



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 OCTOBER 19, 2023

ACCEPTANCE OF MINUTES: NOVEMBER 21, 2023

1. Special Licenses

- Yidnekachen Gebreyes** **Approved 3-0**
Fundraiser event for Mekane Hiwot Saint Michael Ethiopian
Orthodox Tewahido Church One-Day Wine and Malt License
Armenian Cultural & Educational Center, Inc.
47 Nichols Avenue **October 21**

Yidnekachen Gebreyes, public relations officer for the church, appeared in support of the application. Chair Doucette reviewed the elements of the application: a fundraiser for St. Michael Ethiopian Church, alcohol supply purchase order with ABCC-approved wholesaler, TIPS certification, layout, crowd manager certifications. Yidnekachen Gebreyes stated that the event is a fundraiser to support the church and is designed as a dinner. Church members and others have been invited. The plan is to offer beer and wine as an accompaniment to the food. Tickets may be purchased on the day of the event. For alcohol consumption, wristbands will be issued to those eligible for service, after identification has been checked. Preparation is proposed to start at noon, with the end time for the event at 11:00 p.m. Chair Doucette asked if an 11:00 p.m. end time, with all persons leaving by 11:30, was acceptable to the Police Department. Lt. Delaney stated that those hours were acceptable, subject to the Board's approval. The Building and Fire Departments and Zoning Enforcement Officer had no comment on the application. The Health Department reported that a food service permit had been issued. Lt. Delaney 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.

- John Donohue, Donohue's Bar & Grill** **Approved 3-0**
87 Bigelow Avenue
Annual 5k Road Race Turkey Trot **November 23**

John Donohue appeared in support of the application, and explained that the Turkey Trot benefits the Watertown Boys and Girls Club and a Boston Boxing program. Chair Doucette reviewed the elements of the application: route description and map; advertising content. Mr. Donohue stated that this will be the 18th annual event, and will follow the same route as when the

event began, beginning and ending at Bigelow Avenue. There will be an estimated 1500 runners. Mr. Donohue noted he had spoken to the Department of Public Works regarding the set-up of cones to mark the route, and he added that there would be volunteers to assist participants with road crossings. The Building and Fire Departments and Zoning Enforcement Officer had no comment on the application. Lt. Delaney 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. [Board member Labadini recused himself from this matter, noting that he was a member of the Boys and Girls Club's board of directors, and Alternate Member Tsekrekas participated as a voting member.]

2. Ole Tapas LLC Approved 3-0
643 – 649 Mt. Auburn Street
Change of d/b/a name for All Alcohol Common Victualer License
3. Watertown Halva LLC Granted 3-0
d/b/a Halva Kebab
39 Mt. Auburn Street
Common Victualer License
4. Sister Chen, Inc. Granted 3-0
d/b/a Sichuan Cuisine
30 Mt. Auburn Street
All Alcohol Common Victualer License
5. AVR Plus, Inc. Granted 3-0
656 Main Street
Motor Vehicle Repair License
6. XZH, II, Inc. Continued to November 16, 2023
d/b/a New Ginza
63 Galen Street
Alteration of Premises for All Alcohol Common Victualer License

7. Comments by Board and Police Department None

Start: 7:20PM
End: 8:40PM


Donna B. Doucette, Chair

Present: Donna B. Doucette, Sandra Kasabian Hoffman, John Labadini, Jim Tsekrekas
Also Present: Watertown Police Sergeant Ken Swift, Attorney David Doneski

Ole Tapas, LLC
d/b/a Olespana Whiskey & Tapas
643 – 649 Mount Auburn Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Ole Tapas, LLC for approval of change of d/b/a name for the exercise of its All Alcohol Common Victualer license at 643 – 649 Mount Auburn Street, from Ole Canalla to Olespana Whiskey & Tapas.

Peter Pyne, manager of the LLC, appeared in support of the application. Mr. Pyne explained that the licensee was proposing to change the name to something easier for customers to pronounce.

The Building, Fire and Health Departments, and the Zoning Enforcement Officer had no comment on the application.

Lt. Delaney reported that the Police Department had no objection to the proposed name change, provided that the conditions stated below were imposed.

After hearing, the Licensing Board voted unanimously to approve the proposed change of d/b/a name to Olespana Whiskey & Tapas, subject to the following conditions:

1. The new d/b/a name shall be listed as follows: Olespana Whiskey & Tapas.
2. All conditions of the license shall remain in place.

Watertown Halva LLC
d/b/a Halva Kebab
39 Mt. Auburn Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Watertown Halva LLC d/b/a Halva Kebab for a common victualer license to be exercised at 39 Mt. Auburn Street.

Joseph Dagdelen and Mehmet Ali Dagdelen appeared in support of the application, and Joseph stated that he would be translating for Mehmet Ali, his father, who is the manager of the LLC. Joseph Dagdelen explained that the restaurant will offer Turkish and Mediterranean cuisine, and that the applicant has an existing business location in New Jersey. He stated that he manages the New Jersey location and his father will manage in Watertown; they have been working together for four years. Joseph noted that his father had not yet rented an apartment in the area, and is currently staying in a hotel. Chair Doucette responded that once Mr. Dagdelen has a local address and phone number, that information must be provided to the Board clerk.

In response to a question from a member of the audience, Joseph Dagdelen stated that the location was the site of the former New Yorker Diner, which has closed. An opening at the end of October or beginning of November is anticipated.

The Building, Fire and Health Departments, and the Zoning Enforcement Officer reported no objection to the application.

Lt. Delaney 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 a common victualer license, subject to the following conditions:

1. The hours of operation shall be 11:00 a.m. to 11:00 p.m. Monday through Sunday.
2. The seating capacity shall not exceed 35 persons, as shown on the plan submitted (sketch plan showing interior layout, including kitchen and service areas, and seating areas).
3. There shall be no alcoholic beverages on the premises.

Sister Chen, Inc.
d/b/a Sichuan Cuisine
141 Pierce Street
Malden, MA 02148

The Watertown Licensing Board met to consider the application of Sister Chen, Inc. d/b/a Sichuan Cuisine for an All Alcohol Common Victualer License to be exercised at 30 Mt. Auburn Street.

Attorney Meihuei Hu appeared in support of the application together with the asst. alcohol manager. Attorney Hu reported that the president of the corporation, Xin Chen, and proposed manager, Xiao Hui Chen, were both out of the country. Attorney Hu stated that the restaurant opened in 2018 and has done well. The applicant proposes to serve alcohol, in response to patrons asking for such service. Attorney Hu explained that the applicant's preference would be a beer and wine license but that none is currently available, so the request is for an all alcohol license. In addition, the applicant is looking to enhance the restaurant menu. Whether service remains limited to beer and wine will depend on demand from patrons.

Attorney Hu stated that proposed manager Xiao Hui Chen has 10 years of experience on premises licensed for alcohol service, and is currently a manager of a restaurant in Medford with an all alcohol license. Xiao Hui Chen is TIPS certified, and will devote more time to this Watertown site when the alcohol license is issued.

The Building and Health Departments, and Zoning Enforcement Officer reported no objection to the application; and the Fire Department had no comment.

Lt. Delaney reported that the Police Department had no objection to the grant 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: 1,250 square feet, consisting of a dining room, kitchen, restroom, front entrance/exit, and rear exit.
2. The hours of operation will be Sunday through Thursday, 11:00 a.m. to 9:00 p.m., Friday and Saturday 11:00 a.m. to 11:00 p.m.
3. Seating capacity shall be limited to 30 persons, as shown on the plan submitted ("Sichuan Restaurant 30 Mt Auburn St Watertown MA 02472," sheet A-1, Exist/Demo First Floor Plan, by Marty Sonbolian, P.E.).
4. The manager, Xiao Hui Chen, 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.

AVR Plus, Inc.
10 Middle Street Court, Unit 1
Waltham, MA 02451

The Watertown Licensing Board met to consider the application of AVR Plus, Inc. for a motor vehicle repair license to be exercised at 656 Main Street.

Vasily Avram, president, appeared in support of the application. Mr. Avram stated he was a mechanic, and has operated a business at another location since 2011 – in Newton, and has worked at the Alpha Omega repair business in Watertown. Chair Doucette summarized the lease provisions for the subject property, and stated that she would direct the Board clerk to remove the sales area designation on the plan submitted since auto sales have not been approved at the site.

A member of the audience, Joyce Barron, who identified herself as living next door to the subject property, expressed concern about the ability to put eight cars on the site and possible obstruction of views by the vehicles. Chair Doucette referred to the designated locations for vehicle parking on the plan submitted, and stated her view that there should be sufficient area with the space available. She also noted that the property is the site of an existing vehicle repair

facility, and added that if there is evidence that the number is too high the Board could look at the issue. Board member Kasabian Hoffman asked if the maximum number of cars proposed is the same as applies to the current license for the property and Chair Doucette stated yes. Board member Kasabian Hoffman also asked if there was any record of complaints regarding the existing operation, and Lt. Delaney responded that he had no knowledge of any complaints.

Mr. Avram requested that the license designate a d/b/a name of Alpha Omega.

The Building, and Health Departments reported no objection to the application; and the Fire Department and Zoning Enforcement Officer had no comment.

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

After hearing, the Licensing Board voted unanimously to grant the motor vehicle repair license, subject to the following conditions:

1. Premises include a 2-bay garage, one office, one bathroom, and one boiler room on approximately 6,631 square feet of land.
2. The maximum number of vehicles allowed on the premises shall be eight.
3. The hours of operation shall be 8:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturday.
4. All deliveries and transfer of vehicles shall be made on the property, and not on the public way.
5. There shall be no alcoholic beverages on the property.
6. The business may operate under the name Alpha Omega, subject to Police Department confirmation of no other such name in Watertown, and the filing of a d/b/a certificate in the City Clerk's office as required by law.

XZH, II, Inc.
63-65 Galen Street
Watertown, MA 02472

A hearing was scheduled to be held on the application of XZH, II, Inc. for approval of alteration of its premises at 63-65 Galen Street licensed for All Alcohol Common Victualer Service. No one appeared on behalf of the applicant. The Board voted to continue the hearing to November 16, 2023 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.