



**City of Somerville
Licensing Commission**

Regular Meeting

**Tuesday
February 18, 2025
6:00 p.m.**

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 Chair Joseph Lynch at 6:00 p.m. and adjourned at 7:40 p.m.

Attendance:

Chair Joseph Lynch – Present

Commissioner Christopher Allen – Present

Commissioner Jacques Thomas, Jr. – Present

Others present:

Michael Potere – Licensing Operations Manager; Captain Darrell Richardson – Fire Department; Lieutenant Timothy Mitsakis – Police Department; Niki Aurora – ADA Field Associate.

Communications

1. Minutes of the Regular Licensing Commission Meeting of January 21, 2025.

The Licensing Commission approved the minutes on a voice vote.

2. Communication from the Law Department regarding the impact of the appointment of a receiver to an existing Host Community Agreement.

Chair Lynch stated that this legal opinion was requested to better understand the impact of Revolutionary Clinic's Host Community Agreement with the city. Chair Lynch requested that the City Clerk's Office look into whether a receivership warrants a license amendment application.

The Licensing Commission placed this item on file.



Status Report

3. Commission requesting a status report on the use of the Private 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 5/16/2022, 3/20/2023, 9/25/2023, 11/13/2023, 1/16/2024, 4/16/2024, 7/16/2024, 10/22/2024, and 1/21/25 Licensing Commission meetings.

Attorney Tyler Henseler appeared with Binoj Pradhan, the licensee, before the Commission and explained that the licensee was still investigating whether their premises could be made accessible. Attorney Henseler proposed transferring it to another Somerville licensee who operates a special legislation city-owned license, and then if able to complete the accessibility construction, the licensee would apply for a city-owned license when ready. The licensee added that the building construction for accessibility is ready to begin, but that they do not yet have a building permit.

Chair Lynch asked if any documents were drafted regarding the transfer of this license, and Pradhan replied there were not, and that only a conversation took place. Commissioner Allen asked what the consideration would be for the proposed transfer, and Pradhan replied that it would be zero dollars. Commissioner Thomas stated that he believes this license should be surrendered, and that the licensee could apply for a city-owned license in the future. Chair Lynch noted that the license transfer was approved in 2016, and stated for the record that allowing the licensee to continue holding a pocketed license could expose the city to liability, including possible sanctions from the Alcoholic Beverages Control Commission (ABCC). Chair Lynch also noted that the delay in this instance is not related to something beyond the applicant's control, such as the COVID-19 pandemic. Commissioner Allen reflected on the proposed transfer of this license to an existing licensee and noted that such a transfer does not serve the public need, and at worst enables long-term speculation on the future value of the private license, which the Commission should not support. The licensee stated that the transfer was proposed as a possible solution, but stated on the record that they will voluntarily return this license.

Chair Lynch asked that the licensee, either directly or through their attorney, confirm the return of this license with the City Clerk's Office in writing within five business days.

The Licensing Commission placed this item on file.



Violations

4. Hearing for Mike's Bar, Inc. d/b/a Mike's Bar, 97 Washington Street, AL17-000049, pursuant to M.G.L. Ch. 138 §§ 23 and 64, to show cause as to why their All Forms Alcoholic Beverages 7 Day Restaurant License, Common Victualer License, 10AM Sunday Opening License, and Entertainment by Devices and Performers Licenses should not be modified, suspended, revoked or forfeited, or the hours during which alcoholic beverages be reduced, for alleged violations of the following Somerville Licensing Commission Rules and Regulations:

Somerville Licensing Commission Rule 1.09(a) –

It shall be the obligation of licensees to ensure that a high degree of supervision is exercised over the conduct of the licensed establishment at all times. Each licensee will be held accountable for all violations that are related to the licensed premises to determine whether or not the licensee acted properly in the given circumstances.

Somerville Licensing Commission Rule 1.09(b) –

Licensees shall maintain compliance with all health and safety laws for the areas outside and contiguous to the licensed premises.

Somerville Licensing Commission Rule 1.09(d) –

Licensees shall take such steps as are necessary to ensure that patrons or employees do not leave the premises with alcoholic beverages. Such steps may include, but are not limited to:

- (1) having an employee stationed at the door to watch patrons as they leave;
- (2) refusing to serve beer in bottles;
- (3) refusing to serve alcoholic beverages in disposable cups. When the Commission's agents observe patrons leaving the premises with beer bottles, beer cans, or cups or glasses filled with liquids that smell like alcoholic beverages, it shall be presumed that the vessels contain alcoholic beverages. . . .

Somerville Licensing Commission Rule 1.09(e) –

When any noise, disturbance, misconduct, disorder, act or activity occurs in the licensed premises, or in the area in front of or adjacent to the licensed premises, or in any parking lot provided by the licensee for the use of its patrons, which in the judgment of the Commission adversely affects the protection, health, welfare, safety or repose of the residents of the area in which the licensed premises are located, or results in the licensed premises becoming the focal point for police attention, or is offensive to public decency, the licensee may be held in violation of the



license and subject to proceedings for suspension, revocation or modification of the license.

Joe Kilduff, a representative of the licensee, and Michele Kilduff, the owner and manager of the establishment, appeared before the Commission. Chair Lynch explained this is a show cause hearing to determine whether changes are needed to this license based on recent complaints to the Commission and numerous police calls to their establishment.

Commissioner Allen stated that a complaint has been lodged regarding patrons taking alcohol outside, that images have been submitted of patrons visibly holding beer bottles in the back of the establishment, and asked if the licensee is aware that they do not have an outdoor alcohol service license. The licensee replied that they were not aware of this and that patrons taking alcohol outside of the premises is unacceptable. Commissioner Allen asked if their staff have been instructed to prevent patrons from removing alcohol from the premises, and the licensee replied that they believe their staff needs more training on this, and that ideally they would hire additional staff to enforce this but it is difficult to find service industry workers.

Commissioner Allen asked about the use of the back outdoor space at their establishment given that they do not have an outdoor service license, and the licensee replied that it is gated off and typically used for storage and dumpsters. Commissioner Allen asked if they had tables out there, and the licensee replied that he did not think so, and that if there are, they are being stored there and should not be accessible to patrons. Commissioner Allen stated for the record that pictures were submitted of the tables being set up, the back gate being unlocked, and patrons standing near those tables, holding bottles of beer. The licensee replied that their staff will pay closer attention and stop patrons from removing alcohol from the building, adding that the gate will be kept locked in the future.

Chair Lynch noted for the record that the police department reported 63 calls to 97 Washington Street during the past two years, and the licensee replied that they reviewed the reports and stated that they do not want to continue serving or attracting the kind of clientele that would increase police calls. Chair Lynch asked if they have spoken to their abutters about their complaints, and the licensee stated they have, that they have made efforts to mitigate their concerns, and as a result of this hearing, they will make sure the back gate stays locked and that the staff take additional steps to prevent patrons from leaving the premises with alcohol. Chair Lynch also stated for the record that the number of police calls to Mike's Bar is much more than other alcohol service establishments



in the city and has concerns that this could be due to bar staff overserving its patrons. The licensee replied that they understood this concern.

Chair Lynch stated that there was also a complaint, accompanied by video footage and screenshots, of a patron leaving Mike's Bar, urinating on a neighbor's fence, and returning to the establishment. The licensee replied that such behavior is clearly not acceptable. Commissioner Thomas asked if the licensee is aware that many of the police calls for this establishment occur on Thursday nights and asked if there are staffing issues on Thursdays. The licensee replied they are not aware of any staffing issues for any particular days of the week.

Chair Lynch said that the Commission takes seriously the rule that licensees should not become focal points for police activity and not engage in action that is offensive to public decency, and reminded the licensee that that is the reason they stand before the Commission today. Chair Lynch asked what the licensee's procedure is when a fight occurs on their licensed premises, and the licensee replied that their response would be to call the police. Chair Lynch asked about police calls to their address for medical reasons, and the licensee replied that could be for a number of reasons, to which Chair Lynch replied that it is difficult to believe that these medical calls are not related to patrons being overserved alcohol. Chair Lynch also noted for the record that the complaints received by the Commission came not only from neighbors and the police, but also City Councilors. The licensee explained that they are not always made aware of complaints received, and they will respond promptly if they do receive them in the future. Chair Lynch asked if the licensee keeps internal records of incidents that occur on the premises, such as fights, and the licensee replied that they currently do not but that they will train their staff to start keeping those records.

In response to a question from Chair Lynch, Lieutenant Mitsakis clarified the meaning of some of the terms in the police report, including that "UNWANTED" refers to a call to police to remove a person from the premises; "NOISE" are noise complaints from neighbors; "MEDICAL AID" could be from a patron in the bar being overserved, but could also be unrelated to the business; and "ASSIST" means the establishment is calling for help with a patron and asking the police to come remove someone from the premises.

The licensee stated in conclusion that they want to keep operating their business into the future and want to do so in the right way, and that they are open to proposals from the Commission to ensure they are able to continue operating.

Chair Lynch moved to amend this license, AL17-000049, by changing its operating hours to end at 9:00 p.m., seven days per week. He further moved to



hold this amendment in abeyance for the next six months, on the condition that no major incidents occur at this establishment during this time. Any additional incidents will require the licensee to appear again before the Commission for the formal implementation of this change in operating hours. Chair Lynch added that what constitutes a “major incident” would be evaluated by the Commission in the event it receives any complaints from neighbors or the police.

The Licensing Commission approved the change to this license to reduce its operating hours to discontinue alcohol service at 9:00 p.m., held in abeyance for six months on the condition that the Commission does not receive any reports of major incidents at this location, on a voice vote.

5. Hearing for Galwegan Inc. d/b/a The Burren, 247 Elm Street, AL17-000037, pursuant to M.G.L. Ch. 138 §§ 23 and 64, to show cause as to why their All Forms Alcoholic Beverages 7 Day Restaurant License, 2AM Closing License, Common Victualer License, Outdoor Public Seating License, 10AM Sunday Opening License, and Entertainment by Devices, Patrons, and Performers Licenses should not be modified, suspended, revoked or forfeited, or the hours during which alcoholic beverages be reduced, for alleged violations of the following Somerville Licensing Commission Rules and Regulations:

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Manager Potere stated that the City Clerk’s Office received a written request from the licensee to continue this hearing to the next Licensing Commission meeting on March 18, 2025. Manager Potere added that the request for a continuance was based on the stated unavailability of both the licensee and their



counsel for this meeting. Commissioner Allen noted that he has a concern about approving this continuance in the interest of maintaining public safety.

Chair Lynch moved to continue this item to the March 18, 2025 Licensing Commission meeting. The Licensing Commission approved this motion on a roll call vote: 2 in favor (Lynch, Thomas), 1 opposed (Allen), 0 absent.

New
Common Victualer License

6. Compass Group USA Inc d/b/a Capital One Café, 425 Revolution Drive, requesting approval of a Common Victualer License.
Hours of operation:
Mon-Fri: 6:30 a.m. to 7:00 p.m.
Sat: 8:00 a.m. to 7:00 p.m.
Sun: 9:00 a.m. to 5:00 p.m.
Indoor seats: 60
(AL23-000029)

The applicant for this item did not appear; the Licensing Commission continued this amendment application to the March 2025 meeting by unanimous consent.

7. Viet Citron at Bow Market LLC d/b/a Viet Citron, 1 Bow Market Way, requesting approval of a Common Victualer License.
Hours of operation:
Mon: Closed
Tues-Sat: 11:00 a.m. to 8:00 p.m.
Sun: 11:00 a.m. to 7:00 p.m.
Indoor seats: 10
(AL24-000035)

Ngoc Tran and Howard Lee, the applicants, appeared before the Commission and stated that they currently have a location for this concept in Burlington and would like to expand to the Somerville market. Chair Lynch asked if they received any disciplinary action in Burlington, and the applicant responded that they have not.

The Licensing Commission approved this Common Victualer license on a voice vote.



Existing Common Victualer License
Public Sidewalk Outdoor Seating

8. Crispy Crepe, LLC d/b/a Mr. Crepe, 51 Davis Square, requesting approval of Public Sidewalk Outdoor Seating for 10 seats.
(ALM24-000055; AL17-000208)

Luis Ballesteros, the applicant, appeared before the Commission and indicated that this amendment application is to retain their current outdoor sidewalk seating license, but remove their license for private patio outdoor seating. ADA Field Associate Green stated that this application seeks to retain previously approved sidewalk seating and that it is recommended for approval.

Chair Lynch opened the public hearing. There being no speakers, Chair Lynch closed the public hearing.

The Licensing Commission approved this Outdoor Seating license amendment on a voice vote.

New
Wine and Malt with Cordials and Liqueurs,
Common Victualer, and Entertainment by Devices Indoors License

9. Kush By Saba LLC d/b/a Kush Modern Mediterranean, 5 Sanborn Court, requesting approval of a Wine and Malt with Cordials and Liqueurs License, Common Victualer, and Entertainment by Devices Indoors License.
Hours of operation to serve food and alcohol indoors:
Sun-Mon: Closed
Tues-Thurs: 11:00 a.m. to 9:00 p.m.
Fri-Sat: 11:00 a.m. to 10:00 p.m.
Indoor seats: 16
(AL24-000034)

Saba Duffy, the applicant, appeared before the Commission and explained that they operated their business concept as a food truck for a number of years and would like to move to a brick and mortar model. Chair Lynch asked about the size of the space, and the applicant replied that it is 1,700 total square feet, with 574 square feet of restaurant space for dining. Commissioner Allen asked if this would be the applicant's first time with a liquor license, and the applicant replied that it would be, but that they have experience as an alcoholic license manager earlier in her career in another state. Commissioner Allen asked if the applicant had any violations during that time, and the applicant replied they did not. Commissioner Thomas asked about the entertainment



by devices application, and the applicant replied that it would be streaming music in the background.

Chair Lynch opened the public hearing. There being no speakers, Chair Lynch closed the public hearing.

The Licensing Commission approved this New Wine and Malt with Cordials and Liqueurs License, Common Victualer, and Entertainment by Devices Indoors License on a voice vote.

New
Wine and Malt,
Common Victualer, and Sunday Hours License

10. Kayaa LLC d/b/a Momo N Curry, 431 Somerville Avenue, requesting approval of a Wine and Malt, Common Victualer, and Sunday Hours License.
Hours of operation to serve food and alcohol indoors:
Mon-Sun: 11:00 a.m. to 11:00 p.m.
Indoor seats: 19
(AL24-000033)

Lokesh Adhikari, the applicant, appeared before the Commission and explained that this application is to add wine and malt service to their existing common victualer license.

Commissioner Thomas asked if they are TIPS certified, which the applicant confirmed they are. Chair Lynch asked the applicant how long they have worked in the restaurant industry, who replied 25 years, and that they have been the manager on an alcohol license in Maynard, Massachusetts with no violations or disciplinary actions. Captain Richardson reminded the applicant that they need to display their numerical address on the front of their building, and the applicant replied that they have already done so.

Chair Lynch opened the public hearing. There being no speakers, Chair Lynch closed the public hearing.

The Licensing Commission approved this New Wine and Malt License, Common Victualer License, and Sunday Hours License on a voice vote.



New
Wine and Malt,
Common Victualer, Sunday Hours, and Entertainment by Devices License

11. Eleven Union, LLC, d/b/a Taco Riot, 11 Union Square, requesting approval of a Wine and Malt License, Common Victualer, Sunday Hours License, and Entertainment by Devices License.

Hours of operation for indoor food and alcohol service:

Mon: Closed

Tues-Sun: 11:00 a.m. to 9:00 p.m.

Indoor seats: 26

(AL24-000031)

Commissioner Thomas recused himself from this item as an abutter.

Attorney Elizabeth Pisano appeared on behalf of the applicant, Michael Robles, who was also present, and explained that the business concept is tacos with an international fusion and inspiration. Attorney Pisano continued that the applicant would also be the manager of record, and they have 15 years of restaurant management experience, including at Somerville's Machu Picchu, and is working on obtaining their TIPS certification. Attorney Pisano added that the applicant also intends to create a chef culinary program to support local students who would like to gain industry experience. Attorney Pisano concluded that the applicant intends to open in April of 2025.

Commissioner Allen asked which space in Union Square this business would occupy, and Attorney Pisano replied it would be the location of a former check cashing business.

Chair Lynch opened the public hearing. There being no speakers, Chair Lynch closed the public hearing.

The Licensing Commission approved this New Wine and Malt License, Common Victualer License, Sunday Hours License, and Entertainment by Devices License on a voice vote.

Existing All Forms Alcohol License
Change of Manager

12. Bow Street Charm Corp d/b/a Fuki Japanese Cuisine, 16 Bow Street, requesting approval of a change of manager.

Current manager: Qina Chen

Proposed manager: Chunlong Zhang

(ALM24-000056; AL19-000034)

Continued from the 1/21/2025 Licensing Commission meeting.



Chunlong Zhang, the applicant, appeared before the Commission and stated that he is taking over the role of manager from his wife, who previously held the position. Chair Lynch asked how long the applicant has owned this restaurant, and the applicant replied four years, and that this is their third restaurant.

The Licensing Commission approved this Change of Manager license amendment on a voice vote.

13. AMF Bowling Centers, Inc. d/b/a Lucky Strike Somerville, 325 Revolution Drive, requesting approval of a change of manager.
Current manager: Ivy Rose Hudson
Proposed manager: Steven Anthony Santora
(ALM24-000058; AL23-000026)

Jay Goodloe, a representative for the applicant, Steven Santora, appeared before the Commission and stated that the previous manager is no longer with the company and that the applicant would be replacing them. Chair Lynch asked if the applicant has ever been an alcoholic beverages manager before, and Goodloe replied that they did not know, but that Lucky Strike has a thorough training program for its managers. Chair Lynch stated for the record that the applicant is responsible for making sure the applicant has all their proper certifications. Commissioner Allen asked how long the applicant has been with Lucky Strike, and Goodloe replied that they started in December 2024, and that the applicant has experience in the food industry, including at Blaze Pizza. Commissioner Allen noted for the record that these amendment applications typically provide the Commission with more information about the proposed new manager.

The Licensing Commission approved this Change of Manager license amendment on a voice vote.

Existing Wine and Malt Package Store
Change of Manager

14. LLH, LLC d/b/a Trader Joe's, 145 Middlesex Avenue, requesting approval of a change of manager.
Current manager: Ken Gaytan
Proposed manager: Justine Rogers
(ALM25-000002; AL17-000298)

Justine Rogers, the applicant, appeared before the Commission and stated they are the acting manager of this Trader Joe's location, that the previous manager moved to another location within the company, and that they have been TIPS certified since 2023.



The Licensing Commission approved this Change of Manager license amendment on a voice vote.

Special Alcohol Licenses

15. Warehouse XI, 11 Sanborn Court, requesting approval of a Special Alcohol License (Wine and Malt) for Loftus-Casey Wedding, to be held indoors at 11 Sanborn Court, on 4/13/2025 from 3:30 p.m. to 8:30 p.m. (Alcohol Service)
(PEL25-000010)

Daniel Loftus, the applicant, appeared before the Commission and stated this application is to serve alcohol at their wedding. Chair Lynch asked about attendance, and the applicant replied around 90 people. Chair Lynch then asked where they would be obtaining their alcohol, and the applicant replied Costco. Chair Lynch stated for the record that the applicant must obtain their alcohol from an authorized distributor, and Manager Potere stated he would send the ABCC's list of approved distributors to the applicant. Commissioner Allen asked who would be serving the alcohol, and the applicant replied that the venue has its own bartenders.

The Licensing Commission approved this Special Alcohol License on a voice vote.

16. Boston Boulderling Project, 12A Tyler Street, requesting approval of a Special Alcohol License (Malt Only) for Reel Rock 19 Film Screening, to be held indoors at 12A Tyler Street, on 3/14/2025 from 6:00 p.m. to 9:00 p.m. (Alcohol Service).
(PEL25-000009)

Chair Lynch recused himself from this item.

Cece Herrmann, the applicant, appeared before the Commission and explained that this event is a film screening and that the alcohol is beer only and would be served by Aeronaut Brewery, an authorized distributor, and that no rock climbing would be allowed while alcohol is being served. Commissioner Allen asked about age verification, and the applicant stated that identification would be checked and those being served would receive an ink stamp.

The Licensing Commission approved this Special Alcohol License on a voice vote.



Late Items

Administrative Correction

17. Administrative correction for GTCFF LLC d/b/a Tall Order, 70 Beacon Street, AL24-000013, to amend the approved indoor seat count from 74 to 84, reflecting the accepted floor plan.

Commissioner Allen stated that this is an administrative item to correct a previously approved license and update the seat count in the record to reflect 84 indoor seats.

The Licensing Commission approved this item on a voice vote.