



City of Boston  
Mayor Michelle Wu  
Licensing Board

Commissioners:  
Kathleen M. Joyce, Chairman  
Keeana S. Saxon  
Liam P. Curran  
Executive Secretary:  
Daniel R. Green

**Voting Hearing Agenda**  
**August 1, 2024**  
(all commissioners present)

**Licensed Premise Inspection Hearing on Tuesday, July 30, 2024**

**1. Gti Properties Inc.**

Doing business as: The Power Station  
Location: 530 Harrison Av., Roxbury, MA 02118  
License#: LB-99379, Notice/Violation#: 017028, Category: GOPAL  
Date: 05/07/2024  
Notice: Overserving guests in violation of M.G.L. ch. 138 s. 64.  
Disturbance of the peace in violation of M.G.L. ch. 138 s. 64.  
Large crowd outside in violation of M.G.L. ch. 138 s. 64.

**No Violation - Correspondence from the Board**

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**2. Game on Fenway, LLC**

Doing business as: Game on Sports Café  
Location: 72 - 82 Lansdowne St., Boston, MA 02215  
License#: LB-98928, Notice/Violation#: 017029, Category: CV7AL  
Date: 05/18/2024  
Notice: Assault and battery employee on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

**No Violation**

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**3. BHC Corporation General Partner**

Doing business as: Club Café  
Location: 209 Columbus Av., Boston, MA 02116  
License#: LB-98997, Notice/Violation#: 017101, Category: CV7AL  
Date: 05/19/2024  
Notice: Assault and battery employee on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

**Deferred to August 8, 2024 voting hearing to review submitted video evidence**

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#### **4. K&K Restaurant Group, Inc.**

Doing business as: Estella

Location: 49 Temple Pl., Boston, MA 02111

License#: LB-99190, Notice/Violation#: 018025, Category: CV7AL

Date: 05/13/2024

Notice: Assault and battery patron on patron in front of premise in violation of M.G.L. ch. 138 s. 64, ch.265 s. 13A.

Assault and battery patron on Police Officer in violation of M.G.L. ch. 138 s. 64, ch.265 s. 13D.

**Deferred to allow the licensee to submit any existing internal reports and/or videos**

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#### **5. The Next Place, LLC**

Doing business as: The Greatest Bar

Location: 262 - 266 Friend St., Boston, MA 02114

License#: LB-98937, Notice/Violation#: 021071, Category: CV7AL

Date: 04/21/2024

Notice: Overcrowding second floor - 122 mechanical count capacity 100 in violation of M.G.L. ch. 138 s. 64 and Boards rule 1.03J, 1.06A,F.

**Violation - Warning**

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#### **6. Arguetas Corporation**

Location: 30 Bennington St., East Boston, MA 02128

License#: LB-99787, Notice/Violation#: 018024, Category: CV7MWL

Date: 05/12/2024

Notice: Bottle service violation in violation of M.G.L. ch. 138 s. 64.

**Violation - Warning**

**Licensee is to post submitted notice regarding the prohibition of bottle service within the licensed premise**

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**Transactional Hearing on Wednesday, July 31, 2024**

**1. Chip Newbury, LLC**

Doing business as: Chip City

316 Newbury St, Boston, MA 02115

License #: LB-569504

Has applied for a Common Victualler License to be exercised on the above - 1,100SF 1st floor- below ground level cookie shop consisting of sales area, cookie service bar, backroom with kitchen / ware washing / storage, and employee restroom no interior or exterior seating (takeout only).

Manager: Theodore Gailas

Hours of Operation: 11:00 AM to 10:00 PM

**Granted**

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**2. Dufficy Enterprises, Inc.**

Doing business as: Domino's #3797

1514 Blue Hill Ave, Mattapan, MA 02126

License #: LB-336497

Holder of a Common Victualler License has petitioned to Change the Closing Hour of the licensed business - From: 12:00 AM To: Sunday-Wednesday 12:00 AM - 2:00 AM and Thursday-Saturday 12:00 AM - 3:00 AM.

**Granted - Conditions: 1. No in-person orders after 12 AM. 2. No cash transactions after 12 AM.**

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**3. 280 Friend Street Fee, LLC**

Doing business as: Hotel Indigo Boston

280 Friend St, Boston, MA 02114

License #: LB-303392

Holder of an Innholder All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: George Vinal, Jr. To: Patrick Strong.

Attorney: Patricia Malone

**Granted**

**The Board also grants the petition for a management agreement between 280 Friend Street Fee, LLC and JGRD, LLC heard on June 26, 2024.**

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#### **4. Barcelona South End, LLC**

Doing business as: Barcelona  
525 Tremont St, Boston, MA 02116  
License #: LB-99247

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: Gullinda Grace Loum-Follet To: Brandon Cartagena.  
Attorney: Joseph H. Devlin

**Granted**

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#### **5. Eataly Boston, LLC**

Doing business as: Eataly  
800 Boylston St, Boston, MA 02199

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a change of Officers/Directors/LLC Managers.  
Attorney: Caroline O'Connell

**Granted**

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#### **6. Cantina, LLC**

Doing business as: Cantina  
800 Boylston St, Boston, MA 02199  
License #: LB-173813

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned for a change of Officers /Directors/LLC Managers.  
Attorney: Caroline O'Connell

**Granted**

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#### **7. Broken Records Beer Hall, LLC**

Doing business as: Broken Records Beer Hall  
81-85 Guest St, Brighton, MA 02135  
License #: LB-99751

Holder of a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned for a change of LLC Managers.  
Attorney: Dennis A. Quilty

**Granted**

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## **8. CAMI 1974 Corporation**

Doing business as: Melodias

1045 Saratoga St, East Boston, MA 02128

License #: LB-99655

Holder of a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned to pledge the license to Eastern Bank.

Attorney: Mark A. White

**Granted**

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## **9. Foundation Kitchen, LLC**

Doing business as: Foundation Kitchen

32 Cambridge St, Charlestown, MA 02129

License #: LB-480058

Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned for the approval of a Management Agreement between Foundation Kitchen, LLC and Post & Beam South Brewing, LLC.

Attorney: Chad A. Colarusso

**Granted**

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## **10. TS Lodging Food and Beverage, LLC**

Doing business as: Moxy Hotel

240 Tremont St, Boston, MA 02116

License #: LB-99308

Holder of an Innholder All-Alcoholic Beverages License has petitioned for the approval of a Management Agreement between TS Lodging Food & Beverage, LLC and CFH 240 Tremont Street, LLC. Secondly, has petitioned to change the manager of the licensed business - From: William Harrington To: Vincent Polcari.

Attorney: Dennis A. Quilty

**Granted**

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**11. ENA Liquors, Inc.**

Doing business as: Brothers Super Liquors

213 Bowdoin St, Dorchester, MA 02122

License #: LB-101859

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned to change the manager of the licensed business – From: Eduardo Fernandez To: Nelson Fernandez. Secondly, has petitioned to change the d/b/a of the licensed business - From: Brothers Super Liquors To: Brother’s Wines & Spirits. Thirdly, has petitioned for a change of Officers/Directors. Lastly, has petitioned for a change of Stock Interest.

Attorney: Jennifer Allen

**Granted**

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**12. Mirage Charcoal Kabob, Inc.**

Doing business as: Zen Restaurant

21A Beacon St, Boston, MA 02108

License #: LB-99643

Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned for a change of Officers /Directors. Secondly, has petitioned for a change of Stock Interest.

Attorney: Duo Liu

**Granted**

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**13. Rafael E. Veras, Individual**

Doing business as: Latino Restaurant

302 Centre St, Jamaica Plain, MA 02130

License #: LB-99601

Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned to change the classification of its license - To: Wines, Malt Beverages and Liqueurs pursuant to the authority contained in Chapter 481 of the Acts of 1993. Secondly, has petitioned to change the closing hour of the licensed business - From: 12:00 AM To: 1:00 AM.

Attorney: John P. Connell

**Granted**

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#### **14. S&A P-12 Hospitality, LLC**

1001 Boylston St, Boston, MA 02215

License #: LB-99161

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the licensed business from the above - To: Cruise Hospitality, LLC d/b/a AVRA (at the same location).

Nikolaos Tsoulos, Manager. Updating the description of premise as follows: In building located at 1001 Boylston Street a/k/a 400 Newbury Street. Main entry on lower level; on second level consisting of one large room with various dining areas, service bar and seated bar, and three private dining rooms; kitchen, storage, office space and restrooms located on second level; together with seasonal outdoor patio on private property with 50 seats and 12AM patio closing hour. Interior closing hour 2:00AM.

Attorney: Dennis A. Quilty

**Granted**

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#### **15. 552 Tremont, LLC**

Doing business as: The Butcher Shop

552 Tremont St, Roxbury, MA 02118

License #: LB-99783

Holder of a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned to transfer the licensed business from the above - To: PAG Tremont 552 LLC (at the same location).

Edwin Preciado, Manager. 1:00 AM Closing Hour.

Attorney: Benjamin E. Levin

**Granted**

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#### **16. AC NEP, LLC**

Doing business as: Dorset Hall

367-371 Neponset Ave, Dorchester, MA 02122

License #: LB-99136

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the licensed business from the above - To: Movable Inc. d/b/a McGonagle's (at the same location). Elizabeth Adele McCarthy, Manager. 2:00 AM Closing Hour. Updating the description of premise as follows:

Approximately 7,873 SF over two levels of a shared building complex with 2 entrances/exits. 1,970 SF upper level with combined dining/bar seating for 97 and 2 restrooms. 2,975 SF lower level with seating for 138 and a separate bar with seating for 20 as well as 2 additional restrooms; Kitchen and storage in the basement consisting of 2,928 SF. Secondly, has petitioned to pledge the license to Northern Bank and Trust Company.

Attorney: Andrew F. Upton

**Granted**

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## 17. RYGUY, LLC

Doing business as: The Emory  
21 Beacon St, Boston, MA 02108  
License #: LB-98901

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the licensed business from the above - To: Taco Azul Boston LLC d/b/a Taco Azul (at the same location). Daniel Leyva, Manager. 2:00 AM Closing Hour. Updating the description of premise as follows: 21 Beacon Street is a current restaurant space. This is a 3,500 SF restaurant space with a ground floor and basement with an opening hour of 11AM and a closing hour of 2AM. The ground floor includes a dining area with approximately 20 tables with seating for approximately 65 people, a bar with seating for 10, a kitchen, storage, and 1 unisex restroom. The basement has 2 unisex restrooms and with a separate enclosed space for storage and prep only. The space also includes a 1,000 SF annual outdoor patio on private property with seating for 45 people and a closing hour of 11PM. Additionally, has petitioned to pledge the license to Webster Bank, National Association.

### **Granted**

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## 18. East Coast Eats, Inc.

Doing business as: Silvertone Bar & Grill  
69 Bromfield St, Boston, MA 02108  
License #: LB-99246

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license and location from the above - To: 10 World Trade LHI LLC located at 10 World Trade Center Ave, Boston, MA 02210. The premise consists of a multilevel lobby area with ground floor level food hall (13,425 sf) with two (2) designated vendor spaces with 180 indoor seats and 100 outdoor seats on an annual, weather-permitting, private property plaza (4,639 sf). Mezzanine and 2nd floor lobby areas each have special event spaces connected to the ground floor level with an open stair plan. The mezzanine event area is 3,302 sf and the 2nd floor area includes a 2,503 sf auditorium with 149 seats and a private property patio (4,511 sf) sectioned off from the public sidewalk. The auditorium reaches the 3rd floor and connects to a (4,261 sf) lounge/event space. 2:00AM indoor closing hour; 2:00AM outdoor closing hour. John Hynes IV, Manager.  
Attorney: Joseph Hanley

**Granted - Condition: Any subsequent management agreement or transfer at the same location requires a community process at the discretion of the Board.**

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## **19. G&V Ice Cream and Sub, Inc.**

Doing business as: Don't Tell Aunty  
1122 Boylston St, Boston, MA 02215  
License #: LB-99092

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license and the location from the above – To: Early Monsoon LLC d/b/a Don't Tell Aunty located at 1080 Boylston Street, Boston, MA 02215. The premise consists of: Restaurant on ground floor containing approximately 3,200 square feet in five rooms with dining area seating 85 patrons, bar area seating 16 patrons, kitchen, storage area, and restrooms. Annual outdoor patio on private property containing approximately 630 square feet with seating for 36 patrons to be operated between the hours of 11 AM and 11 PM. Niral Patel, Manager. 2:00 AM Closing Hour. Secondly, has petitioned to pledge the license and inventory to Rockland Trust Company.

Attorney: Jon D. Aieta

### **Granted**

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## **20. DJ's Market**

Doing business as: DJ's Market  
120 Boston St, Dorchester, MA 02125  
License #: LB-569775

Has applied for a Retail Package Store Wines and Malt Beverages License to be exercised on the above - Market and deli consist of 1864 SF of retail on one floor, in one large open market floor plan, with gondola market shelving and deli and bakery cases in the rear. There is also a full kitchen in the rear of the building. Walk in freezer and fridges line one wall of the market with reach-in doors, reach-in fridges line the other wall. There is about 1800 SF of dry storage in the basement under the market, and 675 SF of storage in a side room with an employee-only entrance.

Manager: Alina Morris  
Closing Time: 6:00 PM

**Granted - Conditions: 1. No singles. 2. No increase to the amount of floor space dedicated to alcohol, or changes to the floorplan on file with the Board, without Board approval. Licensee must have a copy of the approved floorplan on the premises at all times.**

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## **21. Gent Catering, LLC**

Doing business as: From Scratch  
2 Tremont St, Brighton, MA 02135  
License #: LB-567244

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 2 Tremont Street consists of 1000 SF, 4 tables with a total capacity of 16 people. The restaurant is comprised of two levels- the main level houses the kitchen and the seating area. The downstairs level houses the walk-in fridge, preparation, dry storage room, dishwasher station and the bathroom.

Manager: Gentjan Ikonomi  
Closing Time: 10:00 PM

**Granted, pending the availability of a license for which the applicant qualifies**

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## **Non-Hearing Transactions**

**The following are applying for a new Common Victualler License at a previously licensed location:**

### **1. Mochinut Chinatown Inc.**

Doing business as: Uncle Tetsu  
19 Hudson St., Boston, MA 02111  
License #: LB-569241

Has applied for a Common Victualler License to be exercised at a previously licensed location- 900SF  
Open kitchen bakery that specializes in cheesecakes. Front area baking, one furnace room, and in the back is a walk in cooler, kitchen, and storage.

Manager: Bozan Yang

Hours of Operation: 8:00 AM to 12:00 AM

**Granted**

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### **2. Happy Cactus LLC**

Doing business as: Tropical Smoothie & Cafe  
1122 Boylston St., Boston, MA 02215  
License #: LB-569514

Has applied for a Common Victualler License to be exercised at a previously licensed location- 1,500SF  
In one room on the first floor is a smoothie bar and a café with 12 seats and a storage basement.

Manager: Koushik Babu Koganti

Hours of Operation: 7:00 AM to 11:00 PM

**Granted**

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### **3. 85 Harvard Ave LLC**

Doing business as: Tofu Story  
85 Harvard Ave., Allston, MA 02134  
License #: LB-569517

Has applied for a Common Victualler License to be exercised at a previously licensed location- 2,200SF  
Full service restaurant with dining room on the first floor, 60 seats and full kitchen in the back.

Bathrooms in the rear of the first floor. Basement for storage and office.

Manager: Benny Kuang

Hours of Operation: 10:00 AM to 11:30 PM

**Granted**

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#### **4. Lakon Brighton LLC**

Doing business as: Lakon Paris Patisserie

407 Washington St., Brighton, MA 02135

License #: LB-569704

Has applied for a Common Victualler License to be exercised at a previously licensed location- 6,271SF

One floor, the cafe has 49 seats, and a full kitchen in the back. Bathrooms on the rear of the café. There is a basement for storage and an office space.

Manager: Anthony Grossi

Hours of Operation: 7:00 AM to 7:00 PM

**Granted**

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#### **5. Mehilli Inc**

Doing business as: Al's State Street Cafe

114 State St., Boston, MA 02109

License #: LB-569202

Has applied for a Common Victualler License to be exercised at a previously licensed location- 1,000SF

First floor with service counter, kitchen and storage room located in the back.

Manager: Serxho Mehilli

Hours of Operation: 10:30 AM to 3:00 PM

**Granted**

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#### **6. Mehilli Inc**

Doing business as: Al's South Street Cafe

179 - 185 Essex St., Boston, MA 02111

License #: LB-569470

Has applied for a Common Victualler License to be exercised at a previously licensed location- 1,500SF

All in one open space on the first floor with kitchen in the rear and storage in the basement.

Manager: Serxho Mehilli

Hours of Operation: 10:30 AM to 3:00 PM

**Granted**

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## **7. Ego Ventures LLC**

Doing business as: Oliveiras Express  
204 Cambridge St., Boston, MA 02114  
License #: LB-570286

Has applied for a Common Victualler License to be exercised at a previously licensed location- 1,400SF  
First floor small dine-in area, long counter with seating, basement prep area, one customer bathroom on the first floor and a staff room on the second floor.

Manager: Edilson Oliveira  
Hours of Operation: 10:00 AM to 11:00 PM

**Granted**

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### **The Following have applied to make changes to their existing Common Victualler License:**

#### **1. Anaam Mo LLC**

Doing business as: Cafe Quattro  
817 Harrison Ave., Roxbury, MA 02118  
License #: LB-557173

Holder of a Common Victualler License has petitioned to change the DBA of the licensed business  
From: Cafe Quattro To: Becca's Kitchen

**Granted**

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#### **2. TRIO MLP Corporation**

Doing business as: 180° Café  
21 - 23 Edinboro St., Boston, MA 02111  
License #: LB-100784

Holder of a Common Victualler License has petitioned to change the Manager of the licensed business  
From: Hoi Fai Ng To: Wen Fang Huang

**Granted**

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**The Following have applied for a One Day Amendment to Existing License:**

**1. Time Out Market Boston, LLC**

Doing business as: Time Out Market  
401 Park Dr., Boston, MA 02215  
License #: LB-99113

Has applied for a one day amendment to existing license to include the lawn just off their patio for Movie Nights on August 5, 12, 19 and 25, 2024 between the hours of 6:00 p.m. - 10:00 p.m  
Manager: Michael Minichello

**Granted**

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**2. American Craft Brewery, LLC**

Doing business as: Samuel Adams Tap Room  
60 State St., Boston, MA 02109  
License #: LB-418981

Has applied for a one day amendment to existing license to include the contiguous space next to Sam Adams Tap Room in Faneuil Hall for the Wholesalers Weekend Corporate Event on August 10, 2024 between the hours of 9:00 a.m - 1:00 p.m.  
Manager: Billy Decain

**Granted**

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**3. Notch Brighton Tap Room LLC**

1420 to 1440 Soldiers Field Rd., Brighton, MA 02135  
License #: LB-447987

Has applied for a one day amendment to existing license to include the courtyard that extends from the Notch Biergarten for a Baby Shower on August 17, 2024 between the hours of 12:00 p.m. - 5:00 p.m.  
Manager: Nathan Kearney

**Granted**

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**4. Notch Brighton Tap Room LLC**

1420 to 1440 Soldiers Field Rd., Brighton, MA 02135  
License #: LB-447987

Has applied for a one day amendment to existing license to include Garage B and the walkway to Garage B for a Memorial Service on August 3, 2024 between the hours of 12:00 p.m. - 10:30 p.m.  
Manager: Nathan Kearney

**Granted**

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## **5. The Catered Affair, Inc.**

Doing business as: The Catered Affair

700 Boylston St., Boston, MA 02116

License #: LB-99386

Has applied for a one day amendment to existing license to include an extension of hours for a Wedding on August 17, 2024 between the hours of 7:00 p.m. - 2:00 a.m.

Manager: Alexander Marconi

### **Granted**

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### **All Special One Day Alcohol Licenses have been approved**

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### **Old and New Business**

1. The Board is in receipt of a Release of Pledge of License and Security Interests from Lazaro Orellana, releasing any previous pledges held on Cami 1975 Corporation d/b/a Melodias, 1045 Saratoga Street, East Boston, MA 02128, License # LB-99655.

### **Acknowledged**

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2. The Board deferred the following to evaluate the public need: Tandav Corporation d/b/a Old Harbor Market, located at 334 E Eighth St, South Boston, MA 02127 License #: LB-566967. Has applied for a Retail Package Store Wines and Malt Beverages License to be exercised on the above - 2,314 SF Total: 1,311sf on ground floor with 1,014sf basement for storage. Main entrance/exit on E. 8th Street. Manager: Devyani Patel Closing Time: 9:00 PM Attorney: Kristen L. Scanlon

**Granted - 1. No singles. 2. No increase to the amount of floor space dedicated to alcohol, or changes to the floorplan on file with the Board, without Board approval.**

**Licensee must have a copy of the approved floorplan on the premises at all times.**