



City of Boston
Mayor Michelle Wu
Licensing Board

Commissioners:
Kathleen M. Joyce, Chairman
Keeana S. Saxon
Ava C. Concepcion
Executive Secretary:
Daniel R. Green

Voting Hearing Agenda
September 24, 2026
(all commissioners present)

There was no Licensed Premise Inspection Hearing on Tuesday, September 22, 2026

Transactional Hearing items Wednesday, September 23, 2026

1. Sunny Hospitality Inc.

Doing business as: HeyTea Harrison
75 Harrison Ave, Boston, MA 02111
License #: LB-635835

Has applied for a Common Victualler License to be exercised on the above - 1,100SF Of open space on one floor. The operational area (kitchen) is separated from the remainder of the space by a curtain. There is one bathroom designated for staff use only. There is no customer seating and no patio or outdoor seating area.

Manager: Pham Tuan Pham

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

Granted

2. Ha Bui Family Inc

Doing business as: Mia Map
16 Bowdoin Ave, Dorchester, MA 02121
License #: LB-635651

Has applied for a Common Victualler License to be exercised on the above - A 1,160-square-foot space located at Space C on the ground floor of the Four Corners Plaza Building, which will operate as a coffee shop, boba tea and juice bar offering light street food, with the kitchen and storage area located at the rear of the space, an indoor customer waiting area, and no patio or outdoor seating.

Manager: Van Duc Ha

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

Granted

3. 510 Boston Cafe LLC

Doing business as: Starbucks

510 Atlantic Ave, Boston, MA 02210

License #: LB-635622

Has applied for a Common Victualler License to be exercised on the above - The premises consist of a 1,278-square-foot, one-story, quick-service restaurant. The space contains four (4) rooms, including a guest seating area, bathroom, kitchen/storage area, and a separate storage room. The guest seating area is equipped with six (6) seats.

Manager: Herin Patel

Hours of Operation: 5:00 AM to 10:00 PM

Granted

4. President and Fellows of Harvard College / HUHRE

Doing business as: Harvard University Housing and Real Estate (HUHRE)

107 Avenue Louis Pasteur, Boston, MA 02115

License #: LB-635345

Has applied for a Dormitory License to be exercised on the above - Located on the Longwood Medical Campus, Vanderbilt Hall provides Graduate Students with a Residence Hall living experience, where units are single occupancy and residents share common baths and common kitchens. The building consists of 6 floors, two lower levels (LL1 and LL2), and a Seventh Penthouse level. Floors 1 through 6, consist of a total of 325 dormitory bedrooms accommodating 326 occupants. The First Floor contains 28 dorm rooms accommodating 29 occupants, which includes one two-bedroom unit. The Second Floor is the largest residential floor housing 100 dorm rooms, the Third Floor contains 88 dorm rooms, the Fourth Floor contains 73 dorm rooms, the Fifth Floor contains 22 dorm rooms, and the Sixth Floor contains 14 dorm rooms. The Lower Levels (LL2 and LL1) and the Seventh Penthouse floor contain no dormitory bedrooms. In total, Vanderbilt Hall contains 325 dorm rooms across all active residential floors.

Manager: Helina Dagne

Granted

5. Broadway Social Wines, Inc.

Doing business as: Social Wines

52 W Broadway, South Boston, MA 02127

License #: LB-101998

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned to change the DBA of the licensed business - From: Social Wines To: Liquor & Wine Gallery.

Granted

6. BBRG Waterfront TR, LLC

Doing business as: Joe's American Bar & Grill

100 Atlantic Ave, Boston, MA 02110

License #: LB-98890

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business – From: Kevin Kelly To: Samantha Reynolds

Attorney: Thomas P. Miller

Granted

7. LSF Legal Crossing, LLC

Doing business as: Legal Sea Foods

558 Washington St, Boston, MA 02111

License #: LB-98915

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: Douglas Anderson To: Reginaldo M. Dias.

Granted

8. BHR Operations, L.L.C.

Doing business as: Wyndham Boston Beacon Hill

5 Blossom St, Boston, MA 02114

License #: LB-101614

Holder of an Innholder All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: Thomas J. Chmura, III To: Brian Comeau.

Attorney: Joseph H. Devlin

Granted

9. BBRG TR, LLC

Doing business as: Atlantic Fish Company

761 Boylston St, Boston, MA 02116

License #: LB-98945

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business – From: Samantha Reynolds To: Phoebe French

Attorney: Margaret M. Gillis

Granted

10. Paige Hospitality, Inc.

Doing business as: Hava Lounge
246 Tremont St, Boston, MA 02116
License #: LB-99200

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: Miller Thomas Jr To: Kevin Montgomery.

Granted

11. Kolo Dorchester Inc

Doing business as: Yeanie's Burger & Social
39 Savin Hill Ave, Dorchester, MA 02125
License #: LB-626534

Holder of a (Zip Code Restricted) Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned to change manager of the licensed business - From: Anh Que Bach To: Quang Nguyen.

Attorney: Thomas P. Miller

Granted

12. EK Boston Lounge LLC

Doing business as: Emirates
Logan Airport, Terminal E, East Boston, MA 02128
License #: LB-318027

Holder of an (Airport) Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: James Francis Dykes To: Joseph Benjamin Santos.

Granted

13. 418RE-One Appleton, LLC

Doing business as: Reunion BBQ
439 Tremont St, Boston, MA 02116
License #: LB-99116

Holder of an Common Victualler All-Alcoholic Beverages License has petitioned to Pledge the License to: One Appleton Agent LLC.

Granted

14. Walgreens of Massachusetts, LLC

Doing business as: Walgreens #15390

10-24 School St, Boston, MA 02108

License #: LB-102001

Holder of a Retail Package All-Alcoholic Beverages License has petitioned for a change in Officer/Director/LLC Manager of the Corporation. Secondly, has petitioned for a change in Ownership Interest.

Attorney: Joseph H. Devlin

Granted

15. Krupa Corporation

Doing business as: JP Convenience

546 Centre St, Jamaica Plain, MA 02130

License #: LB-610495

Holder of a Retail Package Malt and Wine Beverages License has petitioned for a change in Officer /Director/LLC Manager of the Corporation. Secondly, has petitioned for a Issuance/Transfer of Stock/New Stockholder.

Attorney: Matthew S. Porter

Granted

16. Highsky Market Inc

Doing business as: Frank Anthony's Seaport Boston

50 Northern Ave, Boston, MA 02210

License #: LB-301847

Holder of a Retail Package All-Alcoholic Beverages License has petitioned for a change in Officer/Director/LLC Manager of the Corporation. Secondly, has petitioned for a change in Stock Interest. Lastly, has petitioned to change the manager of the licensed business – From: Pranavi Chekuri To: Mineshkumar Patel.

Attorney: Jackson L. Christian

Granted

17. Virginica, LLC

Doing business as: Row 34

381-389 Congress St, Boston, MA 02210

License #: LB-99775

Holder of a Restricted All-Alcoholic Beverages License (pursuant to the authority contained in M.G.L. Chapter 138, Section 12D) has petitioned to change the corporate name of Licensee Member From: HSBG, LLC To: Rising Tide Ventures, LLC. Secondly, has petitioned for a change of Officers/Directors/LLC Managers. Lastly, has petitioned for a change in Ownership Interest.

Attorney: Adam R. Barnosky

Granted

18. Puttshack Boston Seaport LLC

Doing business as: Puttshack

58 Pier 4 Blvd, Boston, MA 02210

License #: LB-99191

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a change of Officers/Directors/LLC Managers of the business. Secondly, has petitioned for a change of Stock Interest. Lastly, has petitioned to change the manager of the licensed business – From: Evan Meyers To: Kerry Henderson.

Attorney: Joseph H. Devlin

Granted

19. BR Kenmore, LLC

Doing business as: Blue Ribbon Brasserie, Blue Ribbon Sushi, Pescador

528 Commonwealth Ave, Boston, MA 02215

License #: LB-99215

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to amend the description of the licensed premise – From: In one large room and function room on ground floor with kitchen in rear and storage below with outdoor seating on private property for 55 patrons; lounge at street level; and outdoor seating on private property at the lounge for 24 persons with a 2:00 a.m. closing hour. Capacity breakdown: Total-18 Standing, 267 Seating. To: In one large room on ground floor comprised of main dining area with two bar areas; mezzanine with additional dining area, as well as third dining room located in the rear; together with kitchen, storage, restrooms and back of house areas; seasonal (April-October) outdoor patio located on private property with 4 seats and 11PM patio closing hour. All together comprised of 3,315sf with 2 entrances and 4 exits. Secondly, has petitioned for a change of ownership interest. Thirdly, has petitioned to change the Manager of Record - From: Robert Allen Anderson Jr. To: Allan James Tid. Lastly, has petitioned to change the DBA - From: Blue Ribbon Brasserie, Blue Ribbon Sushi, Pescador To: Blue Ribbon Sushi

Attorney: Dennis A. Quilty

Granted

20. Petula's LLC

Doing business as: Petula's
81 L St, South Boston, MA 02127
License #: LB-99754

Holder of a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned to amend the description of premise From: with rear side emergency exits; in one room and kitchen on the first floor; basement for storage. bar with 10 stools. To: +/- 2,700 sq ft with 2 entrances and 2 exits, in 2 rooms on the first floor; basement for storage. Capacity breakdown: Room 1: tables & chairs-44 persons, 6-persons standing, bar stools-10 persons Room 2: tables&chairs -39 persons, bar stools 10ppl.
Attorney: Amanda E. Risch

Granted

21. Nite Lite Cafe, LLC

Doing business as: 89 Charles
89 Charles St, Boston, MA 02114
License #: LB-99779

Holder of a (Restricted) 7 Day All-Alcoholic Beverages License has petitioned to Change the Closing Hour of the licensed business - From: 12:00 AM Closing 7 Days per week To: 1:00 AM Closing 7 Days per week.
Attorney: Tyler Henseler

Granted closing hour of 1:00 AM Thursday-Saturday Only

22. Bupriva 1619 LLC

Doing business as: Flann O'Brien's
1619 Tremont St, Mission Hill, MA 02120
License #: LB-99248

Holder of a 7 Day All-Alcoholic Beverages License has petitioned to Change the Closing Hour of the licensed business - From: 1:00 AM Closing 7 Days per week To: 2:00 AM Closing 7 Days per week.
Attorney: Kristen L. Scanlon

Continued to the October 28, 2026 Transactional Hearing

23. Antico Forno, Inc.

Doing business as: Antico Forno
93-95 Salem St, Boston, MA 02113
License #: LB-99732

Holder of a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned to change the classification of its license - To: a (restricted) All-Alcoholic Beverages License pursuant to the authority contained in M.G.L. Chapter 138, Section 12D.
Attorney: Kieran Altieri

Granted

24. Terramia, Inc.

Doing business as: Terramis
98 Salem St, Boston, MA 02113
License #: LB-99729

Holder of a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned to change the classification of its license - To: a (restricted) All-Alcoholic Beverages License pursuant to the authority contained in M.G.L. Chapter 138, Section 12D. Secondly, has petitioned to change the Corporate Name of the licensed business -From: Terramia, Inc. To: Terramia Corporation.

Attorney: Kieran Altieri

Granted

25. Pinales Kitchen, Inc.

Doing business as: Mangu Dominican Bistro
264 Hyde Park Ave, Jamaica Plain, MA 02130
License #: LB-580946

Holder of a Special Legislation Zip Code Restricted Wines & Malt Alcoholic Beverages License has petitioned to change the classification of its license - To a (restricted) All Alcoholic Beverages License pursuant to the authority contained in M.G.L. chapter 138, section 12D. Secondly, has petitioned to change the closing hour of operations From: 9:00 PM 7 days per week To: Monday- Wednesday 9:00 PM , Thursday - Sunday 12:00AM .

Attorney: Jennifer Allen

Granted

26. Houjazy Inc.

Doing business as: Linden Suprette
101 Brighton Ave, Allston, MA 02134
License #: LB-476649

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned to transfer the license From: Houjazy Inc – To: Linden Superette Spirit and Wine, Inc. D/B/A Linden Superette (at the same location). Jyoti Patel, Manager. 11:00 PM Closing Hour.

Attorney: Molly K. Codeanne

Granted

27. SK Wine and Liquors, Inc.

Doing business as: Bauer Wine & Spirits

255 Newbury St, Boston, MA 02116

License #: LB-101973

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned to transfer the license From: SK WINE AND LIQUORS, INC. - To: Raghunath, Inc. dba Bauer Wine & Spirits (at the same location). Parthkumar Patel, Manager. 11:00 PM Closing Hour. Secondly, has petitioned to pledge the license and stock to: Northern Bank & Trust Company.

Attorney: John M. Mooradian

Granted

28. Blanchard's West Roxbury, Inc.

Doing business as: Blanchard's

418 Lagrange St, West Roxbury, MA 02132

License #: LB-101901

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned to transfer the license From: Blanchard's West Roxbury, Inc - To: WR Kappy's Inc. dba Kappy's Fine Wine & Spirits (at the same location). Eugene Michael Pignone, Manager. 11:00 PM Closing Hour. Has also petitioned to update the description to: Approximately 9,842 SF of retail space in one main room on the ground floor of a 2-story building, 3,510 SF of office space in the 2nd floor of the building, and an addition 9,842 sq ft of space in the basement for storage. There is 1 main entrance/exit in the front, 2 exits in the rear and 1 exit on the side. To include an adjacent 2-story addition to the south side of the licensed premise.

Secondly, has petitioned for a first priority pledge of the license and inventory to: Leader Bank NA, and a second priority pledge of inventory to: Blanchard's West Roxbury Inc.

Attorney: Jackson Christian

Granted

29. Scobie's LLC

Doing business as: Scobie's

782 Adams St, Dorchester, MA 02124

License #: LB-99453

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license From: Scobie's LLC-To: Esteemed Hospitality LLC . dba Session House (at the same location). Teresa Murphy, Manager. Closing hour 1:00 AM. Secondly, has petitioned to update the description of the license premise to- 3,810 sf. restaurant space with 2 entrances and 2 exits on 2 floors. First floor includes various dining areas, bar with seating for sixteen (16), restrooms and kitchen. Basement includes office and storage and prep areas.

Attorney: Anthony McGuinness

Granted

30. SZA, LLC

Doing business as: Shabu Zen

78-89 Brighton Ave, Allston, MA 02134

License #: LB-99770

Holder of a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned to transfer the license From: SZA, LLC – To: Run Tai LLC D/B/A Zhu Seafood & Beef Hot Pot (at the same location). QiLing Cai, Manager. 11:30 PM Closing Hour.

Attorney: Russell Chin

Granted

31. RRG Eastie, LLC

Doing business as: Blackbird Doughnuts

25 Lewis St, East Boston, MA 02128

Has applied for a Common Victualler 7 Day Wines and Malt Beverages License to be exercised on the above: 25 Lewis Street East Boston a.k.a. 11-15 Monsignor Albert A. Jacobbe Road, 2,932sf Total:

Located within building 1 at Clippership Wharf, approx. 1,232sf in one room on ground floor, with service counter and prep area, as well as main dining area. Corner cafe location with 2 entrances/2 exits on Monsignor Albert A. Jacobbe Rd and Clippership Wharf. Year round 1,700sf outdoor patio on private property with seating for 28, same hours as interior.

Manager: Elena De Silva

Closing Time: 8:00 PM

Attorney: Kristen L. Scanlon

Deferred to review all East Boston applications

32. Porter Hospitality LLC

Doing business as: Cambria Hotel Boston Logan

155 Porter St, East Boston, MA 02128

License #: LB-635491

Has applied for an Innholder All-Alcohol Beverages License to be exercised on the above – 63,650 SF hotel on 5 floors with 3 entrances/3 exits and 123 rooms total. (7 rooms on 1st floor and 29 per floor on floors 2-5). Restaurant on the 1st floor near front entrance and lobby, including a 14 seat bar and an overall seating capacity of approx. 77 patrons. Alcohol stored in a locked cabinet behind the restaurant bar, accessible to authorized employees only. Alcohol served via restaurant and room service only.

Manager: Matthew David Sirois

Closing Time: 12:00 AM

Attorney: Curt F. Bletzer

Deferred to review all East Boston applications

33. Beetle's Lunch, Inc.

Doing business as: Cafe Weekend
120 Harvard Ave, Allston, MA 02134
License #: LB-635498

Has applied for a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License to be exercised on the above –The total premise consists of 1,640 SF restaurant space with one entrance/two exits on two levels consisting of: Ground floor, one room (820 SF) for dining with seating for 37, with a service area and kitchen. The lower level/basement (820 SF) has one bathroom and is used for general storage.

Manager: Sunil Yu
Closing Time: 11:00 PM
Attorney: Thomas P. Miller

Deferred due to license availability

Non-Hearing Transactions

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

1. Noor Restaurant Inc

Doing business as: The Halal Fusion
429 Faneuil St., Brighton, MA 02135
License #: LB-635896

Has applied for a Common Victualler License to be exercised at a previously licensed location - 1,200SF Full-service restaurant with delivery and pickup for takeout on the first floor, seating for 18. The basement is used for dry food storage and includes 2 bathrooms. AKA 427 Faneuil Street.

Manager: Muhammadariful Noor
Hours of Operation: 11:00 AM to 10:00 PM

Granted

2. Kohinoor Flames Inc

Doing business as: Kohinoor Flames
23 S. Huntington Av., Jamaica Plain, MA 02130
License #: LB-635903

Has applied for a Common Victualler License to be exercised at a previously licensed location - A 1,274SF Full-service restaurant located on the first floor, offering both dine-in and takeout service. The space includes 24 seats and a fully equipped kitchen. Restrooms are located at the rear of the first floor. The basement provides additional space for storage and office use.

Manager: Amandeep Singh

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

Granted

3. Brighton Marine, Inc

Doing business as: Brighton Marine, Inc
77 Warren St., Brighton, MA 02135
License #: LB-635979

Has applied for a Common Victualler License to be exercised at a previously licensed location - 5,000SF Quick-service restaurant with a full-service kitchen located in the rear, along with an office and storage areas. The front of the restaurant features seating for 49 guests, with restrooms located in the entrance hallway.

Manager: Christopher Geiger

Hours of Operation: 7:00 AM to 2:00 PM

Granted

4. VMS ROMA LLC

Doing business as: Roma Pizza & Grill
410 - 438 Tremont St., Roxbury, MA 02116
License #: LB-635988

Has applied for a Common Victualler License to be exercised at a previously licensed location - 928SF The restaurant is located on the ground level, consisting of a dining/customer area with seating for 20, a kitchen, dry storage, walk-in cooler, food preparation area, and restroom. No patio is included.

Manager: Stephane Fratacci

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

Granted

5. American Bakers & Chefs Group Inc

Doing business as: Bostonia Cafe

1 City Hall Pz., Boston, MA 02108

License #: LB-636041

Has applied for a Common Victualler License to be exercised at a previously licensed location - A 784SF Small coffee shop located on the 8th floor of the Boston City Hall Building. The space includes a kitchen in the rear and will offer breakfast items and beverages primarily for takeout.

Manager: Jorid Poreci

Hours of Operation: 7:00 AM to 4:00 PM

Granted

6. Taiwan Boba Lab Inc.

Doing business as: Xin Chảo Café

418 Market St., Brighton, MA 02135

License #: LB-636048

Has applied for a Common Victualler License to be exercised at a previously licensed location - A 500SF, Two-story takeout shop offering bakery items, milk tea, and coffee. The first floor is an open kitchen area with front and rear

entrances, two ovens, two refrigerators, and a central worktable. There is no customer seating or restroom. The basement is used for storage and office space.

Manager: Ming-Kai Tsai

Hours of Operation: 7:00 AM to 10:00 PM

Granted

7. Ushi's Kitchen LLC

Doing business as: Fiskies Cafe

27 Harbor Point Bl., Dorchester, MA 02125

License #: LB-636052

Has applied for a Common Victualler License to be exercised at a previously licensed location - The 1,500SF Open space features seating for 25 people with six tables, one bathroom, a rear kitchen with a walk-in cooler and storage space, and a convenient to-go counter.

Manager: Devarshi Patel

Hours of Operation: 10:00 AM to 1:00 AM

Granted

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

1. Peking House

Doing business as: Peking House

160 Dudley St., Roxbury, MA 02119

License #: LB-99887

Holder of a Common Victualler has petitioned to change the manager of the licensed business From:
Sheung Pang To: Peter Pang

Granted

The Following have applied to make changes to their existing Patio Description:

1. Trillium at Farnsworth, LLC

Doing business as: Trillium

47 Farnsworth St., Boston, MA 02210

License #: LB-396066

Holder of a Farmer Brewery, Winery, & Distillery Pouring License has petitioned to amend the description of premise to add 736 sq. ft. of patio space and 50 seats: Three Story Building (two stories interior, third story roof deck). The first level is 9,015 sq. ft. and second indoor level is 8,000 sq. ft. totaling 17,015 sq. ft. of interior space. The third level roof deck is 3,200 sq. ft. with one room. Outdoor ground level patio (106 seats) located on private property open annually, (weather permitting) 2,236 sq. ft.

Attorney: Tyler Henseler

Granted

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

1. Dorchester Beer Holdings LLC - LBS-636342

Doing business as: Dorchester Brewing Company

1250 Massachusetts Ave., Dorchester, MA 02125

License #: LB-622335

Has applied for a one day amendment to existing license to include extending the premise to cover the adjacent parking for Oktoberfest on October 4, 2026 between 3 p.m. and 8 p.m.

Manager: Stephanie Berman

Granted

2. Trillium at Farnsworth LLC - LBS-636368

Doing business as: Trillium

47 Farnsworth St., Boston, MA 02210

License #: LB-396066

Has applied for a one day amendment to existing license to include outdoor patio service between October 22 and October 31, 2026, with patio service closing at 9:30 p.m. Sunday-Thursday and 10:30 p.m. Friday-Saturday.

Manager: Esther Tetreault

Granted

All Special One Day Licenses have been Approved
