



Licensing Board
CITY OF WATERTOWN
ADMINISTRATION BUILDING
149 Main Street
Watertown, Massachusetts 02472
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BOARD MEMBERS

DONNA B. DOUCETTE
SANDRA KASABIAN HOFFMAN
JOHN LABADINI

ALTERNATE MEMBER
JIM TSEREKAS

MINUTES AUGUST 18, 2022

ACCEPTANCE OF MINUTES: SEPTEMBER 15, 2022 Approved 3-0

1. Special Licenses:

- **Armenian Bone Marrow Donor Registry** **Approved 3-0**
Walk-A-Thon **September 24**

Tatoul Badalian appeared in support of the application and explained the route of the walk, which will begin at St. James Church and finish at Saltonstall Park in Watertown Square. He presented a route map, and stated that there will be volunteers at street corners along the route to direct walkers. He added that the walkers are usually all adults and that 50 to 75 people are expected to participate. Sgt. Swift reported that he had spoken to a member of the organization in June, and that there have been no issues with prior years' events. He noted that the hours stated, 10:00 a.m. to 2:00 p.m. are intended to cover the chance of the event stretching over a longer period of time, but that it is anticipated that the walk will be of a much shorter duration. Sgt. Swift stated 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 voted to grant the license, subject to the conditions requested by the Police Department.

- **Arsenal Yards 130 Arsenal Yards Blvd** **Approved 3-0**
One-Day Wine & Malt License, and Entertainment License
Food Festival **September 21 (rain date September 22)**

Jessica Reed, marketing director, appeared in support of the application and described the 'Stick a Fork In It' food festival event. She stated that the goal of the event is to celebrate the successful restaurants at Arsenal Yards. Tickets will be sold in advance, at \$10, and all proceeds will go to the Greater Boston Food Bank. There will be a live band at the River Green area. So far, 13 restaurants have signed up to participate. Ms. Reed stated that she is working with the Health Department to secure the necessary food permits. A cash bar will be set up at the River Green, for beer and wine only, and purchasers will need to show identification and will get a

hand stamp to confirm eligibility for service. The entire area will be fenced off to control access. Ms. Reed added that the event will be monitored to make sure no one leaves the area with alcohol. She stated that, from prior experience, 200 attendees is a comfortable amount in the River Green area. For the entertainment, Ms. Reed stated that she is hoping to confirm the band soon, and is looking at a group which has performed previously. The band will be set up on the River Green, in a corner, so that no residential areas will be disturbed. The Board acknowledged receipt of comment from the Health Department. The Police Department reported that it had no objection to the granting of the licenses requested, subject to the conditions in the department's written reports. The Board voted to grant the license, subject to the conditions requested by the Health and Police Departments.

- St. James Armenian Church Approved 3-0
Special All Alcohol License – Women's Appreciation Event
465 Mt. Auburn Street, August 20

John Piranosian, the St. James facilities manager, appeared on behalf of the applicant, and stated that an estimated 250 women will be attending. This is an annual event, and most attendees are expected to be 21 or over, and it is likely that all will be 21 and over. For alcohol service, wristbands will be issued after id is checked, and service will be from only one station. Mr. Piranosian stated that parking would be in the church's lots and some vehicles would park on adjacent streets. He added that he and church custodians would serve as crowd managers and do a walk-around of the area to ensure safe parking. Chair Doucette commented that if cars are parked on both sides of the streets fire truck access will be difficult, and she encouraged Mr. Piranosian to try to ensure that passage will be sufficient. 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 voted to grant the license, subject to the conditions requested by the Police Department.

- St. James Armenian Church Approved 3-0
Special All Alcohol License – Bridal Shower
465 Mt. Auburn Street, August 27

John Piranosian, the St. James facilities manager, appeared on behalf of the applicant. The estimated number of attendees is 140. The designated alcohol servers are TIPS certified. 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 voted to grant the license, subject to the conditions requested by the Police Department.

- St. James Armenian Church Approved 3-0
Special All Alcohol License – Wedding
465 Mt. Auburn Street, August 28

John Piranosian, the St. James facilities manager, appeared on behalf of the applicant. The estimated number of attendees is 400. The scheduled event hours are 6:00 p.m. to 12:00 midnight. There will be two alcohol service bars. Chair Doucette requested that the police detail check on vehicle parking in the area for the event, and Sgt. Swift responded that the Police Department could arrange for that. He also 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 voted to grant the license, subject to the conditions requested by the Police Department.

- St. James Armenian Church Approved 3-0
Special All Alcohol License – 2-Day Wedding Event/Reception
465 Mt. Auburn Street, September 3 and 4

John Piranosian, the St. James facilities manager, appeared on behalf of the applicant. He noted that this will be an Ethiopian wedding celebration, which typically covers two days. The estimated number of attendees is 420. Mr. Piranosian stated that for alcohol service wristbands will be issued after id is checked, and that the bartenders can check a person's identification multiple times if they choose to do so. He added that the designated crowd managers will walk the area during the event to observe for compliance with service requirements. 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 voted to grant the license, subject to the conditions requested by the Police Department.

2. BP Watertown Hotel Licensee, LLC Approved 3-0
d/b/a Hampton Inn & Suites Hotel
25 Bond Street
Change of Manager of Premises Licensed for All Alcohol
Common Victualer Service
3. JKT Watertown Partners LLC Approved 3-0
d/b/a Conley's Pub & Grille
164 Belmont Street
Transfer of All Alcohol Common Victualer License, and
Common Victualer License
4. JKT Watertown Partners LLC Approved 3-0
d/b/a Conley's Pub & Grille
165 Belmont Street
Six-Day and Sunday Entertainment Licenses, and
Music Box License

5. Comments by Board Clerk and Police Department

Sgt. Swift stated that he would be requesting two show cause hearing matters for the next meeting of the Board. He also noted that there should be an update on the build-out for the Bar Cino restaurant, which was granted an all alcohol common victualer license. The only current permit is for demolition, no building permit has been issued yet.

Chair Doucette stated that there should be a status report on Bar Cino for the next meeting.

Chair Doucette noted that there is no longer a print version of the Watertown TAB, so that in order to comply with publication requirements legal notices of license applications are being placed in Boston Globe.

David Doneski, of City Attorney KP Law, stated that in order to comply with statutory requirements specifying publication of notice in a newspaper, the Board must follow a print medium requirement; but that for notices not required by statute, the Board could consider amendment of its regulations to provide for alternative forms of notice.

Chair Doucette stated that she was interested in finding an alternative means of notice where permissible, and commented that a public notice board or on-line means of notice is more likely to be seen.

Noelle Gilligan noted that the TAB still has an on-line version, and stated that the cost of advertising in the Boston Globe had increased from the level of \$31 to \$350.

Ms. Gilligan also asked about issuing a letter to all alcohol common victualer license holders regarding the Board's approval of earlier Sunday service hours. Attorney Doneski stated that he would prepare a letter.

Start: 7:19PM
End: 8:35PM

Donna B. Doucette, Chairman

Present: Donna B. Doucette, Sandra Kasabian-Hoffman, John Labadini, Jim Tsekrekas
Also Present: Head Clerk, City Clerk's Office - Noelle Gilligan, Watertown Police Sgt. Ken Swift, Attorney David Doneski

BP Watertown Hotel Licensee, LLC
d/b/a Hampton Inn & Suites Hotel
25 Bond Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of BP Watertown Hotel Licensee, LLC d/b/a Hampton Inn & Suites Hotel for approval of a change of manager of its premises at 25 Bond Street licensed for all alcohol common victualer service.

Genevieve Humphrey, the proposed manager, appeared on behalf of the licensee.

Ms. Humphrey explained that she had just taken over as manager, because the last general manager had retired. She stated that the applicant will be changing over all the license names. Ms. Humphrey noted that she had previously worked in the restaurant business and has alcohol service experience, although this will be the first alcohol license for which she will be the manager. Previously, she served as an assistant general manager for a Residence Inn property.

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

After hearing, the Licensing Board voted unanimously to approve Ms. Humphrey as manager, subject to the following conditions:

1. The new manager of record, Genevieve Humphrey, shall ensure that any employees engaged in the sale of alcohol shall complete a valid alcohol awareness training program (e.g., TIPS) upon hire or expiration of certification. A copy of employee certifications shall be maintained by the licensee and made available upon request to any agent of the Licensing Board.
2. All other conditions of the license shall remain in place.

JKT Watertown Partners LLC
d/b/a Conley's Pub & Grille
93 Foster Street
Brighton, MA 02135

The Watertown Licensing Board met to consider the application of JKT Watertown Partners LLC d/b/a Conley's Pub & Grille for approval of a transfer to it of the All Alcohol Common Victualer License held by Archon, Inc. d/b/a Conley's Pub & Grille for exercise at 160-168 Belmont Street.

Attorney Joseph Noone appeared in support of the application, together with Timothy Warner, James O'Rourke, and Kevein Treanor, managers of the LLC.

Attorney Noone stated that Mr. O'Rourke has worked at Conley's for 12 years as a chef, and he currently operates a pub in Winchester and Arlington Heights; and he is also a partner with Mr. Treanor

in a Fresh Pond beer garden business that opened this summer. He added that Mr. Treanor operates four restaurants, including locations in Cambridge and Boston, including The Merchant. Further, Mr. Warner has been a business partner with Mr. Treanor. Mr. O'Rourke and Mr. Treanor are TIPS certified. Attorney Noone stated that the restaurant will cater to the local population and families, and that the principals are well versed in running this type of establishment.

Attorney Noone explained that there are six more years on the current lease of the premises, which will be assigned to the applicant, with an option for four more. He stated that Mr. O'Rourke would be the manager for the foreseeable future and will spend the majority of his time at this location, since he has experienced personnel at his other restaurants.

In response to questions from the Board, Attorney Noone stated that Mr. O'Rourke would hand off his duties after the business is up and running with a period of experience; that the operating concept will remain an American fare restaurant – pub food, but with some updates to the menu; and that there will be some 'sprucing up' of the interior of the premises but that there are no physical alterations planned at present.

Stephen Conley, president of Archon, Inc., stated he has operated the restaurant for 21 years and sees this applicant group as the right people to take over the operation and take it in the right direction.

The Health Department reported that a food establishment permit is pending approval.

Sgt. Swift reported that the Police Department had no objection to approval of the proposed transfer, provided that the conditions stated below were imposed. He also stated that he had contacted communities in which the principals operate other restaurants, and got no negative reports.

After hearing, the Licensing Board voted unanimously to approve the transfer of the license, subject to the following conditions:

1. The description of the licensed premises is as follows: two bar areas, kitchen, two dining rooms, and four restrooms; three entrances and three exits on street level of Belmont Street; full basement for storage; occupancy capacity of 144 people; approximately 2,220 square feet.
2. The hours of operation shall be 11:00 a.m. to 1:00 a.m. Monday through Saturday, and 10:00 a.m. to 12:00 midnight on Sunday.
3. Seating shall be for 144 persons, as shown on the plan submitted (sketch plan entitled "Conley's 164 Belmont St Watertown Existing Floor Plan").
4. The manager, James O'Rourke, 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.
5. Copies of all alcohol awareness training certifications shall be maintained by the licensee and reviewable upon request.

The Licensing Board also unanimously voted to grant a common victualer license, in accordance with the conditions for the alcohol license.

JKT Watertown Partners LLC
d/b/a Conley's Pub & Grille
93 Foster Street
Brighton, MA 02135

The Watertown Licensing Board met to consider the application of JKT Watertown Partners LLC d/b/a Conley's Pub & Grille for a Six-Day Entertainment License, a Sunday Entertainment License, and a Music Box License to be exercised at 160-168 Belmont Street in connection with operation of the Conley's Pub & Grille restaurant.

Attorney Joseph Noone appeared in support of the application.

Attorney Noone stated that there is an existing music box and the applicant may have musicians perform occasionally, but that there are no firm plans for a regular schedule at this point.

Sgt. Swift reported that the Police Department had no objection to the granting of the requested licenses, provided that the conditions stated above were imposed.

After hearing, the Licensing Board voted unanimously to grant the requested entertainment licenses, for musical entertainment, subject to the following conditions:

1. The number of musicians shall be limited to three, one of which may be a singer
2. Instruments shall be limited to a piano, string and reed.
3. The space to be used for entertainment shall be limited to the area shown on the plan submitted (sketch plan entitled "Conley's 164 Belmont St Watertown Existing Floor Plan").
4. No dancing shall be allowed.
5. The hours of exercise for the six-day license shall be Monday through Friday, 6:00 p.m. to 12:00 a.m., and Saturday 12:00 p.m. to 12:00 a.m. The hours for the Sunday license shall be 10:00 a.m. to 10:00 p.m.
6. A full-service menu and kitchen hours must be maintained when entertainment is offered.
7. The restaurant seating shall decrease by eight persons during hours entertainment is offered.

The Licensing Board also voted unanimously to grant a music box license, subject to the following conditions.

1. The license shall be limited to one music box, to be located in the area shown on the plan submitted (sketch plan entitled “Conley’s 164 Belmont St Watertown Existing Floor Plan”).
2. The hours of exercise for the license shall be the same as the regular hours of operation of the restaurant.