



Licensing Board
TOWN OF WATERTOWN
ADMINISTRATION BUILDING
149 Main Street
Watertown, Massachusetts 02472
TEL. (617) 972-6486
FAX (617) 972-6595

BOARD MEMBERS

DONNA B. DOUCETTE
SANDRA KASABIAN HOFFMAN
STEVEN W. AYLWARD

ALTERNATE MEMBER

Minutes June 20, 2019

ACCEPTANCE OF MINUTES MAY 16, 2019

SPECIAL LICENSES:

- Watertown Farmers Market Approved 2-0
**Modification of Entertainment License/June 12, 2019
through October 9, 2019**

Stephanie Venizelos, manager for the market, appeared in support of the application. She stated that the Board approved a license for live entertainment at the Farmers Market at the May 16 meeting, but that there were a few weeks for which the market could not secure performers so a modification is being requested, to include use of a speaker system to stream/broadcast recorded music appropriate for the setting. Ms. Venizelos explained that the speaker system is the type used in the Watertown schools. The Board voted to approve the modification.

- Armenian Cultural & Educational/ACEC Approved 2-0
One day All Alcohol License/ Cigar Night June 21, 2019

Tatoul Badalian appeared in support of the application. He explained that the event will include service of scotch and cognac. It will be held outdoors, and estimated attendance is 30 to 40 persons. The event is for persons 21 and over only. Each attendee will receive two cigars and two drinks. Mr. Badalian stated that additional cigars are proposed to be made available for purchase. TIPS certified bartenders will be used. The Police Department reported that it had no objection to the granting of the license requested, subject to the conditions in the department's written report. The Board acknowledged receipt of a report from the Health Department, which referred to the Board of Health regulation regarding smoking and sale of tobacco products and noted that the applicant could not sell or otherwise distribute cigars at retail as part of the event. The Board voted to grant the license, subject to the conditions requested by the Police Department and the terms of the Health Department report.

3. Arsenal Yards Holding, LLC
45 Bond Street
Storage of Flammables Approved 2-0
4. Watertown Yacht Club, Inc
425 Charles River Road
Change of Officers and Directors Approved 2-0
5. Condesa Watertown, LLC d/b/a Condesa Restaurant and Tequila Bar
485 Arsenal Street
All Alcohol Common Victualer License Continued to July 18, 2019
6. Faith Breakfast and Dinner, Inc.
45 Lexington Street
Common Victualer License Withdrew
7. Maslow Restaurant Concepts, Inc. d/b/a Strip T's Restaurant
93-95 School Street
Status Hearing Continued to July 18, 2018
8. McCue's Taxi, Watertown Yellow Cab, Inc.
9 Main Street, Watertown
Status Hearing Continued to July 18, 2019

Start: 7:15 PM
End: 8:00 PM

Sandra Kasabian Hoffman, Acting Chairman

Present: Sandra Kasabian Hoffman, Steven W. Aylward

Arsenal Yards Holding, LLC
800 Boylston Street, Suite 1390
Boston, MA 02199

The Watertown Licensing Board met to consider the application of Arsenal Yards Holding, LLC for a flammables storage license to be exercised at 45 Bond Street.

A representative of the applicant appeared in support of the application. The representative explained that Arsenal Yards Holding, LLC had already obtained fuel storage permits from the Fire Department. He noted that the garage serves some of the residences at the property, so that there will be some overnight parking on site.

The Board did not receive any comments from other Town departments.

The Licensing Board voted unanimously to grant a license for the storage of 765 gallons of diesel fuel in an above-ground storage tank to be used for an on-site emergency generator, and for 13,640 gallons of gasoline, being the number of parking spaces in the garage on the premises (682) multiplied by an estimated quantity of 20 gallons per motor vehicle.

Watertown Yacht Club, Inc.
425 Charles River Road
Watertown, MA 02472

The Watertown Licensing Board met to consider the notice and application of the Watertown Yacht Club, Inc. on the matter of a change in its officers and directors.

Howard Hecht, corporate secretary, appeared in support of the application. Mr. Hecht explained that two new members of the board of directors take office each year, and the past commodore returns to a position on the board. The majority of the officers and board members remain each year.

Sgt. Grady reported that the Police Department had no objection to the change of officers/directors.

The Licensing Board voted unanimously to approve the change of officers and directors, as follows: Peter Graham – commodore, Kirk Kasoustian – vice commodore, Robert Balducci – rear commodore, Howard Hecht – secretary, David Balducci – treasurer, Constance West – director for two years, Milton Shull - director for two years until December 10, 2020.

The Licensing Board voted unanimously to approve the change of officers and directors.

Condesa Watertown, LLC
d/b/a Condesa Restaurant and Tequila Bar
35 Braintree Hill Office Park, Suite 401
Braintree, MA 02184

The Watertown Licensing Board has continued its hearing on the application of Condesa Watertown, LLC d/b/a Condesa Restaurant and Tequila Bar for an All Alcohol Common Victualer License to be exercised in the Arsenal Yards development. The hearing was originally scheduled for March 21, 2019 and was continued by vote of the Board to April 18, 2019. On that date, the Board acknowledged receipt of a request from the applicant for a continuance to the Board's meeting of June 20, 2019. On June 20, a representative of the applicant reported that a patio seating and service area is proposed, but was not reflected in the application hearing notice. The Licensing Board offered the applicant the option of hearing the application without the patio element, or continuing the hearing to allow for an amended hearing notice which would reflect the proposed patio seating and serving area. The applicant chose the option of continuing the hearing to allow for a revised hearing notice.

The continued hearing on this application will be held on July 18, 2019 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

Faith Breakfast and Dinner, Inc.
4138 Scotts Mill Ct.
Saugus, MA 01906

The Watertown Licensing Board met to consider the application of Faith Breakfast and Dinner, Inc. for a common victualer license to be exercised at 45 Lexington Street. At that time, the Board acknowledged receipt of a June 19 letter from the applicant requesting leave to withdraw the application at this time.

The Board voted unanimously to grant leave to withdraw the application without prejudice.

Maslow Restaurant Concepts, Inc.
d/b/a Strip T's Restaurant
93-95 School Street
Watertown, MA 02472

The Watertown Licensing Board has continued its hearing on the status of the All Alcohol Common Victualer License previously exercised by Maslow Restaurant Concepts, Inc. d/b/a Strip T's Restaurant at 93-95 School Street. Pursuant to the terms of the Board's renewal of the license for 2019, an initial status hearing was held on February 21, 2019, and continued hearings were held on March 21 and May 16. On May 16, Mr. Paul Maslow, president, appeared and stated that he had received a purchase and sale agreement from Pepe's Pizza, and that the documents were with the parties' attorneys. He explained that there were a few elements to be concluded, and that Pepe's had signed a lease for a location at the Arsenal Yards development

site. At that time, the Board voted to further continue the matter to June 20, 2019. On that date, Mr. Maslow appeared and stated he had a fully executed purchase and sale agreement, and that he expected a license transfer application would be submitted in the next week.

The continued hearing on this application will be held on July 18, 2019 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA. If an application for transfer of the license has been submitted to the Licensing Board prior to that date, Mr. Maslow will not be required to appear at the hearing.

McCue's Taxi, Watertown Yellow Cab, Inc.
9 Main Street
Watertown MA 02472

The Watertown Licensing Board has continued its hearing on the status of the hackney carriage license held by McCue's Taxi, Watertown Yellow Cab, Inc. for exercise from 7 (9) Main Street, and the cessation of business by McCue's Taxi, Watertown Yellow Cab.

The hearing was opened on March 21, 2019 and continued to May 16, 2019. On that date, the Licensing Board acknowledged receipt of a May 15, 2019 e-mail from Mr. Sean McCue, president, stating that he was unable to attend the May 16 hearing session and requesting a continuance to June 20. On June 20, Mr. McCue was not present when the matter was called for hearing and the Board voted to continue the hearing to July 18, 2019.

The continued hearing on this matter will be held on July 18, 2019 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.