



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 September 21, 2017

ACCEPTANCE OF MINUTES July 20, 2017 & August 17, 2017

SPECIAL LICENSES:

- Knights of Vartan-ACEC 47 Nichols Ave Approved 2-0
September 28, 2017 One Day All Alcohol License/Fundraiser

Daniel Markarian, event chairman, appeared in support of the application, explaining that the event is an annual fundraiser, with estimated attendance of 250-300 people. It will include a live and silent auction. No tickets will be sold at the door. 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.

- ACEC 47 Nichols Ave Approved 2-0
September 30, 2017 One Day All Alcohol License/Wedding Dinner Reception

Ken Bedrosian, general manager, appeared in support of the application. The event is a traditional Tibetan wedding celebration. 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.

- Heather Zarkadas 5K Memorial Walk Approved 2-0
September 30, 2017 5K Memorial Walk/Fundraiser

Abigail Foster Howard appeared in support of the application. This is an initial event, a fundraiser for the children of Heather Zarkadas, a Watertown resident who died suddenly in 2016. She explained that maps will be given to participants and DPW cones will be set to mark the route. The Board acknowledged receipt of a memorandum from the Department of Public Works regarding safety measures and logistics for the event. 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.

- St. James Armenian Church 465 Mt. Auburn Street Approved 2-0
October 13 & 14th One Day All Alcohol License/ Annual Bazaar

Vasken Babigian appeared in support of the application. The event is an annual festival and the church's largest fundraiser. This year is the 70th anniversary. It is open to parishioners and members of the public. Board chairman Doucette requested that the church keep track of

parking in the neighborhood to help prevent the blocking of driveways and roadways. 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. He also stated that the raffle conducted as part of the bazaar would be subject to a local bazaar permit, to be issued by the Police Department.

1. Mo-Ha Holdings, Inc. d/b/a Molana Restaurant & Bar
5 Spring Street
Change of DBA Approved 2-0
2. Mo-Ha Holdings, Inc. d/b/a Molana Restaurant & Bar
5 Spring Street
Change of Manager Approved 2-0
3. The Aegean Restaurant II, Inc.
d/b/a The Aegean Restaurant
60 Indian Head Road
Framingham, MA 01701
Status Hearing Continued to November 16, 2017
4. New Salts, Inc. d/b/a La Bodega by salts
61 Prichard Avenue, No. 1
Status Hearing Continued to November 16, 2017

7:15PM-:8:45PM

Donna B. Doucette, Chairman

Present: Donna B. Doucette, Sandra Kasabian Hoffman Alternate Member

Mo-Ha Holdings, Inc.
d/b/a Molana Restaurant Chulo Cuisine & Bar
5-7 Spring Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Mo-Ha Holdings, Inc. d/b/a Molana Restaurant & Bar for approval of a change of name of its business licensed for all alcohol common victualler service at 5-7 Spring Street from Molana Restaurant & Bar to Molana Restaurant Chulo Cuisine & Bar.

Mohsen Tehrani, a director of the corporation, appeared in support of the application. Mr. Tehrani stated that the restaurant will be adding a new menu, with Nepali and Indian food, and that the name change is intended to reflect that type of menu.

Sergeant Grady stated that the Police Department had no objection to approval of the change of name, provided that the condition stated above was imposed

The Licensing Board voted unanimously to approve the change in name, subject to the following condition: all conditions of the existing license issued for Mo-Ha Holdings, Inc. d/b/a Molana Restaurant & Bar shall remain in place.

Mo-Ha Holdings, Inc.
d/b/a Molana Restaurant Chulo Cuisine & Bar
5-7 Spring Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Mo-Ha Holdings, Inc. d/b/a Molana Restaurant & Bar, now known as Molana Restaurant Chulo Cuisine & Bar per approval of the Board on that same date, for approval of a change of manager of its premises at 5-7 Spring Street licensed for all alcoholic common victualler service.

Om Budhathoki, appeared in support of the application. Mr. Budhathoki stated that he has nine years of experience in the food service industry, and has ServSafe and food handling training. He expects to be on the licensed premises at least 40 hours per week.

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

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

1. The new manager, Om Budhathoki, shall ensure that all bartenders and servers of alcohol attend and successfully complete an alcohol awareness training program (e.g., TIPS) immediately upon hire or expiration of certification. Copies of all certifications shall be maintained by the licensee and reviewable upon request.
2. All other conditions of the license shall remain in place.

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

The Watertown Licensing Board had continued the status hearing on the matter of the all alcohol common victualler license previously issued for exercise at 640 Arsenal Street. The initial hearing was opened on January 21, 2016, after the December 14, 2015, report of the restaurant's attorney to the Board that the lease for the premises had been terminated. The status hearing was then continued to April 21, August 18, November 17, and December 15, 2016, and further to February 16, April 20, June 15, and September 21, 2017.

On September 25, attorney Norman Kaplan appeared on behalf of the licensee, together with Chris Ntasios, president.

Attorney Kaplan reported that the licensee was entering into a business purchase and sale agreement with McKeuch, Inc., and had received a non-refundable deposit. The agreement has been signed by the buyer and is to be signed on behalf of the licensee. Attorney Kaplan stated that the buyer was seen as a viable candidate for transfer of the license.

Board chairman Doucette requested that Attorney Kaplan submit a letter certifying a fully signed agreement, following signature by the licensee, and that the transaction will take place – subject to approval of the Licensing Board at its November 2017 meeting.

The continued hearing on this matter will be held on November 16, 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

The Watertown Licensing Board had previously 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 initially 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, and September 21, 2017.

On September 21, Analia Verolo, president, appeared on behalf of the licensee, together with Gabriel Bremer, manager. Ms. Verolo stated that construction of the restaurant improvements was estimated to be complete in three weeks, and that a loan transaction with a new bank would take place during the next week. She explained that since the matter was last heard, at the meeting of June 15, there had been a delay caused by a mechanic's lien claim of a subcontractor. Ms. Verolo stated that the subcontractor had already been paid, but that in order to resolve the litigation a further payment was made. In addition, it became necessary to relocate the natural gas line serving the property, on account of a trespass dispute with the owner of abutting property. The line has now been relocated.

Board chairman Doucette stated that while the Board understood the situation, the deadline for the restaurant to be open for business is the end of November.

The continued hearing on this matter will be held on November 16, 2017 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.