



**City of Somerville
Licensing Commission**

Regular Meeting

**Tuesday
April 16, 2024
6:00pm**

City Council Chamber and Remote Participation

DRAFT MINUTES

NOTICE: This is NOT the official version of the Licensing Commission's Minutes. While reasonable efforts have been made to assure the accuracy of the data provided, do not rely on this information without first checking with the Secretary to the Licensing Commission.

The meeting was called to order by Commissioner Joseph Lynch at 6:00 p.m. and adjourned at 7:13 p.m.

Attendance:

Chair Joseph Lynch – Present
Commissioner Christopher Allen – Present
Commissioner Jacques Thomas, Jr. – Present

Others present:

Michael Potere – Licensing Operations Manager; Timothy Mitsakis – Police Lieutenant; Darrell Richardson – Fire Lieutenant; Brian Postlewaite – Assistant Director of Engineering; Niki Green – ADA Field Associate.

Communications

1. Minutes of the Regular Licensing Commission Meeting of 3/19/2024.

The Commission approved the Minutes.

2. Communications from the Alcoholic Beverages Control Commission regarding a notice of suspension for Triple F Pub Inc d/b/a The Pub, 682-686 Broadway Somerville for a period of five (5) days to be served on Monday, May 13, 2024, through Friday, May 17, 2024.

The Commission placed this Item on file.



Status Report

3. Licensing Commission requesting a status report on the use of All-Forms Alcohol License:

License #	Business Name	Address	License Type	Category
AL17-000326	Teele Square Café d/b/a The Basement	1133B Broadway	All Forms	Private

Continued from the 5/16/22, 3/20/23, 9/25/23, 11/13/23, 1/16/24 Licensing Commission meetings.

Attorney Tyler Henseler appeared on behalf of the licensee and explained that opening the business is being delayed by wheelchair accessibility problems for the location’s basement, and that another attorney has been hired to engage an expert and rectify these issues. Attorney Henseler continued that the floor plan cannot go forward until the Architectural Access Board (AAB) grants a variance, which could take several months. Commissioner Lynch asked if there was a date set by the AAB, and Attorney Henseler replied that they did not know and that another attorney is handling that aspect of the applicant’s process.

The Licensing Commission continued this Item until the July 2024 Licensing Commission meeting.

Special Alcohol Licenses

4. St. Anthony Parish, 12 Properzi Way Somerville, requesting the approval of a Special Alcohol License for Festa Junina, to be held outdoors at 12 Properzi Way Somerville parking lot, on 6/22/24 from 5pm-11:30pm (Alcohol Service).
(PEL24-000038)

Raphael Laves, the applicant, appeared before the Commission. Laves explained that the event is a Brazilian festival and that they have arranged parking with a neighboring building. Commissioner Lynch asked how many people are expected to attend, and Laves replied around 5,000 over the course of the event, which will last six hours. Commissioner Lynch asked if police detail has been obtained, and Laves replied that they contacted the Police Department and was asked to request the detail two weeks before the event. Commissioner Lynch asked if there would be fire and open grilling, and Laves replied that there would be and that they have also been in contact with the Fire Department. Commissioner Lynch asked if there is a proposed rain date, and Laves replied that there is not. Commissioner Allen asked how ages would be verified, and Laves replied that attendees who are 21+ will have their hands marked with “XX”.



The Licensing Commission approved this license.

5. Downeast Cider, 256 Marginal St Boston, requesting the approval of a Special Alcohol License for Downeast @ The Park by VOLO, to be held outdoors at The Park in Assembly Row in Somerville, on 05/01/24 thru 05/30/24 from 12pm-10pm (Alcohol Service). (PEL24-000030)

Roisin Gilligan and Nick Fay, the applicants, appeared before the Commission.

Commissioner Lynch asked how long the applicant has been doing this event, and Fay replied that this is their second year. Fay explained that VOLO is an area with pickleball and volleyball courts and they serve their cider out of a converted shipping container to people participating in those activities. Commissioner Allen asked if there have been any incidents the Commission should be aware of, and Fay replied that there have been none.

The Licensing Commission approved this license.

Special Farmer Winery Licenses

6. Blisspoint Meadery, 1 Fox Run Road Bedford, requesting the approval of a Special Farmer Winery License for Union Square Farmer's Market, to be held outdoors at 66-70 Union Square Somerville, on every Saturday 05/11/24 thru 10/26/24 from 9am-1pm (Alcohol Service). (SFW24-000001)

Anthony Venuti, the applicant, appeared before the Commission. Commissioner Lynch asked how long the applicant has been participating in the Farmer's Market, and Venuti replied that this is their second year. Commissioner Lynch asked if the applicant's servers are TIPS certified, and Venuti replied that they are ServSafe certified, which is a comparable alternative to TIPS.

The Licensing Commission approved this license.



7. Blisspoint Meadery, 1 Fox Run Road Bedford, requesting the approval of a Special Farmer Winery License for Davis Square Farmer's Market, to be held outdoors at Davis Square parking lot, on every Wednesday 05/22/24 thru 11/27/24 from 12pm-6pm (Alcohol Service). (SFW24-000002)

Anthony Venuti, the applicant, appeared before the Commission. Commissioner Lynch confirmed the same details applied to this application, for Davis Square, as they do for the above application for Union Square, and Venuti confirmed they do.

The Licensing Commission approved this license.

8. Far From the Tree LLC, 108 Jackson Street Salem, requesting the approval of a Special Farmer Winery License for Union Square Farmer's Market, to be held outdoors at 66-70 Union Square, on every Saturday 05/11/24 thru 10/27/24 from 9am-1pm (Alcohol Service). (SFW24-000003)

Jessica Crescimano, the applicant, appeared before the Commission. Crescimano explained that the idea behind the application is to offer samples and sales of ciders at the Union Square Farmer's Market. No additional questions were asked by the Commissioners.

The Licensing Commission approved this license.

Existing Marijuana Establishment License **Change of Hours**

9. Union Leaf Inc, 71 Union Square, requesting the approval of a Change of Hours.
Current Hours: Mon-Sat: 10am-8pm, Sun: 10am-5pm, appointment-only for first six months of operation
Proposed Hours: Mon-Sat: 10am-8pm, Sun: 10am-5pm, removal of appointment-only condition for first six months of operation
(MEA24-000002)

Attorney Walter Sullivan appeared on behalf of the applicant and explained that when the application was first granted, there was not much evidence regarding the impact adult-use marijuana retailers would have on neighborhood vehicle and foot traffic, but now with the benefit of time there is evidence to show little to no impact, and as such an appointment-only framework for the first six months of operation is not necessary. Commissioner



Lynch noted for the record that he is not aware of any complaints about adult-use marijuana retailers regarding sidewalk obstruction or otherwise. Manager Potere noted that removal of the appointment-only condition requires approval of both the Licensing Commission and the Somerville Planning Board and that, when they open, the applicant will still be required to operate on an appointment-only basis until the amendment is approved by both bodies.

The Licensing Commission approved the requested change to the applicant’s license.

Existing All Forms Alcohol License
Indoor Seating & Public Sidewalk Seating

10. Terranova Inc d/b/a Mike’s Restaurant, 8 Davis Square Somerville, requesting approval of Public Sidewalk Seating License.
Current Indoor Seating: 90
Proposed Indoor Seating: 74
Outdoor Public Sidewalk Seats: 16
(ALM24-000017)

Director Postlewaite indicated that the applicant is returning to their pre-pandemic outdoor dining plan, with 16 total seats on the sidewalk in front of their restaurant, and further noted that this plan was intended to be compliant with their restroom capacity limitations.

Commissioner Lynch opened the public hearing. No members of the public offered comments on this Item. Commissioner Lynch closed the public hearing.

The Licensing Commission approved the requested changes to the applicant’s license.

Existing All Forms Alcohol License
Public Parklet Seating

11. Pinky Swear Inc d/b/a Junebug, 251-251A Washington Street Somerville, requesting approval of Public Parklet Seating License.
Outdoor Public Parklet Seats: 18
(ALM24-000018)

Director Postlewaite explained that the applicant was planning a raised parklet in front of their restaurant and that it will be similar to the adjacent parklets operated by neighboring



restaurants. Director Postlewaite added that the plans meet the department's expectations for accessibility.

Commissioner Lynch opened the public hearing. No members of the public offered comments on this Item. Commissioner Lynch closed the public hearing.

The Licensing Commission approved the requested changes to the applicant's license.

12. Rockwell Restaurant Group LLC d/b/a Foundry on Elm, 255 Elm Street Somerville, requesting approval of Public Parklet Seating License.
Outdoor Public Parklet Seats: 24
(ALM24-000024)

Director Postlewaite explained that the applicant is submitting their parklet seating plan to attach as a permanent feature of their license due to changes required by the Somerville Fire Department to decrease its size to accommodate passing emergency response vehicles. Director Postlewaite continued that, with the changes having been made, the department recommends the amendment for approval. Lieutenant Richardson confirmed the Somerville Fire Department's approval of the applicant's updated parklet plans.

Commissioner Lynch asked about the fire hydrant in front of the applicant's restaurant, and Director Postlewaite explained that the parklet leaves an opening in the fence that allows access to the hydrant.

Commissioner Lynch opened the public hearing. Susanna Coit stated that the applicant has already built its outdoor dining parklet, and Jess Willis, the applicant, replied that they had not, in fact, set up the parklet. Commissioner Lynch closed the public hearing. Coit later sent an email to the Clerk's Office confirming their statement was in error.

The Licensing Commission approved the requested changes to the applicant's license.



Existing Wine + Malt Package Store License
Change of Stock Interest, Officers/Directors & Manager

13. LDDJ Inc d/b/a Dave’s Fresh Pasta, 79-83 Holland Street Somerville, requesting approval of Change of Stock Interest, Officers/Directors, and Manager.

Current Officers/Directors & Stock Interest:

Current Officers	Current Title/Position	Current Percentage of Ownership
David Jick	President, Treasurer, Director	36.77%
Lori Deliso	Clerk, Director	36.77%
Christina Theophanis	Stockholder	16.17%
Joshua Sarvis	Stockholder	10.29%

Proposed Officers/Directors & Stock Interest:

Proposed Officers	Proposed Title/Position	Proposed Percentage of Ownership
David Jick	Treasurer, Secretary, Director	21.81%
Lori Deliso	Stockholder	21.81%
Christina Theophanis	Stockholder	16.17%
Joshua Sarvis	President, Director	40.21%

Current Manager: David Jick

Proposed Manager: Joshua Sarvis
 (ALM24-000019)

Josh Sarvis, the applicant, appeared before the Commission. Commissioner Lynch asked if this application was strictly limited to a reorganization of the stock ownership, and Sarvis confirmed that it is, and continued that they have been with the company for 17 years and are taking on a larger managerial role and ownership interest in the business.

Commissioner Lynch asked if Sarvis is TIPS certified, and Sarvis replied that they are not, to which Commissioner Lynch responded by recommending they obtain that certification.

Commissioner Lynch opened the public hearing. No members of the public offered comments on this Item. Commissioner Lynch closed the public hearing.



The Licensing Commission approved the requested changes to the applicant’s license.

Existing All Forms Alcohol License
Change of Stock Interest & Officers/Directors

14. Carlos & Mike Inc d/b/a The Cornerstone, 282 Beacon Street Somerville, requesting approval of Change of Stock Interest and Officers/Directors.

Current Officers/Directors & Stock Interest:

Current Officers	Current Title/Position	Current Percentage of Ownership
Hsuanwei Fang	Treasurer, Secretary, Director	51%
Juan Carlos Vidal	President, Director	49%

Proposed Officers/Directors & Stock Interest:

Proposed Officers	Proposed Title/Position	Proposed Percentage of Ownership
Hsuanwei Fang	Director	0%
Juan Carlos Vidal	President, Treasurer, Secretary, Director	100%

(ALM24-000014)

Attorney Elizabeth Lashaway appeared on behalf of the applicants, both of whom were also present, and explained that this is a transfer of stock and change of titles between the applicants, who have both been previously before and approved by the Licensing Commission and the ABCC.

Commissioner Lynch opened the public hearing. No members of the public offered comments on this Item. Commissioner Lynch closed the public hearing.

The Licensing Commission approved the requested changes to the applicant’s license.



New

All Forms 7 Day Restaurant License

Common Victualer, Entertainment by Device Indoors, Outdoor Public Parklet Seating

15. Eat Greek LLC d/b/a Eat Greek Gyros, 215 Elm Street Somerville, requesting approval of an All Forms 7 Day Restaurant License, Common Victualer License, Entertainment by Devices Indoors, and Outdoor Public Parklet Seating License.

Indoor Seats: 42

Outdoor Public Parklet Seats: 16

Hours of Operation (Indoor & Outdoor Alcohol Service): Mon-Sun: 12pm-12:30am

(Indoor & Outdoor Food Service): Mon-Sun: 11am-12:30am

(AL24-000005)

Attorney Gregory Curtis appeared on behalf of the applicants, Eva Tsiantikos and Roland Leci, who were also present. Attorney Curtis stated that the applicants are familiar with the restaurant business and operate a location in Tewksbury called “The Pizza Bar.” Attorney Curtis continued that the applicants are planning to open in early May if their application is approved, and noted that the indoor and outdoor floorplans are largely unchanged from those of the previous restaurant in that location.

Commissioner Thomas asked if the applicant has had any issues with their Tewksbury location, and the applicants replied that they have not. Commissioner Thomas asked if the premises comply with ADA accessibility requirements, and the applicants replied that they do.

Commissioner Lynch asked who the manager would be, and Tsiantkos indicated they would be. Commissioner Lynch asked if a menu was submitted with the application, and Manager Potere confirmed that it was.

Director Postlewaite confirmed that the outdoor seating plan was the same as the one used by the previous establishment.

Commissioner Lynch opened the public hearing. No members of the public offered comments on this Item. Commissioner Lynch closed the public hearing.

The Licensing Commission approved this application.



Late Item

Existing All Forms Alcohol License **Public Parklet Seating**

1. Prospect Hill Properties Inc d/b/a The Independent, 75 Union Square Somerville, requesting approval of Public Parklet Seating License.
Outdoor Public Parklet Seats: 44
(ALM24-000023)

Director Postlewaite explained that this amendment reflects changes imposed by the city when it permanently removed two of the five total parklet spaces available to the licensee by installing electric vehicle charging stations, and recommended approval of the application. Commissioner Lynch asked the applicant, Jess Willis, if these changes satisfy the required adjustments, who replied that they do.

Commissioner Lynch opened the public hearing. No members of the public offered comments on this Item. Commissioner Lynch closed the public hearing.

The Licensing Commission approved the requested changes to the applicant's license.