



**City of Somerville
Licensing Commission**

Regular Meeting Minutes

**Tuesday
September 16, 2025
6:00 p.m.
Remote Participation ONLY**

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 date provided, do not rely on this information without first checking with the Secretary of the Licensing Commission.

The meeting was called to order by Chair Joseph Lynch at 6:00 p.m. and adjourned at 7:30 p.m. on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

The Licensing Commission entered into recess at 7:18 p.m. and returned at 7:25 p.m.

Attendance:

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

Others present:

Andrea Torres – Executive Secretary to the Licensing Commission; Lieutenant Francis Otting – Fire Department; John Doyle – Assistant City Clerk, Patricia Tenorio – Economic Development

Communications

1. Minutes of the Licensing Commission Regular Meeting of 8/19/2025.

The Licensing Commission approved the minutes on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

Special Alcohol Licenses

2. The Lawn Bar Inc., 300 Assembly Row, requesting approval of a Special Alcohol License (Wine and Malt) for The Lawn Bar at Club Volo, to be held outdoors at 300 Assembly Row, from 9/18/2025 through 10/17/2025 from 12:00 p.m. to 11:00 p.m. (Alcohol Service).



(SAL25-000012)

Applicant, Monica Rodriguez, appeared before the Commission. Chair Lynch asked if this event will continue to the end of October. The applicant explained that the event will continue to the end of November weather permitting. Commissioner Allen asked if there has been any issues with the event. The applicant responded that there has been no problems.

The Licensing Commission approved this Special Alcohol License on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

3. Fox Club, 44 JFK Street, Cambridge, requesting approval of Special Alcohol License (All Forms) for Fox Club Fall Formal 2025, to be held indoors and outdoors at 255 Washington Street (Warehouse XI), on 10/16/2025 from 8:00 p.m. to 10:30 p.m. (Alcohol Service)
(SAL25-000013)

Applicant, Westin Lewin, appeared before the Commission and explained that Fox Club is a social organization at Harvard University. This event has taken place several times in the past. Commission Allen asked if this is a private event and if they will be purchasing the alcohol from an authorized distributor. The applicant stated that the event is private, all attendees will be over 21, and the alcohol will be purchased from an authorized distributor. Chair Lynch asked how many attendees will be expected at the event. The applicant stated that 200 people will be in attendance. Chair Lynch also asked where the alcohol will be purchased. The applicant stated that they have not determined which distributor they will purchase the alcohol. Chair Lynch asked if Mr. Amaral will be providing staffing for the event. The applicant confirmed this information.

The Licensing Commission approved this Special Alcohol License on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

4. Winter Hill Brewing, 328 Broadway, requesting approval of a Special Alcohol License (Wine and Malt) for East Somerville Main Streets Halloween Block Party, to be held outdoors on Cross Street (adjacent to Chuckie Harris Park), on 10/25/2025 from 3:00 p.m. to 6:00 p.m. (Alcohol Service).
(SAL25-000014)

Chair Lynch asked if the block party permit has been issued to East Somerville Main Streets. The applicant, Lindsay Allen, stated that the permit has been submitted and that about 400 people will be present. Chair Lynch asked if there would be any open flame. The applicant stated that there will be two food vendors but no open flame. Commissioner Allen asked if the area where the beverages will



be served be blocked off. The applicant, Breck Bailey, stated that they will be using wristbands. Commissioner Thomas asked if there will be accommodations for accessibility. The applicant, Lindsay Allen, stated that there are accessible restrooms in Connections and Lotus Express allows attendees to use their restrooms.

The Licensing Commission approved this Special Alcohol License on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

5. St. Anthony Parish, 12 Properzi Way, requesting approval of a Special Alcohol License (All Forms) for Baile Mix Retro, to be held indoors at 12 Properzi Way, on 10/25/2025 from 8:00 p.m. to 1:00 a.m. (Alcohol Service).
(SAL25-000011)

Applicant, Deivid Nicodemos, appeared before the Commission and explained that this is an indoor event expecting around 300 people. Chair Lynch asked where the liquor would be purchased from. The applicant stated the alcohol will be purchased from Total Wine and the bartender is TIPS certified.

The Licensing Commission approved this Special Alcohol License on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

New Common Victualer Licenses

6. Blessing Vivi Restaurant Takeout Food LLC d/b/a Blessing Vivi Restaurant, 513B Medford Street, requesting approval of a common victualer license.
Hours of Operation:
Monday-Saturday: 11:00 a.m. to 9:30 p.m.
Sunday: Closed
Indoor seats: 8
(AL25-000016)

After several attempts to connect the applicant to the Zoom meeting, this item was continued to a special meeting at a later date.

7. Scoopino Inc. d/b/a Scoopino, 286 Broadway, requesting approval of a common victualer license.
Hours of Operation:
Monday-Sunday: 10:00 a.m. to 10:00 p.m.
Indoor seats: 36
(AL25-000021)



Applicant, Emaeldine Derebala, stated that he has been in business for over 30 years with multiple restaurant locations in Somerville. The café will serve imported desserts, coffee, and ice cream. No cooking will occur on site. Commission Allen asked if any of the applicant's other businesses serve alcohol. The applicant stated that the businesses only have common victualer licenses. Commissioner Thomas asked about the ADA seating in the establishment. The applicant explained that there will be a long bench with removable seating. The applicant also stated that the location has been vacant for 6 years.

The Licensing Commission approved this Common Victualer License on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

8. Hearth and Hug Bakery LLC d/b/a Hearth and Hug Bakery, 349 Highland Avenue, requesting approval of a common victualer license.
Hours of Operation:
Monday: Closed
Tuesday-Friday: 7:00 a.m. to 3:00 p.m.
Saturday: 8:00 a.m. to 4:00 p.m.
Sunday: 8:00 a.m. to 3:00 p.m.
Indoor seats: 6
(AL25-000024)

Applicant, Natalie Hug, stated that the business will be serving pastries, croissants, muffins, cookies, dessert and coffee. Lieutenant Otting stated that the building permits have not been issued and as part of the bakery operations a kitchen suppression system is necessary.

The Licensing Commission approved this Common Victualer License on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

New
Common Victualer and Entertainment by Devices Indoors

9. La Cosecha Corp d/b/a La Cosecha, 85B Broadway, requesting approval of a common victualer and entertainment by devices indoor license.
Hours of Operation:
Sunday-Wednesday: 7:00 a.m. to 10:00 p.m.
Thursday-Saturday: 7:00 a.m. to 11:00 p.m.
Indoor Seats: 7
(AL25-000013)



Applicant, Diana Hincapie, appeared before the Commission and explained that the entertainment by devices is for 1 television. Chair Lynch asked if this is the applicant's first restaurant. The applicant stated that this was indeed their first restaurant.

Lieutenant Otting spoke about the absence of approval regarding fire permitting and the building permit. The Lieutenant stated that she has been in communication with Patricia Tenorio, Small Business Liaison in the Economic Development Department to have the outstanding items resolved. Lieutenant has tried several times to contact the applicant to address the outstanding issues.

Lindsay Allen from East Somerville Main Streets stated that someone in her office will be in contact to assist Diana in contacting the various departments. Lindsay also confirmed that the outdoor seating from the previous owners has been removed.

Patricia Tenorio stated that the business is already open and that this is a change of ownership, and stated that although the business address is 85B, the building is part of a plaza. Liaison Tenorio stated that the new owners will not proceed with the outdoor seating.

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

The Licensing Commission approved this Common Victualer and Entertainment by Devices License on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

10. Juice Joint LLC d/b/a Tropical Smoothie Cafe, 22 McGrath Highway, requesting approval of a common victualer and entertainment by devices indoor license.
Hours of Operation:
Monday-Sunday: 6:00 a.m. to 10:00 p.m.
Indoor Seats: 30
(AL25-000015)

Attorney, Adam Dash, appeared before the Commission and explained that Juice Joint LLC received a special permit to operate as a café at this location. Attorney Dash stated that the business will be selling smoothies, salads, bowls, and wraps. Attorney Dash explained that there will not be an outdoor seating and the entertainment will be for recorded music playing on 4 speakers.

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



The Licensing Commission approved this Common Victualer and Entertainment by Devices on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

11. Beni Inc. d/b/a Mint Indian Eatery, 868 Broadway, requesting approval of a common victualer and entertainment by devices indoor license.

Hours of Operation:

Monday-Sunday: 10:00 a.m. to 12:00 a.m.

Indoor Seats: 18

(AL25-000020)

Applicant, Rajesh Thapa, appeared before the Commission and explained this is an existing restaurant that they will be taking ownership of. The applicant stated that he has been in the restaurant business for over 10 years working in various positions in different restaurants. The applicant stated that they would like to request hours of operation until 4am. Chair Lynch advised to speak with the City Councilor of the ward regarding the extended hours.

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

The Licensing Commission approved this Common Victualer and Entertainment by Devices Licenses on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

12. Leone's Donut Shop Inc. d/b/a Dunkin Donuts, 74 Middlesex Avenue, requesting approval of a common victualer and entertainment by devices indoor license.

Hours of Operation:

Monday-Sunday: 5:00 a.m. to 10:00 p.m.

Indoor Seats: 16

(AL25-000022)

Applicant, Thomas Leone, appeared before the Commission and explained that he owns 2 Dunkin Donuts located in Stop and Shop and Speedway gas station. Chair Lynch asked if the 5:00 a.m. opening requires a special permit. Administrative Assistant Andrea Torres stated that an extended operating hours are for businesses that operate before 5:00 a.m.

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

The Licensing Commission approved this Common Victualer and Entertainment by Devices Licenses on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

New



All Forms 7-Day Restaurant License
Common Victualer License

13. JSP Restaurant Inc. d/b/a Edamame Spicy, 499 Broadway, requesting approval of an all forms alcohol 7-day restaurant license and common victualer license.
Hours of operation: Indoor (Food and Alcohol Service)
Monday-Saturday: 11:00 a.m. to 1:00 a.m.
Sunday: 12:00 p.m. to 1:00 a.m.
Indoor Seats: 44
(AL25-000023)

Applicant, Kaien Huang, appeared before the Commission and stated that he will be taking over operations of what was formerly Papa Sushi. Chair Lynch asked what the timeline is for opening. The applicant stated that they plan to open next month. Chair Lynch asked if there would be any entertainment indoors. The applicant stated that there will be speakers. Chair Lynch stated that the applicant did not apply for the entertainment by devices and should not have it on the premises. The applicant stated that he would remove the speakers. Commission Allen asked if they have managed a liquor license before and if he is TIPS certified. The applicant stated that he has not had an alcohol license before and he is not TIPS certified. Commissioner Allen stated that the applicant should be familiar with the TIPS certified training. Commissioner Thomas asked if he is the owner on record. The applicant stated he is the owner.

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

The Licensing Commission approved this 7-day All Forms Alcohol Restaurant and Common Victualer license on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

Existing All Forms Package Store License
Alteration of Premises

14. Jaswant Nathji Corp. d/b/a Jerry's Liquors, 329 Somerville Avenue, requesting approval of an alteration of premises.
Current Square Footage: 3,300
Proposed Square Footage: 5,228
(AL25-000018)

Attorney Alexandra Bourgeois appeared before the Commission and explained that the applicant is looking to maximize the retail space on the first floor. The basement



would continue to be used as storage. Commissioner Thomas asked if refrigerators be moved to open the space. Attorney Bourgeois stated that the modification to the space would be to add shelving, however, there would be no structural changes.

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

The Licensing Commission approved this Alteration of Premises on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

Existing Wine and Malt Restaurant License
Change of Ownership Interest

15. Shake Shack Massachusetts LLC d/b/a Shake Shack, 355 Assembly Row, requesting approval of a change of ownership interest.
See attached amendment structure in the meeting materials.
(ALM25-000024, amending AL21-000015)

Chair Lynch explained that this item was previously approved on the last Licensing Commission meeting. This is an administrative item to hold the public hearing.

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

The Licensing Commission approved this Change of Ownership Interest of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

Existing All Forms Restaurant License
Entertainment by Performers

16. New England Neapolitan Assembly Row LLC d/b/a Salt and Stone, 463 Assembly Row, requesting approval to add entertainment by performers.
(ALM25-000025, amending AL18-000001)

Applicant, Sean Olson, appeared before the Commission and explained that the entertainment would be for Saturday and Sunday performances. The applicant explained the music would be amplified and would allow flexibility if constituents would like to buyout the restaurant for events. The applicant stated that they may need to apply for entertainment by patrons.



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

The Licensing Commission approved this Entertainment by Performers by a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.

Existing All Forms Restaurant License
Change of Manager

17. Atelier PRB LLC d/b/a Café Saint Germain, 120 Beacon Street, requesting approval for change of manager.

Current Manager: Luke LeGarrec

Proposed Manager: Loic LeGarrec

(ALM25-000027, amending AL24-000007)

Attorney Tyler Henseler appeared before the Commission and explained that the applicant is familiar with the rules and regulations and has experience as a restaurateur in surrounding cities.

Commissioner Allen recused himself from the vote as an abutter.

The Licensing Commission approved this Change of Manager on a roll call vote of 2 in favor (Thomas, Lynch), 0 opposed, 1 recused (Allen).

Late Item

18. Warehouse XI, 255 Washington Street, requesting approval of Special Alcohol License (Malt Only) for WXI Music, to be held indoors at 255 Washington Street on 10/2/2025, 10/9/2025, 10/10/2025, 10/12/2025, 10/15/2025, 10/16/2025, 10/18/2025, 10/19/2025, 10/24/2025, 10/25/2025, 10/26/2025, 10/29/2025 and 10/31/2025 from 7:00 p.m. to 11:00 p.m. (Alcohol Service)
(SAL25-000015)

Applicant, Margaret Morrissey, appeared before the Commission and explained that bands will be playing at Warehouse XI. The applicant stated that the application should reflect Wine and Malt for alcohol service. Commissioner Allen asked if there wristbanding or have IDs checked at the door. The applicant stated that IDs would be checked at the door and the bartenders would be TIPS certified. Commissioner Thomas asked if this is a festival. The applicant stated that a promoter of the band organizes these events.



Lieutenant Otting stated that the applicant will need to hire a third-party company to perform sprinkler testing in the building. The applicant stated that the landlord performs this testing every year and she will pass long the report to Lieutenant Otting.

The Licensing Commission approved this Special Alcohol License on a roll call vote of 3 in favor (Thomas, Allen, Lynch), 0 opposed.