



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 DECEMBER 21, 2023

1. Special Licenses

- Darian B. Gambrell** **Approved 3-0**
Walk-a-Thon for DEAF, Inc.
April 27, 2024 **rain date: June 1, 2024**

Darian Gambrell appeared in support of the application. Chair Doucette reviewed the elements of the application: 9:00 a.m. to 11: a.m.; more than 75 attendees, of all age groups; the route description and map – starting at 50 Hunt Street and heading north toward Galen Street, and finishing after a final turn onto Charles River Road. Ms. Gambrell confirmed that the route ends at 50 Walnut Street. The Building Department had no comment on the application. The Fire and Health Departments and Zoning Enforcement Officer reported no objection to the application. Captain 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.

- Naveen Pawar** **Approved 3-0**
City Inauguration Reception One-Day Malt Beverages License
Commander's Mansion
440 Talcott Avenue **January 2, 2024**

Megan Brown, an employee of Mighty Squirrel brewery, appeared in support of the application. Chair Doucette reviewed the elements of the application: 7:00 p.m. to midnight; 250+ attendees, mostly over 21; layout for alcohol service, to be removed at the end of the event; TIPS certifications for two servers; alcohol to be provided and served by Mighty Squirrel LLC. Ms. Brown stated that a Mighty Squirrel owner and the director of its tap rooms will be present on behalf of the brewery. There is not an expectation of anyone under 21 attending, but wristbands can be issued to designate those attendees eligible for alcohol service. There will be one bar set-up, and non-alcoholic beverages will also be offered. Board clerk Gilligan noted that food for the event will be provided by a caterer. The Building Department and Zoning Enforcement Officer had no comment on the application. The Fire and Health Departments reported no objection to the application. Captain 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.

- Ani Zargarian Approved 3-0
New Year's Eve Banquet One-Day All Alcoholic Beverages License
Armenian Cultural Association of America, Inc.
Armenian Cultural and Educational Center, 47 Nichols Avenue
December 31, 2023

Ani Zargarian appeared in support of the application. Chair Doucette reviewed the elements of the application: 7:00 p.m. to 2:00 a.m.; 300 attendees and a family event; contracted alcohol servers; layout of event area; alcohol service liability insurance; TIPS and ServSafe certifications; crowd manager certifications; invoice from ABCC-approved wholesaler; event advertising example. Chair Doucette noted that the application listed a Massachusetts taxpayer id number which was different from the federal EIN. Ani Zargarian responded that the organization is based in Watertown, but is national in scope. There will be no ticket sales at the door, attendees must pay in advance. ID's will be checked at the door and bracelets will be given to everyone 21 and over. The hall capacity is 500, but that many attendees are not expected. Chair Doucette noted that the Health Department reported the requirement of a food permit application, and recommended that the applicant contact the Health Department. The Building and Fire Departments and Zoning Enforcement Officer had no comment on the application. Captain 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 and compliance with the food permit requirement, and with approval for the event to extend to 2:00 a.m., with alcohol service to stop at 1:00 a.m. and all persons to vacate the premises by 2:30 a.m.

- Bottleneck Watertown, LLC Approved 3-0
d/b/a City Works Eatery and Pour House
Extension of Hours for All Alcohol Common Victualer Service
91 Arsenal Yards Boulevard December 31, 2023

David Newman, general manager, appeared in support of the application. He stated that extended hours were being requested for a New Year's event, with alcohol service to end at 1:00 a.m., all activities to end at 2:00 a.m., and patrons to leave the premises by 2:30 a.m. The Building and Health Departments had no comment on the application. The Fire Department and Zoning Enforcement Officer reported no objection to the application. Captain Delaney stated that the Police Department had no objection to the extension of hours requested, subject to the conditions in the department's written report. The Board voted to approve the extended hours, subject to the conditions requested by the Police Department

2. Boston Royal Limousine, Inc. Continued to January 18, 2024
d/b/a Boston Royal Limousine
121 Warrant Street
Livery License
3. Not Your Average Joe's, Inc. Approved 3-0
55 Main Street
**Change of Manager of Premises Licensed for
All Alcohol Common Victualer License**
4. O'Some Café, LLC Approved 3-0
d/b/a O'Some Café
100 Main Street
Common Victualer License
5. Mothership Alewife LLC Approved 3-0
d/b/a Revival Café and Kitchen
99 Coolidge Avenue
Common Victualer License
6. Medium Rare Boston LLC Approved 3-0
d/b/a Medium Rare
107 Bond Square
All Alcohol Common Victualer License and Common Victualer License
7. Comments by Board and Police Department

Chair Doucette asked about information from the DPW or Zoning Enforcement Officer and any others who could provide information regarding the pending application of New Ginza restaurant for alteration of its licensed premises for outdoor seating. David Doneski of City Attorney KP Law noted that the applicant's counsel had stated he would contact the ZEO, and Board Clerk Gilligan reported that the ZEO had been contacted and would be attending the Board's January 18 meeting.

Clerk Gilligan reported that all licensing applications would be moving to an on-line application system, so that Licensing Board applications will be connected with the Health and Building Departments. Information will be collected based on the location of a proposed activity, so as to accommodate all types of licenses. The portal will be *opengov*. Ms. Gilligan

stated she would check on the ability to make information available through the City's TEAMS platform.

Clerk Gilligan stated that Fordee's restaurant did submit a common victualer license renewal application. She also noted that Kura Sushi restaurant had an inspection issue with its exhaust hoods, but that the inspection cannot take place until January 10 so the restaurant will be closed from January 1 until the hoods are approved as compliant.

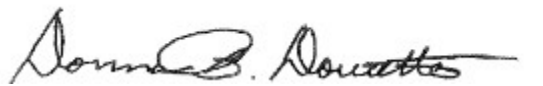
Clerk Gilligan reported that the City Council was looking into eliminating livery licenses, based on the existence of services such as Uber and Lyft. She noted that some surrounding communities are doing away with livery licenses, but still doing vehicle inspections and CORI checks for drivers. She explained that Massport doesn't allow airport car service without certification from the city or town where the driver is based, whether as a license or some other sign-off. She stated that, at present, it appears that Watertown is almost duplicating the state approval process.

Member Labadini commented that he was aware of Uber drivers letting other persons use their vehicles for a fee, and stated that policing of this practice seems a better approach because of driver verification. Clerk Gilligan added that in some other communities taxi medallions are now issued by the police.

Clerk Gilligan reminded the Board about an inquiry on the requirements for giving of notice of applications to the Board. She commented that she was seeing a burden on applicants related to submittals and notices to abutters, given that there is no locally published newspaper and there is a much higher cost for publication in regional papers. She also asked about using constable delivery of notices to abutters instead of certified mail. Ms. Gilligan noted that the City is planning to hire someone to assist with licensing activities, and that this would be a good time to make any changes in the process.

Chair Doucette stated that if there are some abutter notices that are not a statutory requirement the Board could consider changes. Clerk Gilligan asked about a list of what is statutory and what is not, so the Board could review and evaluate. Attorney Doneski stated he would complete his review of the requirements and circulate a document to the members. Chair Doucette commented that there should be a discussion as a board, and Attorney Doneski stated that it would need to be part of a scheduled meeting.

Start: 7:19PM
End: 8:44PM



Donna B. Doucette, Chair

Present: Donna B. Doucette, Sandra Kasabian Hoffman, John Labadini, Jim Tsekrekas
Also Present: Watertown Police Captain Kenneth Delaney, Attorney David Doneski,
Licensing Board Clerk - Noelle Gilligan

Not Your Average Joe's, Inc.
55 Main Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Not Your Average Joe's, Inc. for approval of a change of manager of its premises at 55 Main Street licensed for All Alcohol Common Victualer Service.

Eric Brown, the proposed manager, appeared on behalf of the licensee.

Mr. Brown stated that he had served as the assistant general manager of the Not Your Average Joe's in Waltham before being promoted and assigned to the Watertown location. He reported that he had been at the Watertown location since the last week of August. When asked by Chair Doucette if he had seen the Licensing Board's rules and regulations, he responded no and that he was not aware of the need to apply for approval of a change of manager right at the time of the change. Chair Doucette pointed out that the rules and regulations specify the requirement of giving notice of a new manager. Board clerk Gilligan noted that a copy of the rules and regulations had been sent to the applicant.

Mr. Brown explained that he has been with Not Your Average Joe's since 2021, and previously worked for the King's restaurant/bowling company from 2016 to 2020. His role has been mostly in management with four of the company's locations in area. He added that the prior general manager had transferred to the Hyannis location.

Captain Delaney 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 Eric Brown as manager, subject to the following conditions:

1. The new manager, Eric Brown, shall ensure that all bartenders and servers attend and successfully complete an alcohol awareness training program (e.g., TIPS) within 30 days hire or expiration of certification. Copies of all certifications shall be forwarded to the Town Clerk's office.
2. All other conditions of the license shall remain in place.

O'Some Café, LLC
d/b/a O'Some Café
18 Robin Road
Reading, MA 01867

The Watertown Licensing Board met to consider the application of O'Some Café, LLC d/b/a O'Some Café for a common victualer license to be exercised at 100 Main Street.

Ricci Cheng, manager of the LLC and co-founder, appeared in support of the application.

Mr. Cheng explained that business was begun during the COVID-19 pandemic on a take-out basis, but that now it is attracting more customers from outside Watertown so he would like to provide seating. Those persons and other customers are asking for seating at the premises.

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

Captain 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. Description of premises is as follows: approximately 335 square feet, with front entrance, kitchen, and main seating area; no public bathroom.
2. Seating capacity shall be 5, as shown on the plan submitted (plan entitled "O'Some Cafe existing retail interior alteration, 100 Main Street Watertown, MA" by JC BT Architect, drawing A1.2 – Proposed Floor Plans).
3. The hours of operation shall be Monday through Saturday 7:00 a.m. to 4:00 p.m.; closed on Sunday.
4. There shall be no alcoholic beverages on the premises.

Mothership Alewife LLC
d/b/a Revival Café and Kitchen
125 Cambridge Park Drive
Cambridge, MA 02140

The Watertown Licensing Board met to consider the application of Mothership Alewife LLC d/b/a Revival Café and Kitchen for a common victualer license to be exercised at 99 Coolidge Avenue.

Liza Shirazi, a manager of the LLC, appeared in support of the application.

Ms. Shirazi stated that the business has locations in Cambridge, Boston and Somerville. The proposed restaurant space is in a new building.

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

Captain 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. Description of premises is as follows: 1,881 square feet, located in the rear of the lab building at 99 Coolidge Avenue, open to the public, with two entrances and exits.
2. Seating capacity shall be 14, as shown on the plan submitted (plan entitled “99 Coolidge Avenue Watertown, Massachusetts” by Elkus Manfredi Architects, drawing F-1 – Furniture Plan).
3. The hours of operation shall be Monday through Sunday 7:00 a.m. to 5:00 p.m.
4. There shall be no alcoholic beverages on the premises.

Medium Rare Boston LLC
d/b/a Medium Rare
130 Arsenal Yards Boulevard
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Medium Rare Boston LLC d/b/a Medium Rare for a Common Victualer License and an All Alcohol Common Victualer License to be exercised at 107 Bond Square.

Attorney John Mooradian appeared in support of the application, together with Mark Champagne, proposed manager of the premises, and Mark Bucher, a manager of the LLC.

Attorney Mooradian explained that the applicant is doing a build-out at the subject property and hopes to open the business in the spring of 2024.

Mark Bucher stated that the applicant is based in Washington, D.C. The restaurant will serve dinner only during the week, with a menu focused on steak frites, salad and bread, and a

prix-fixe model based on Paris brasseries. It will offer more options for brunch on weekends. He explained that the limited menu model keeps things simple. Mr. Bucher added that the applicant chose Watertown for an expansion site out of many areas in New England because of the community aspect.

Chair Doucette noted that renewal of the license would be considered during the following December, so the applicant would need to be in operation by then in order to avoid the risk of non-renewal. Mr. Bucher responded that he anticipated completion by July as a worst case scenario.

Board member Tsekrekas asked about alcohol service experience and a training program. Mr. Bucher stated that all persons would be TIPS certified, and that the restaurant uses a one-brand approach, with a limited wine list and no happy hour programs. He added that TIPS training is conducted for all staff as they are hired, and stated that the business has not had any alcohol service violations in its 12 years of business.

In response to a further question, Mr. Bucher confirmed that all tables are 2-person 'tops', in order to give flexibility based on the number of persons in a party. He submitted a copy of a plan sheet depicting the patio seating area.

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

Captain Delaney reported that the Police Department had no objection to the granting of the all alcohol common victualer license, provided that the conditions stated in items 1 – 6 below were imposed.

After hearing, the Licensing Board voted unanimously to grant the All Alcohol Common Victualer License, subject to the following conditions:

1. The description of the premises is as follows: one floor, approximately 3,713 square foot full-service restaurant, dining area, lounge with bar service, kitchen, outdoor patio dining area, front/rear entrances, and restrooms.
2. The hours of operation shall be Monday through Friday, 4:00 p.m. to 12:00 a.m., and Saturday and Sunday, 10:00 a.m. to 12:00 a.m.
3. Seating shall be 130 persons, with 90 indoors and 40 outdoors as shown on the plans submitted (plan sheets labeled "Drawing A140 – Equipment Plan" by GTM Architects, and "Arsenal Yards – Bldg C Enlarged C120 Plan" for Boylston Properties).
4. The outdoor seating/patio area shall be monitored by an employee at all times while the restaurant is in operation. A divider and/or barricade to define the licensed premises shall be in place to delineate the patio area.

5. The manager, Marc Champagne, 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 be reviewable upon request.
7. When the patio seating is set up, the applicant shall submit photographs to the Licensing Board to document the actual locations of chairs and tables and the dividers.

The Licensing Board also voted unanimously to grant the Common Victualer License.