



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 September 19, 2019

ACCEPTANCE OF MINUTES

SPECIAL LICENSES:

1. ACCEPTANCE OF MINUTES:

2. Special Licenses:

- Hellenic Cultural Center 25 Bigelow Ave Approved 3-0
One Day All Alcohol License Luncheon-Memorial October 5, 2019

George Faggas appeared on behalf of the applicant. He explained that the event is a memorial/life celebration. All attendees will be over 21 years of age. It is anticipated there will be no hard alcohol served. 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.

- Hellenic Cultural Center 25 Bigelow Ave Approved 3-0
One Day All Alcohol License Fundraiser October 5, 2019

George Faggas appeared on behalf of the applicant. He stated that the group in question, Students for a Free Tibet, rents the cultural center premises several times a year and has a good history with the Center. No more than two drinks will be served to any one person at a time, and identification will be checked each time a drink is served. 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.

- Hellenic Cultural Center 25 Bigelow Ave Approved 3-0
One Day All Alcohol License Wedding Reception October 12, 2019

George Faggas appeared on behalf of the applicant. He explained that the reception will be an adult only event. Board chairman Doucette noted that a crowd manager certificate must be submitted for the event. 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.

- Watertown Boys & Girls Club 25 Whites Ave Approved 3-0
One Day all Alcohol License/Beer Garden/September 28, 2019

Rene Gaudette, executive director, and Jen Bray, development director, appeared on behalf of the applicant. They explained that the event will be held as an adjunct to the Town's Faire on the Square event, on the Club's outdoor basketball court. Beer will be served from a refrigerated truck. Two people will monitor the entry area, and attendees will need to obtain a wrist band in order to purchase alcohol. No food will be sold at the beer garden since Faire on the Square attendees are able to purchase food from food trucks which will be part of that event. 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 a report from the Health Department, and voted to grant the license, subject to the conditions requested by the Police and Health Departments.

- Heather Zarkadas 5K Memorial Walk Approved 3-0
September 28, 2019 5K Memorial Walk/Fundraiser

Abigail Foster Howard appeared on behalf of the applicant. She stated that this is the third year for this fundraiser event for the Heather Zarkadas Children's Education Foundation. In the past, there have been 150 to 200 persons participating. The walk/run route begins and ends at the Lowell School, 175 Lowell Avenue. No street closings will be required, as police officers offer time to assist with directing the participants. The Board acknowledged receipt of a memorandum from the Department of Public Works regarding logistics for the event. 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 a report from the Health Department, and voted to grant the license, subject to the conditions requested by the Police Department.

- Perkins School for the Blind 175 N. Beacon St Approved 3-0
One Day Wine Beverages/ Charity Wine Silent Auction/Fundraiser October 10, 2019

Louise McCarthy, in-house counsel for the school, appeared on behalf of the applicant. She referred to a campus map and stated that the event will take place in the Howe Building, with the silent auction occurring in the museum area. For these types of events, the school often has some students offer instrumental music, under adult supervision. Wine will be served by a caterer, and identification will be checked prior to service to patrons. 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. Columbia Mass Arsenal Office Properties, LLC Approved 3-0
490 Arsenal Way
Storage of Flammables
4. India Kitchen, Inc. d/b/a India Kitchen Approved 3-0
45 Lexington Street
Common Victualer License
5. Bottleneck Watertown, LLC d/b/a City Works eatery and Pour House
485 Arsenal Street Approved 3-0
All Alcohol Common Victualer License

Start: 7:20PM
End: 9:15PM

Donna B. Doucette, Chairman

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

Columbia Massachusetts Arsenal Office Properties, LLC
490 Arsenal Way
Watertown MA 02472
c/o Jones Lang LaSalle
20 Cabot Boulevard
Mansfield, MA 02048

The Watertown Licensing Board met to consider the application of Columbia Massachusetts Arsenal Office Properties, LLC for a storage of flammables license to be exercised at 490 Arsenal Way.

Robyn Duffy of Jones Lang LaSalle, the property manager for the site, appeared in support of the application. Ms. Duffy explained that there is a two-level parking garage at the property, containing a total of 195 parking spaces.

The Board did not receive comments from other Town departments.

The Licensing Board voted unanimously to grant the requested license, for storage of up to 3,900 gallons of gasoline, being the maximum estimated number of vehicles, which would park in the garage on the premises (195) multiplied by an estimated quantity of 20 gallons per motor vehicle.

India Kitchen, Inc.
d/b/a India Kitchen
28 Byron Road, Apt. 1
Chestnut Hill, MA 02467

The Watertown Licensing Board met to consider the application of India Kitchen, Inc. d/b/a India Kitchen for a Common Victualer License to be exercised at 45 Lexington Street.

Sivakumar Paramasivam and Kannan Kesavalu appeared in support of the application. Mr. Kesavalu stated that he has operated restaurants in other communities, including a vegan business in Newton, and has 15 years' experience in the food service industry. Other locations are Reading and Wakefield. He added that both he and Mr. Paramasivam are culinary school graduates, and that he had worked for several years for the Marriott corporation.

A resident of 49-51 Lexington Street commented that the restaurant site has no parking area and is adjacent to the house at number 49-51, and that in the past customers for prior food businesses at the site, as well as delivery persons, have used the residential driveway to park vehicles. In addition, there were issues of insects, rodents and odors, and placement of trash

receptacles on the grass border of the sidewalk with a prior operator. Board chairman Doucette responded that unfortunately the police cannot be at the site at all times, and requested that the Police Department consider some neighborhood outreach to help address these concerns.

Thamara Martins, the owner of the restaurant which most previously operated at the site, was present and stated that the restaurant operator cannot control where people park. She also noted that there are other food venues in the area. Ms. Martins explained that the only place to store the necessary recycling bins was on the grass strip within the site, and that she had contracted for pest control treatment once a month.

Mr. Paramasivam responded that he was aware of the parking issue, but not the placement of containers in the sidewalk area. He explained that use of the sidewalk for operational purposes is necessary, but that it does not block passage. He added that he would like to work with the neighbors and put up “do not park” signage.

Lt. O’Connor stated that the Police Department had no objection to the granting of the license, provided that the conditions stated in items 1 through 5 below were imposed.

The Health Department reported that the applicant was engaged in the department’s plan review process, and that a food establishment permit must be issued before the business may open.

The Zoning Enforcement Officer reported that no increase in the number of seats beyond the existing conditions may be made.

The Licensing Board voted unanimously to grant a Common Victualer License, subject to the following conditions:

1. The description of the licensed premises is as follows: estimated 1,200 square feet, kitchen area, and restroom, basement for storage and two entrances/exits.
2. Seating capacity shall be 48 persons as shown on the plan submitted (floor plan layout received in the office of the Town Clerk on August 6, 2019).
3. The hours of operation shall be Monday through Sunday 11:00 a.m. to 10:00 p.m.
4. There shall be no alcoholic beverages allowed on the licensed premises.
5. The property located at 45 Lexington Street shall be maintained by the licensee in accordance with all Town ordinances.
6. A food establishment permit from the Health Department must be issued before the business may open.
7. There shall be no increase in the number of seats beyond the existing conditions.

Bottleneck Watertown, LLC
d/b/a City Works Eatery and Pour House
2211 N. Elston Avenue Suite 206
Chicago, IL 60614

The Watertown Licensing Board met to consider the application of Bottleneck Watertown, LLC d/b/a City Works Eatery and Pour House for an All Alcohol Common Victualer License to be exercised at 485 Arsenal Street.

Attorney William York appeared in support of the application, together with Chris Bisailon – chief executive officer, and Richard ‘Max’ Cavanaugh - director of operations and the proposed manager for the business. Mr. Bisailon stated that the restaurant will be the nineteenth in the Bottleneck group, 16 of which are currently open. The group began operations in 2001, and the restaurants offer contemporary American cuisine. Construction at the Arsenal Yards site is underway and the intended opening date is in the last week of February, 2020. Attorney York presented and explained the site plan of the Arsenal Yards campus, with the tenant layout. The license requested is one of the additional licenses authorized by Chapter 73 of the Acts of 2016.

Mr. Cavanaugh stated that he has been with the Bottleneck group for five years, and has prior restaurant experience in New York City, Nevada, Missouri, and overseas. He will be at the site until a full-time manager is selected. Attorney York added that Mr. Cavanaugh is TIPS certified.

In response to questions from the Board, Mr. Bisailon provided the following information: this will be the first Pour House establishment in New England; the space will consist of an open room with a 40-foot height; usually, four managers will be present on-site; the patio area will be fully enclosed with a border of shrubs and flowers; the bar area has full line of sight to the patio area.

Ethan Solomon, a representative of the landlord of the subject property, the Wilder Companies, stated the landlord’s support for the proposed business.

Lt. O’Connor 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 below were imposed.

The Health Department reported that the applicant was engaged in the plan review process, that a Board of Health hearing was scheduled for September 18 on the applicant’s request for a variance to allow for open air windows at the establishment, and that a food establishment permit must be issued prior to opening of the restaurant for business.

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

1. The description of the premises is as follows: one floor, approximately 9,601 square foot full-service restaurant, with dining area, lounge with bar service, kitchen, outdoor patio dining area, front/rear entrances, and restrooms.
2. Hours of operation shall be Monday through Saturday 11:00 a.m. until 1:00 a.m., and Sunday 11:00 a.m. to 12:00 midnight. On Sunday, no alcohol shall be served before 12 noon.
3. Seating shall be 282, with 202 seats indoors and 80 seats outdoors, as shown on the plan submitted (plan entitled “City Works at Arsenal Yards Tenant E110 485 Arsenal Street Watertown MA 02472,” Seating & Equipment Plan, Sheet A.4.1, by Dacre & Youngquist, LLC, 2019)
4. The outdoor seating/patio area shall be monitored by an employee at all times while in operation. A divider and/or barricade to define the licensed premises shall be in place to delineate the patio space.
5. The manager, Richard Cavanaugh, 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.
6. Copies of all alcohol awareness-training certifications shall be maintained by the licensee and reviewable upon request.
7. A food establishment permit from the Health Department must be issued prior to opening of the restaurant for business.