



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 JANUARY 18, 2024

ACCEPTANCE OF MINUTES: DECEMBER 6, 2023; DECEMBER 19, 2023

1. Special Licenses

Hovannes Piranosian

Approved 3-0

Concert event

One-Day All Alcohol License

St. James Armenian Church

456 Mt. Auburn Street

February 10

An employee of St. James Church appeared in support of the application. Chair Doucette reviewed the elements of the application: 6:00 p.m. to midnight; attendees expected to be 18 years and older; church's tax exemption certificate; ABCC-approved wholesaler receipt; certificate of liability insurance; layout of the venue; alcohol awareness and crowd manager certifications for servers and crowd manager; alcohol service by BYO Events. The church representative stated that all alcohol servers would be TIPS certified. The event is for the ACYO (Armenian Church Youth Organization). Persons under 21 will attend, but wristbands will be issued to identify those eligible for alcohol service. Total number of attendees will be limited. The Building and Fire Departments and Zoning Enforcement Officer had no comment on the application. The Health Department reported no objection. 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.

2. Mirpatt Pizzeria Corp.

Approved 3-0

d/b/a Gerry's Italian Kitchen

1072 Belmont Street

Common Victualer License

3. Abruzzo Seventy, Inc.

Approved 3-0

d/b/a Pizza Roma

212 Waverley Avenue

Common Victualer License

4. Coach and Carriage Opco LLC
d/b/a Coach and Carriage
66 School Street
Auto Repair with auto body License Approved 3-0
5. Boston Royal Limousine, Inc.
d/b/a Boston Royal Limousine
121 Warren Street
Livery License Approved 3-0
6. XZH II, Inc.
d/b/a New Ginza
3 Galen Street
**Alteration of Premises for
All Alcohol Common Victualer License** Approved 3-0

7. Comments by Board and Police Department

Board Clerk Gilligan reported that the on-line application process for City permitting an licensing is in the testing phase.

David Doneski of City Attorney KP Law stated that he would circulate to the Board members a matrix of public notice and publication requirements for applications to the Licensing Board for review and discussion of possible revisions at a future meeting.

Start: 7:24PM
End: 8:43PM


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,
Licensing Board Clerk - Noelle Gilligan

Mirpatt Pizzeria Corp.
d/b/a Gerry's Italian Kitchen
1072 Belmont Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Mirpatt Pizzeria Corp. d/b/a Gerry's Italian Kitchen for a common victualer license to be exercised at 1072 Belmont Street.

Pattaraporn Wongkham, president, and Mirhind Hoxhaj, a director of the corporation, appeared in support of the application.

Pattaraporn Wongkham explained that the applicant is acquiring the existing business at the location, and that he will serve as manager, splitting time between Gerry's and a Honeydew Donuts business in Westborough. The donut operation is mostly a morning business.

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

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 a common victualer license, subject to the following conditions:

1. The hours of operation shall be Sunday through Thursday 10:00 a.m. to 10:00 p.m., and Friday and Saturday 10:00 a.m. to 10:30 p.m.
2. Maximum seating shall be 20 persons, as shown on the plan submitted (floor plan layout excerpt of food preparation and seating area, from site plan).
3. There shall be no alcoholic beverages on the premises.

Abruzzo Seventy, Inc.
d/b/a Pizza Roma
212 Waverley Avenue
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Abruzzo Seventy, Inc. d/b/a Pizza Roma for a common victualer license to be exercised at 212 Waverley Avenue.

Attorney Ken Leitner appeared in support of the application.

Attorney Leitner stated that the applicant is a closely held corporation, and is buying the present Pizza Roma business operated at this location. Giordano Dezzi, president, will serve as manager of the business, and Alicia Agostinelli, the treasurer and a director of the corporation, will also work at the business. Mr. Dezzi is knowledgeable about the pizza business. The applicant is proposing the same hours as have been in effect for the existing restaurant.

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

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 a common victualer license, subject to the following conditions:

1. The hours of operation shall be no more than 9:00 a.m. to 11:00 p.m., Sunday through Saturday.
2. There shall be no alcoholic beverages on the premises.
3. The number of seats shall be 3 and shall be limited to the area shown on the plan submitted (sketch plan entitled "Pizza-Roma Floor Plan").

Coach and Carriage Opco LLC
d/b/a Coach and Carriage .
2360 Route 33, Suite 112, Unit 513
Robbinsville, NJ 08691

The Watertown Licensing Board met to consider the application of Coach and Carriage Opco LLC d/b/a Coach and Carriage for a motor vehicle repair license, with auto body, to be exercised at 66 School Street.

Michael Joyce, northeast collision director for the applicant, appeared in support of the application.

Mr. Joyce stated that the applicant has 36 locations in the northeast United States. The company was started three years ago, and this is a first venture into the metro market. It has existing relationships with Mercedes-Benz and Porsche-Audi, and operates with a goal of repairing vehicles per manufacturer specifications. The applicant is acquiring the existing business at the location. Mr. Joyce will operate the business, and Joseph Gagliardi, the former Coach and Carriage owner, will remain with the business.

In response to questions from the Board, Mr. Joyce stated there are three repair bays at the site, and a paint booth, and he believes three bays could be added. The paint booth is in the

right rear corner of the building. Chair Doucette noted that alterations to the premises would need to first be presented to the Board for approval.

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

Sergeant Swift stated 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 the motor vehicle repair license, subject to the following conditions:

1. The hours of operation shall not exceed 7:00 a.m. to 7:00 p.m. Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday.
2. The total number of vehicles on the property shall not exceed 32, as shown on the plan submitted (annotated copy of plan entitled "Plan Showing Proposed Building at School and Walnut Streets Watertown, Mass." dated May 15, 1995): 10 vehicles in the garage and 22 on the lot.
3. All parking spaces shall be striped for easy identification.
4. There shall be no alcoholic beverages on the premises.

Boston Royal Limousine, Inc.
d/b/a Boston Royal Limousine
121 Warren Street, #2
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Boston Royal Limousine, Inc. d/b/a Boston Royal Limousine for a livery license to be exercised from 121 Warren Street.

Moufid Djoudi, president, appeared in support of the application.

Mr. Djoudi stated that he has worked for other passenger vehicle businesses and is now starting his own business. He owns the house where the livery vehicle will be parked. This will be a 'call-up' business model, with one car and one driver.

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

Sergeant Swift stated 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 license shall be for pre-arranged transportation of persons rather than on the street pick-up of persons.
2. The licensee shall maintain a current motor vehicle driving record of all employees who have been hired as a driver of any motor vehicle to be used in conjunction with the license.
3. If any driver for the licensee receives more than three moving violations or is involved in more than one surchargeable accident in a 12-month period, he/she shall be required, within 90 days of exceeding those limits, to attend a defensive driving training course.
4. The license is for one driver and one vehicle, to be parked at 121 Warren Street.
5. The licensee shall keep all records on file and they shall be made available for review by any agent of the Licensing Board upon request.

XZH, II, Inc.
d/b/a New Ginza
63 Galen Street

The Watertown Licensing Board met, for a hearing continued from November 16, 2023, to consider the application of XZH, II, d/b/a New Ginza for approval of alteration of its premises at 63 Galen Street licensed for All Alcohol Common Victualer Service, to include outdoor seating.

Attorney David Klick and Risheng (Sam) Xu, president and manager of the restaurant, appeared in support of the application.

Attorney Klick submitted a copy of the plan prepared in response to a request at the November 16 hearing session (plan entitled “#63-65 Galen Street, Watertown, MA 02472 – proposed outdoor seating plan,” sheet A-1, by Jim Chen, registered architect). He stated that the planter with privacy barrier shown on the plan would be within the property lines, in order to address line of sight issues for vehicles approaching on Galen Street. He noted that parking is an ongoing problem for many restaurants, resulting from short-term parking by food delivery services. He stated that the applicant had put up a ‘no parking’ sign and that there was a sign on the neighboring property as well.

Tony Mancini, Watertown Zoning Enforcement Officer, addressed the Board and stated that the current sidewalk adjacent to the premises was recently re-done, and to his knowledge meets City requirements. He stated that the planters at the premises comply with the Zoning Ordinance provisions for a corner lot and a driveway.

Chair Doucette referenced the neighbor/abutter letters previously submitted to the Board.

Anthony Farina, an abutting business owner (Farina's bicycle shop) and owner of property located on the opposite side of the site, commented that the outdoor seating allowed in 2020 was a blanket approval for restaurants, but that the corner of Galen Street and Aldrich Road has since been modified. He stated the applicant has not been responsible, and did not move outdoor tables on a daily basis per the original approval. Mr. Farina added that earlier in the day someone had parked in one of the spaces in front of his business. He stated the tables proposed will be close to the curb.

Board clerk Gilligan noted that the City follows the guidelines of the Alcoholic Beverages Control Commission for outdoor seating.

Paula Farina Pollis, a part owner of Farina's and 15-17 Aldrich Road, and an owner of Atina LLC, stated she has called the police numerous times since the hearing in November regarding cars blocking access to her property, and that there are parking issues every day. She stated she did not have time to call the police every time there is an incident. Ms. Farina Pollis added that according to a conversation she had with a member of the development group for the 66 Galen Street project there will be 400-600 employees at that site, and asked the Board to consider the number of pedestrians and bicyclists in the area.

Mr. Mancini reported that he had no issues regarding traffic, and stated that the 66 Galen Street developer is responsible for the intersection improvements, per the requirements of the applicable transportation demand plan.

Chair Doucette commented that she understood the parking issue, but noted that a business owner is not responsible for patrons' behavior outside the restaurant. She stated that a traffic light at the corner would help the situation. Chair Doucette added that she had driven by the site earlier in the evening and saw only one car in the area of the Farina Cycle parking spaces. She stated that the building at 66 Galen Street would increase foot traffic in the area but not necessarily vehicles, and that parking conditions are under Police Department responsibility not restaurant owner responsibility. Chair Doucette recommended approval of the application and that signage be increased, and requested that traffic enforcement be a particular focus of the Police Department.

Board member Kasabian Hoffman stated her view that it is not a restaurant owner's responsibility to address street parking, and that she found the corner to be safer after the recent alterations.

Paula Farina Pollis asked if the Licensing Board received reports of citizen calls to the Police Department and Chair Doucette stated no. Ms. Farina Pollis commented that the offending drivers/parkers are at the site only briefly so that it is difficult to catch violations. Chair Doucette responded that violators should be ticketed by the police.

After hearing, the Licensing Board voted unanimously to approve the requested alteration, in accordance with the plan entitled “#63-65 Galen Street, Watertown, MA 02472 – proposed outdoor seating plan,” sheet A-1, by Jim Chen, registered architect, and subject to the following conditions

1. The seating for the licensed premises shall be 80, including 14 seats to be added for outdoor seating.
2. All other conditions of the existing license shall remain in place.