/ manager, Smita Patel, and any employees engaged in the sale of alcohol shall obtain an alcohol awareness training program certification (e.g., TIPS) immediately upon hire or expiration of certification. Copies of employee certifications shall be maintained by the licensee and available for review upon request.
4. The subject property, 1084 Belmont Street, shall be maintained by the licensee in accordance with all Town ordinances.
5. No alcohol shall be consumed on the licensed premises.
6. The applicant must obtain all required Health Department permits, including a food establishment permit and tobacco sales permit, prior to opening for business, and submit a plan review application with all supporting documentation (including but not limited to plans with elevations, specification sheets, etc.) and fees at least 30 days prior to the start of any construction or renovation.

Maslow Restaurant Concepts, Inc.
d/b/a Strip T's Restaurant
93-95 School Street
Watertown, MA 02472

The Watertown Licensing Board has continued its hearing on the status of the All Alcohol Common Victualer License previously exercised by Maslow Restaurant Concepts, Inc. d/b/a Strip T's Restaurant at 93-95 School Street. Pursuant to the terms of the Board's renewal of the license for 2019, an initial status hearing was held on February 21, 2019, and a continued hearing was held on March 21. On March 21, Mr. Paul Maslow, president, appeared and stated that the original purchase offer he had accepted had expired and that the Arsenal Yards development entity was proposing to acquire the license. Board chairman Doucette and counsel for the Board, David Doneski, explained that a license could not be transferred to a "holding company" type entity, and that an application for a transfer would need to name an entity which would operate a business and exercise the license.

The continued hearing on this application will be held on May 16, 2019 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

McCue's Taxi, Watertown Yellow Cab, Inc.
9 Main Street
Watertown MA 02472

The Watertown Licensing Board held a continued hearing on the status of the hackney carriage license held by McCue's Taxi, Watertown Yellow Cab, Inc. for exercise from 7 (9) Main Street, and the cessation of business by McCue's Taxi, Watertown Yellow Cab.

Sean McCue, president, appeared on behalf of the licensee. He explained that he had been attempting to partner the business with another company but had not yet been successful. Recently, he has communicated with Green & Yellow Cab of Somerville and is exploring the opportunity for some sort of business relationship. Mr. McCue stated he had been taking measures to reduce any business expenses, and was committed to remaining involved in the business. At present, the business "location" is 38 Virginia Road in Waltham.

The Board voted to continue the matter to May 16, 2019, and directed that the taxi medallions issued for the business and currently held by McCue's Taxi be returned to the Police Department.

The continued hearing on this matter will be held on May 16, 2019 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.