



Licensing Board
TOWN OF WATERTOWN
ADMINISTRATION BUILDING
149 Main Street
Watertown, Massachusetts 02472
TEL. (617) 972-6486
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BOARD MEMBERS
DONNA B. DOUCETTE
GEORGE B. NEWMAN

ALTERNATE MEMBER
SANDRA KASABIAN HOFFMAN

Minutes November 16, 2017

ACCEPTANCE OF MINUTES October 19, 2017

SPECIAL LICENSES:

- TAXIARCHE/HELLENIC CENTER 25 BIGELOW AVE Approved 3-0
December 7, 2017 One Day All Alcohol License/Holiday Party

George Faggas appeared in support of the application. He stated that the event is for the Beaverbrook STEP organization, for employees and family members only. No tickets will be sold. The anticipated attendance is 400 persons. 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 Health and Fire Departments, and voted to grant the license subject to the conditions requested by the Police, Health and Fire Departments.

- TAXIARCHE/HELLENIC CENTER 25 BIGELOW AVE Approved 3-0
December 16, 2017 One Day All Alcohol License/Anniversary Party

George Faggas appeared in support of the application. The anticipated attendance for the anniversary party is 200 persons – adults. 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 Health and Fire Departments, and voted to grant the license subject to the conditions requested by the Police, Health and Fire Departments.

- Donohue's, 87 Bigelow Ave Approved 3-0
November 23, 2017 12th Annual 5k Road Race Turkey Trot

John Donohue appeared in support of the application. He stated that this year marks the 12th annual Turkey Trot, and he anticipates approximately 1,000 participants. The proceeds will benefit the Watertown Boys and Girls Club. The race route begins on Nichols Avenue, heading east towards Arlington Street and will finish at Donohue's restaurant at 87 Bigelow

Avenue, as described in the application. 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 a report from the Health Department, and voted to grant the license subject to the conditions requested by the Police and Health Departments.

1. Athena Arsenal, LLC
305 Arsenal Street
Storage of Flammables Approved 3-0
2. McKeuch, Inc. d/b/a The Diner
11 North Beacon Street
Transfer of All Alcohol License/Common Victualler Change of Hours Approved 3-0
3. Chai Yo, Inc.
356 Arsenal Street
New Common Victualler License Approved 3-0
4. The Aegean Restaurant II, Inc.
d/b/a The Aegean Restaurant
60 Indian Head Road
Framingham, MA 01701
Status Hearing Closed
5. New Salts, Inc. d/b/a La Bodega by salts
21 Nichols Ave
Status Hearing Continued to December 21, 2017
6. New Salts, Inc. d/b/a La Bodega by salts
21 Nichols Ave
Pledge of License Approved 3-0
7. Red Waverley d/b/a Asiana Fusion
1 Waverley Ave
Show Cause Closed

7:30PM-:10.00PM

Donna B. Doucette, Chairman

Present: Donna B. Doucette, George B Newman, Steven W Aylward, Sandra Kasabian Hoffman
Alternate Member

Athena Arsenal, LLC
311 Arsenal Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Athena Arsenal, LLC for an inflammables storage license to be exercised at 305 Arsenal Street, for gasoline in the fuel tanks of vehicles parked in the garage at the premises.

Phil Memmott, senior construction manager for Athena health, appeared in support of the application. Mr. Memmott explained that the parking garage facility to be located at the premises will be operated in the same manner as the so-called East garage at the Athena health campus.

The storage capacity is based on a total of 1,400 parking spaces and an assumed quantity of 20 gallons of gasoline per vehicle. In response to a question from Sgt. Grady, Mr. Memmott stated that a security camera system is being installed in the garage, and that there will be four emergency call boxes in the facility.

The Health Department reported that it may require licensing of hazardous materials in the future.

The Licensing Board voted unanimously to grant the requested license, for up to 28,000 gallons.

McKeuch, Inc.
d/b/a The Diner
11 North Beacon Street
Watertown, MA 02474

The Watertown Licensing Board met to consider the application of McKeuch, Inc. d/b/a The Diner for 1) a transfer to it of the All Alcohol Common Victualer License held by The Aegean Restaurant II, Inc. d/b/a The Aegean Restaurant for exercise at 640 Arsenal Street, said transferred license to be exercised at 11 North Beacon Street; and 2) approval of a change of hours for its common victualer license.

Attorney Ken Leitner appeared in support of the application, together with Lisa Keuchkarian, corporate director and manager.

Attorney Leitner stated that The Diner has been in business for seven years. The concept for use of the alcohol license is beer and wine only, but with some closed bottles of spirits for mixed drinks such as mimosas and Bloody Mary's. He added that there will not be an active bar. The exterior seating is fully enclosed by fencing, and Ms. Keuchkarian stated that there will always be a manager in the patio/outside seating area when it is open. She noted that there are two windows in the kitchen which offer a view of the patio.

Attorney Leitner explained that both principals of the applicant, Lisa Keuchkarian and James McKeen, are TIPS certified. Ms. Keuchkarian will serve as manager, and will be on duty daily. Financing for the acquisition includes a business loan with a personal guarantee secured by an equity mortgage on their residence.

A trustee of the Riverside Condominium, located on abutting property, stated she was concerned about noise from the patio area. Ms. Keuchkarian responded that if their neighboring residents are not hearing noise from the restaurant's current operations they should not be experiencing noise in the future. She explained that the speakers for the patio area are located up against the diner building.

The Health Department reported that any change in menu or equipment requires prior department approval; and the Zoning Enforcement Officer reported that any increase in seats will require zoning approval.

Sgt. Grady stated that the Police Department had no objection to approval of the proposed transfer, nor the change in hours, 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: 1,153 square feet of interior space, two bathrooms, main entrance accessible from North Beacon Street with two additional exits in the rear, basement for storage and additional seasonal seating in the defined outdoor space as shown on the plans submitted (Talk of the Town Diner Existing Plan 11 North Beacon St. Watertown, MA 02472" by Michael Massarotti, received in the office of the Town Clerk on October 3, 2017, and Floor Plan, drawing number A1, of plan entitled "The Diner at 11 North Beacon 11 North Beacon Watertown, MA Interior Renovation," dated 11-15-17 by Avo Asdourian, architect).
2. Total seating will be 68, 43 seats inside, with seasonal seating of 25, as shown on the plan submitted (Talk of the Town Diner Existing Plan 11 North Beacon St. Watertown, MA 02472" by Michael Massarotti, received in the office of the Town Clerk on October 3, 2017).
3. The owner/manager, Lisa Keuchkarian, 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.
4. Copies of all alcohol awareness training certifications shall be maintained by the licensee, and reviewable upon request.

In addition, the Licensing Board voted unanimously to approve the change in hours, subject to the following condition:

1. The hours of operation shall be Monday through Sunday, 7:00 a.m. to 6:00 p.m. The hours for alcohol service shall be Monday through Saturday 9:00 a.m. to 6:00 p.m. No alcohol shall be served on Sunday.

Chai Yo, Inc.
356 Arsenal Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Chai Yo, Inc. for a common victualer license to be exercised at 356 Arsenal Street, a site formerly occupied for restaurant use by Thai Nippon, LLC d/b/a O-Sha.

Attorney Jacob Walters appeared in support of the application, together with Sujit Kittsapakajon, a director, and Prasert Pathammavong, president.

Board chairman Doucette read into the record the November 9, 2017 letter of the Health Department to Attorney Walters noting disapproval of the plan review application for the restaurant. Attorney Walters responded that the sushi station identified in the letter and shown on the plan will not be installed; the restaurant will not be serving sushi. He explained that the issue was an error in the plan submitted, and that the applicant's architect has been requested to provide an amended plan. Attorney Walters stated that he had spoken to the Town's chief environmental health officer, Kristel Bennett, after November 9 and informed her that the sinks identified as missing are, in fact, installed.

Attorney Walters stated that the previous restaurant offered a Thai and Japanese menu, and the applicant proposes a Thai and Vietnamese menu, with take-out service offered. He explained that Mr. Kittsapakajon and Mr. Pathammavong have both worked as chefs; this will be their first ownership venture and they plan to be on-site full time. Attorney Walters added that there will be no change to the premises, except for removal of the sushi bar.

The Building Department reported that a final building permit review/approval is required; and the Health Department reported that the applicant's food service plan application is currently under review.

The Zoning Enforcement Officer reported that any increase in seating requires zoning approval.

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: 1,528 square feet, two restrooms, waiting area, kitchen, one entry door with two exit doors, and basement for storage.

2. The hours of operation shall be Sunday through Thursday 11:00 a.m. to 11:00 p.m.; Friday and Saturday 11:00 a.m. to 12:00 a.m.
3. Seating shall be for 49 persons, as shown on the plan submitted (“Chai YO, Inc. Plot Plan” received in the office of the Town Clerk on October 4, 2017).
4. There shall be no alcoholic beverages on the licensed premises.
5. Approval of the applicant’s food service plan by the Health Department and a final permit review/approval by the Building Department also is required: the license itself shall not be issued until those approvals are received by the Licensing Board.

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

The Watertown Licensing Board met to consider the application of New Salts, Inc. d/b/a La Bodega by Salts for approval of a pledge of its all alcohol common victualer license to be exercised at 21 Nichols Avenue.

Analia Verolo, president, and Gabriel Bremer, manager, appeared on behalf of the licensee. Ms. Verolo explained that the applicant was refinancing its purchase loan to complete the required renovations at the premises.

The Police Department reported it had no objection to the pledge of license to Enterprise Bank and Trust Company.

The Licensing Board unanimously approved a pledge of the license to Enterprise Bank and Trust Company.

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 victualer 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, June 15, September 21, and November 16, 2017.

On November 16, Analia Verolo, president, appeared on behalf of the licensee, together with Gabriel Bremer, manager. Ms. Verolo reported that the electrical, plumbing and fire inspections had taken place, that the Health Department inspection was scheduled for November 17, and that the Building Department inspection would take place the same day or the following week. She anticipates the restaurant will open for business on November 27, unless required deliveries are made to the premises sooner. A Thanksgiving Day event is also planned.

The continued hearing on this matter will be held on December 21, 2017 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA. The licensee may submit a letter to the Board when the restaurant has opened; if the opening occurs prior to the continued hearing date, the licensee need not appear at the December 21 hearing.