



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

DONNA B. DOUCETTE
SANDRA KASABIAN HOFFMAN
JOHN LABADINI

ALTERNATE MEMBER
JIM TSEREKAS

MINUTES JULY 20, 2023

1. Special Licenses

- Rudra Darai** **Approved 3-0**
College Graduation Party, One-Day All Alcohol License
St. James Armenian Church, 465 Mt. Auburn Street July 30

John Piranosian, facilities manager for St. James Church, appeared in support of the application. Chair Doucette reviewed the elements of the application: estimated attendance of 200 persons, applicable wholesaler supply agreement, site layout, TIPS certifications. She noted that St. James Church was allowing its nonprofit status to be used for the all alcohol license, and that the church will have the liability obligation. Mr. Piranosian stated that it is a party for one graduate and the attendees will be mostly family and extended family. Id's will be checked and wristbands given to identify those persons eligible to purchase alcohol. Staff will walk the side streets to make sure there is no double or illegal parking during the event. Mr. Piranosian stated there are 72 parking spaces in the adjacent lots, and that the hosts were aware they have to make an application to the Health Department for food service. The Health Department reported that permit application review was pending. Sgt. Swift 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 and Health Department permitting.

- Jessica Reed Peterson, Arsenal Yards** **Approved 3-0**
One-Day Wine & Malt License, and Entertainment License
Food Festival September 20, 2023 (rain date September 21)
130 Arsenal Yards Boulevard

Jessica Reed Peterson, marketing director, appeared in support of the application. Chair Doucette reviewed the elements of the application: an ABCC approved alcohol provider, TIPS certifications for alcohol servers, liability insurance, site layout for the event, hours of 4:00 p.m. to 7:30 p.m. Ms. Reed Peterson described the second annual 'Stick a Fork In It' food festival event. Maximum attendance is 500 people, but the River Green area has a maximum single time capacity of 200 people. It is a ticketed event, with all tickets sold in advance. Guests will have

access to sampling at participating restaurants and the bar and entertainment in the River Green, which will be enclosed with fencing. Staff will be present to ensure no more than 200 people are in the area at a time. She noted that attendance did not get close to that number for the previous year's event. Arsenal Yards staff will do guest check-in and there will be a separate check-in to get a wrist band for alcohol purchase before entering the River Green. Patrons will be asked for identification when they purchase alcohol. The anticipated entertainment is a local small band, maximum of a trio, on stage. The band has not been selected yet, but it is intended to provide ambiance background music. The band will face forward, toward the turf area. Ms. Reed Peterson presented a site plan and described the layout for the event; guests will be able to walk along the perimeter of the Shake Shack and Buttermilk and Bourbon restaurant sites to access the park. The layout will not give access to the event for patrons of the Mighty Squirrel beer garden. 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 licenses, subject to the conditions requested by the Police Department and clarification of any applicable zoning issues.

- Lori Sorial, Armenian Bone Marrow Donor Registry** Approved 3-0
Walk-A-Thon **September 24, 2023**

Lori Sorial appeared in support of the application and explained the route of the walk. This is the 12th annual event for this organization, with headquarters in Los Angeles. It is the main fundraising event of the year for the New England support group. Check-in will be at St. James Armenian Church, 465 Mt. Auburn Street. Participants will walk down Mt. Auburn Street to the Faire on the Square event at Saltonstall Park in Watertown Square. They will use only the sidewalks. Ms. Sorial stated that, typically, there have been 50 participants. 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.

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| 2. Wake Me Up, Inc.
d/b/a Chayen Thai Cookery
620 Mt. Auburn Street
Change of Location for All Alcohol Common Victualer License and Entertainment Licenses | Approved 3-0 |
| 3. Kitty & Ella Inc.
d/b/a ChitCha
123 Mt. Auburn Street
Common Victualer License | Granted 3-0 |

4. Kura Sushi USA Inc. Granted 3-0
d/b/a Kura Sushi Revolving Sushi Bar
101 Bond Square
**Change of Manager and Officers and Directors for Wine and Malt
Common Victualer Licensee**
5. BMartco Inc. Granted 3-0
d/b/a Stella's Pizza
605 Mt. Auburn Street
Common Victualer License
6. Unique Concepts LLC Granted 3-0
d/b/a Anoush'ella Café
47 Nichols Avenue
Common Victualer License and BYOB Permit
7. Rishabh Inc. Approved 3-0
d/b/a Vahey's Liquors
401-405 Main Street
Transfer of All Alcohol Package Goods Store License
8. Inversiones Lizeth Corporation Granted 3-0
d/b/a Las Amigas
222 Arsenal Street
All Alcohol Common Victualer License
- Start: 7:19PM
End: 9:09PM
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Donna B. Doucette, Chair
- Present: Donna B. Doucette, Sandra Kasabian Hoffman, Jim Tsekrekas
Also Present: Licensing Board Clerk - Noelle Gilligan, Watertown Police Sgt. Ken Swift,
Attorney David Doneski

Wake Me Up, Inc.
d/b/a Cha Yen
611-613 Mt. Auburn Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Wake Me Up, Inc. d/b/a Cha Yen for approval of a change of location for its All Alcohol Common Victualer License, and for a 6-Day Entertainment License and a Sunday Entertainment License to be exercised at 620 Mt. Auburn Street.

Manita Bunnagitkarn, president, appeared in support of the application. She reported the following: the premises will need renovations, to bring it up to code; the existing seating will decrease from 86 to 70; the location of the exhaust hood and electrical panel will not change; most of the work involves dining room layout changes; a building permit for the required work was issued earlier in the week. For the entertainment licenses, the expected form of entertainment is a live band, to help support young artists, though it will usually be a single instrument performer – from among students of Ms. Bunnagitkarn’s husband, who is a musician.

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

The Building Department reported that a certificate of occupancy and certificate of inspection will be required. The Health Department reported that a food service permit is pending, and the Zoning Enforcement Officer reported no objection.

After hearing, the Licensing Board voted unanimously to approve the change of location, from 611-613 Mt. Auburn Street to 620 Mt. Auburn Street, subject to the following conditions:

1. The new address for the licensed premises will be 620 Mt. Auburn Street.
2. The description of the licensed premises is as follows: 1,850 square feet with 2 entrances, a full service restaurant with 3 restrooms, fully equipped kitchen, and dry storage in the basement.
3. The number of seats shall be 86, as shown on the plan submitted (plan entitled “Cha Yen Thai Cookery 620 Mount Auburn Street Watertown, Massachusetts Enlarged Plans – Kitchen – Dining – Bar Interior Elevations,” sheet no. A451).
4. The hours of operation shall be Monday through Saturday 8:00 a.m. to 1:00 a.m., and Sunday 10:00 a.m. to 12:00 a.m.
5. All other conditions of the license shall remain in place.

The Licensing Board also voted unanimously to grant a 6-Day Entertainment License, subject to the following conditions:

1. The hours of operation shall be 8:00 a.m. to 1:00 a.m. Monday through Saturday.
2. Musicians shall be limited to four, including one singer.
3. Neither the band nor the patrons shall impede access to the entrance or exits of the restaurant.
4. The entertainers shall perform in the area designated on the plan submitted (annotated copy of the plan described above, with designations “Dance floor” and “Live band”).
5. Music must be kept at a reasonable and unobtrusive level.
6. A full service menu must be available during hours of entertainment.

In addition, The Licensing Board voted unanimously to grant a Sunday Entertainment License, subject to the following conditions:

1. The hours of operation shall be 12:00 a.m. to 12:00 a.m.
2. Musicians shall be limited to four, including one singer.
3. Neither the band nor the patrons shall impede access to the entrance or exits of the restaurant.
4. The entertainers shall perform in the area designated on the plan submitted (annotated copy of the plan described above, with designations “Dance floor” and “Live band”).
5. Music must be kept at a reasonable and unobtrusive level.
6. A full service menu must be available during hours of entertainment.

Kitty & Ella Inc.
d/b/a ChitCha
123 Mt. Auburn Street
Waltham, MA 02472

The Watertown Licensing Board met to consider the application of Kitty & Ella Inc. d/b/a ChitCha for a common victualer license to be exercised at 123 Mt. Auburn Street.

Hau Man Yip, manager, appeared in support of the application, and stated that the location is the site of an existing restaurant. The seating will be three indoors and three outside, and the seating in general is to be discussed with the Zoning Enforcement Officer.

The Building Department reported that an updated certificate of occupancy is required. The Health Department and the Zoning Enforcement Officer did not report any objection to the application.

Sgt. Swift reported that the Police Department had no objection to the granting of the requested license, provided that the conditions stated in items 1 -3 below were imposed.

After hearing, the Licensing Board voted unanimously to grant a common victualer license, subject to the following conditions:

1. The hours of operation shall be no more than 12:00 p.m. to 9:00 p.m. Sunday through Saturday.
2. There shall be no alcoholic beverages on the premises.
3. The number of seats shall be 6 and seating shall be limited to the area shown on the plan submitted (graphic sketch labeled “ChitCha”).
4. Approval of outdoor seating is for only until the special exemption for such seating allowed under state legislation in response to the COVID-19 pandemic ends (currently authorized by Chapter 2 of the Acts of 2023). The applicant must return to the Licensing Board after review by the Zoning Enforcement Officer and issuance of a certificate of occupancy.

Kura Sushi USA, Inc.
d/b/a Kura Sushi Revolving Sushi Bar
101 Bond Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Kura Sushi USA, Inc. d/b/a Kura Sushi Revolving Sushi Bar for approval of a change of manager of its premises at 101 Bond Street licensed for Wine and Malt Common Victualer Service, and for approval of a change of officers and directors.

Randy Velez, assistant manager in training, appeared on behalf of the licensee. He stated that the meeting to appoint new directors was in August of 2022, but that there was a delay in submitting the application to the Board. He explained that Mr. Johnson has food service experience and has been advising the restaurant regarding the sale of alcohol and procedures for verifying age of customers. Mr. Johnson was transferred to Watertown from another Kura Sushi location; he was originally from Massachusetts.

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

After hearing, the Licensing Board voted unanimously to approve Rashad Johnson as manager, subject to the following conditions:

1. The new manager, Rashad Johnson, shall ensure that all bartenders and servers 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 available upon request.
2. All other conditions of the license shall remain in place.

In addition, the Licensing Board voted unanimously to approve a change of officers and directors as follows: Brent Takao as Treasurer and Secretary; new slate of directors - Hajime Uba (also serving as president), Shintaro Asako, Kim Ellis, Carin L. Stutz, Seitaro Ishi, and subject to the following condition: all conditions of the license shall remain in place.

Bmartco Inc.
d/b/a Stella's Pizza
380 Cabot Street
Beverly, MA 01915

The Watertown Licensing Board met to consider the application of Bmartco Inc. d/b/a Stella's Pizza for a common victualer license to be exercised at 605 Mt. Auburn Street.

Bedros Martayan, manager, appeared in support of the application. Mr. Martayan stated that he was formerly the owner of Back East Grill in Beverly, which was just sold. He is proposing this new business at the site of an existing pizza parlor. He is currently training the buyer of the Beverly restaurant, and will move to Watertown on August 1. The lease for the premises starts September 1.

The Building Department and the Zoning Enforcement Officer did not report any objection to the application. The Health Department reported that a food service permit is pending.

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

After hearing, the Licensing Board voted unanimously to grant a common victualer license, subject to the following conditions:

1. Description of premises is as follows: estimated 900 square feet, with one bathroom, two entrances/exits.
2. Seating capacity shall be 24, as shown on the plan submitted (sketch plan entitled "Seating / 24 seats").

3. The hours of operation shall be Sunday through Thursday 11:00 a.m. to 9:00 p.m., and Friday and Saturday 11:00 a.m. to 10:00 p.m.
4. There shall be no alcoholic beverages on the premises.

Unique Concepts LLC
d/b/a Annoush'ella Café
35 West Newton Street
Boston, MA 02118

The Watertown Licensing Board met to consider the application of Unique Concepts LLC d/b/a Annoush'ella Café for a Common Victualer License and a BYOB permit to be exercised at 47 Nichols Avenue, at the Armenian Cultural and Education Center (ACEC).

Aleksandr Bakhrakh, premises manager and a principal of the applicant, appeared in support of the application. Mr. Bakhrakh stated that the applicant has general liability and liquor liability insurance. Unique Concepts has taken over operation of the kitchen in the ACEC, and will be running a restaurant operation. Mr. Bakhrakh stated he would be on-site for at least the first six months of operation. The business will operate largely as a 'virtual kitchen', providing mostly delivery food through other vendors, such as Uber Eats. Mr. Bakhrakh noted that the kitchen had also been operated as a local food service establishment, and the plan is to do that on Thursdays. He added that in connection with that he had received many requests to bring wine or beer.

Raffi Festekjian, a manager of the LLC, explained that the idea is to use the gym, with possible functions on weekends, and with the kitchen serving as the main caterer. During the week, the business will be mostly a delivery operation, running as a 'ghost kitchen'. The gym will still be used as a gym; and the kitchen will provide lunch during the school year. Mr. Festekjian stated that the applicant already has other operations in the Boston area. The plan for Watertown is to help the community come together and to contribute to the viability of the ACEC. There are about six or seven sister organizations to the ACEC that are allowed to use the kitchen, but other outside users would have to have an agreement with Unique Concepts, which will supervise operations, including food storage, etc. Historical events at the ACEC, such as the church bazaar, will continue as in the past, but there will be a need to make sure that code requirements are followed for food service operations. In the summer, the plan is to hold an outside function once or twice a week. There is a possibility of enclosing the courtyard and if that occurs it will allow for expanding the operation.

Mr. Bakhrakh stated that the applicant has received a Health Department permit for the kitchen, for third-party delivery, catering and take out. The present application is to allow seating for meals. For BYOB, Mr. Bakhrakh stated that the applicant will check identification of patrons and take the alcohol they bring to the premises in order to serve it to them. He noted he has worked in restaurants for 30 years, and as a manager for 24 years.

Sgt. Swift reported that the Police Department had no objection to the granting of the requested license and permit, provided that the conditions stated below were imposed.

The Building Department reported that the applicant must obtain a certificate of occupancy for the proposed operation.

After hearing, the Licensing Board voted unanimously to grant a Common Victualer License and Bring Your Own Bottle permit, subject to the following conditions:

1. BYOB service is limited to wine and malt beverages only.
2. The hours of operation shall be Monday through Saturday 4:00 p.m. to 12:00 a.m., and 11:00 a.m. to 12:00 a.m. on Sunday.
3. BYOB service shall be limited to the period from start of service hours until one half-hour prior to closing time.
4. The seating capacity shall not exceed 200, as shown on the plan submitted (graphic sketch showing placement of tables in the auditorium/gym portion of the building).
5. The manager, Aleksandr Bakhrakh, shall ensure that all servers of alcoholic beverages are at least 21 years of age, successfully complete alcohol awareness training (e.g., TIPS), and demonstrate an understanding of the rules, regulations and ordinances associated with the exercise of a BYOB permit.
6. All servers of alcohol shall be properly trained in the proper resealing and bagging of partially consumed wine in accordance with the method designated in the regulations of the Alcoholic Beverages Control Commission, as stated in 204 CMR 2.18.

Rishabh, Inc.
d/b/a Vahey's Liquors
35 Watson Lane
Woburn, MA 01801

The Watertown Licensing Board met to consider the application of Rishabh, Inc. d/b/a Vahey's Liquors for approval of a transfer to it from Metro-Mini-Mart d/b/a Vahey's Liquors of the All Alcohol Package Goods Store License exercised at 401-405 Main Street.

Prasha Patel appeared in support of the application, and stated he was acting on behalf of his mother, a principal of the applicant. Mr. Patel stated there was no plan to change the current business operation. He explained that the family owns a liquor store in Tyngsborough, so it has sales experience. Mr. Patel added that the business is mostly operated by his mother and father, who live in Woburn. His father manages the Tyngsborough store, his mother, brother and he will manage the Watertown store. He stated that all of them had worked in the store in

Tyngsborough. Currently, they use an identification verification system, and also a phone app to double check, for alcohol purchases. Mr. Patel noted that the applicant will be buying both the Vahey's and Metro-Mini-Mart businesses.

The Health Department reported that the applicant must apply for a retail food permit.

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

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

1. The hours of operation will be from 8:00 a.m. to 11:00 p.m. Monday through Saturday, and 10:00 a.m. to 11:00 p.m. on Sunday.
2. The alcohol sales area shall be as shown on the plan submitted (floor plan drawing with area designations for "Vahey's Liquors" and "Metro Mini Mart Convenience").
3. Any employees engaged in the sale of alcohol must obtain a valid alcohol awareness training program certificate within 90 days of their employment, and a copy of the certifications shall be forwarded to the Licensing Board clerk.
4. Alcohol shall not be exposed for sale, and will be secured, during hours in which Vahey's Liquors is not open for business and the adjacent Metro-Mini-Mart is open for business.
5. No alcohol shall be consumed on the premises.

Inversiones Lizeth Corporation
d/b/a Las Amigas
222 Arsenal Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Inversiones Lizeth Corporation d/b/a Las Amigas for an All Alcohol Common Victualer License to be exercised at 222 Arsenal Street.

Karin Kell, a director of the corporation, and Maria Gloria Lopez Paz, the president, appeared in support of the application.

Chair Doucette asked about the make-up of the board of directors of the corporation and the corporate officers, and the fact that the president is not a U.S. citizen. Ms. Kell stated that she had contacted the Alcoholic Beverages Control Commission, which made a recommendation regarding the corporate structure, and that she also got a recommendation from the State

Secretary's office regarding language to use in the organizational documents. Chair Doucette stated that, as directors, Ms. Kell and her son will be responsible for operations of the business.

Ms. Kell explained that the business concept is a family restaurant, with 50 seats, two dining rooms and a small bar. It has been in operation two years, but was purchased by the applicant in the last year. They are looking to add alcohol service. She stated that the restaurant hours are now 11:00 a.m. to 9:00 p.m., which is workable for her as she transitions from a job as an educator. Ms. Kell noted that she and one of Ms. Lopez Paz's sons are TIPS certified. She stated that Ms. Lopez Paz only speaks Spanish, but operated three restaurants in Honduras, and is in the process of getting TIPS certification. She added that her own son will also be working on-site, and is in the process of getting TIPS-certified.

The Building Department reported that a certificate of inspection is required.

The Health Department and Zoning Enforcement Officer reported no objection.

Sergeant Swift reported that the Police Department had no objection to the granting of the requested license, provided that the conditions stated below were imposed.

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

1. The description of the premises is as follows: approximately 2,400 square foot restaurant, with kitchen, two restrooms, basement, bar, two entrances/exits, with seating for 50 as proposed in the plan submitted (annotated copy of plan sheet A-100 from plan set for "222 Arsenal Street Watertown MA" design by Berdi Consulting).
2. The hours of operation shall be Sunday through Saturday, 11:00 a.m. to 12:00 a.m.
3. Seating inside for 50 as shown on the plan submitted.
4. The owner, Maria Gloria Lopez Paz, 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 be reviewable upon request.