



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**  
**April 28, 2022**  
(all commissioners present)

**Licensed Premise Inspection Hearing on Tuesday, April 26, 2022**

**1. Johnnie's on the Side LLC,**

Doing business as: West End Johnnie's  
Location: 138 Portland St Boston, MA 02114  
License#: LB-99193, Notice/Violation#: 023601, Category: CV7AL  
Date: 11/17/2021  
Notice: Drug use on premise in violation of M.G.L. ch. 138 s. 64.

**No Violation**

---

**2. E. R. Enterprises LLC,**

Doing business as: Savvor Restaurant & Lounge  
Location: 174 - 180 Lincoln St Boston, MA 02111  
License#: LB-99392, Notice/Violation#: 060610, Category: CV7AL  
Date: 12/05/2021  
Notice: Assault and battery with a dangerous weapon patron on patron in violation of M.G.L. ch. 138, s. 64, ch. 265, s. 15A.

**Continued**

---

**3. Lansdowne Boston Restaurant, LLC,**

Doing business as: House Of Blues  
Location: 15 - 41 Lansdowne Boston, MA 02215  
License#: LB-99120, Notice/Violation#: 24696, Category: CV7AL  
Date: 01/08/2022  
Notice: Assault and battery patron on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

**No Violation**

---

**4. Lansdowne Boston Restaurant, LLC,**

Doing business as: House Of Blues

Location: 15 - 41 Lansdowne Boston, MA 02215

License#: LB-99120, Notice/Violation#: 026305, Category: CV7AL

Date: 01/11/2022

Notice: Assault and battery patron on patron x2 in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

**No Violation**

---

**5. The K's, Inc.,**

Doing business as: Sissy K's

Location: 6 Commercial St Boston, MA 02109

License#: LB-99368, Notice/Violation#: 061300, Category: CV7AL

Date: 02/06/2022

Notice: Drug use on premise (patron roofied) in violation of M.G.L. ch. 138 s. 64.

**No Violation**

---

**6. The Boston Leco Corp.,**

Doing business as: Legacy Boston

Location: 71 - 79 Warrenton St Boston, MA 02116

License#: LB-98893, Notice/Violation#: 060954, Category: CV7AL

Date: 02/11/2022

Notice: Failure to notify BPD/EMS of drugged patron on premise in violation of M.G.L. ch. 138 s.64 and Board's rule 1.14B.

**No Violation**

---

**7. W&P Hong Kong At Faneuil Hall, Inc.,**

Doing business as: W & P Hong Kong At Faneuil

Location: 64 - 65 Chatham St Boston, MA 02109

License#: LB-98986, Notice/Violation#: 060955, Category: CV7AL

Date: 02/13/2022

Notice: Illegal drug use on premise (patron reports being "roofied" inside premise) in violation of M.G.L. ch. 138 s. 64.

**No Violation**

---

**8. Petit Robert, Inc.,**

Doing business as: Petit Robert Bistro

Location: 480 Columbus Ave Roxbury, MA 02118

Date: 02/17/2022

Notice: Persons under 21 in possession of alcohol on premise in violation of M.G.L. ch. 138 s. 34A, 34C, 64-64A.

**Violation - Written Warning**

---

**9. 142 Berkeley, LLC,**

Doing business as: Citrus & Salt

Location: 142 Berkeley St Boston, MA 02116

License#: LB-99346, Notice/Violation#: 060959, Category: CV7AL

Date: 02/18/2022

Notice: Persons under 21 in possession of alcohol inside premise in violation of M.G.L. ch. 138 s. 34A, 34C, 64-64A

**Violation - 2nd Written Warning**

---

**Transactional Hearing on Wednesday, April 27, 2022**

**1. 627 Tremont Street Trust**

627 Tremont St., Boston, MA 02118

License #: LB-472291

Has applied for a Lodging House License to be exercised on the above - 6 rooms on the first floor. 7 rooms on the 2nd floor, 2 rooms on the 3rd floor, total # of 15 rooms, total of 15 lodgers.

Manager: Amy Shamatta

**Granted**

---

**2. David Cange**

Doing business as: Fritay Restaurant

532 River St., Boston, MA 02126

License #: LB-475763

Has applied for a Common Victualler License to be exercised on the above – In one room on the first floor, kitchen in rear, storage in basement.

Manager:

Hours of Operation: 7 a.m. to 11 p.m.

**Deferred to allow for completion of community process**

---

3. **Well Coffee House, Boston**

Doing business as: The Well Coffee House, East Boston

62 William C Kelly Sq., East Boston, MA 02128

License #: LB-475881

Has applied for a Common Victualler License to be exercised on the above – 1st floor, café, kitchen (3 bay sink, refrigerator, freezer, ice machine, storage racks). 2 bathrooms, mop closet, tech room, seat/venue area.

Manager: Matthew Love

Hours of Operation: 7 a.m. to 7 p.m.

**Granted**

---

4. **Energize, LLC**

Doing business as: Energize

1930 Beacon St., Boston, MA 02135

License #: LB-475185

Has applied for a Common Victualler License to be exercised on the above – Ground floor, open concept kitchen with tables.

Manager: Ivaylo Dimitrov

Hours of Operation: 8 a.m. to 8 p.m.

**Granted**

---

5. **Public Coffee Company, LLC**

Doing business as: Public Coffee Co.

180 - 190 Hyde Park Ave., Jamaica Plain, MA 02130

License #: LB-475186

Has applied for a Common Victualler License to be exercised on the above – Narrow, approx. 500 Sq. Ft. limited kitchen area behind L shaped coffee bar. Limited seating and storage in basement.

Manager: Amanda Oicle

Hours of Operation: 7 a.m. to 5 p.m.

**Granted**

---

6. **8 Pizzas LLC**

Doing business as: 8 Pizzas

600A Washington St., Brighton, MA 02135

License #: LB-100484

Holder of a Common Victualler License has petitioned to change the closing hour of the licensed business - From: 10:00 AM - 11:00 PM To: 10:00 AM - 2:00 AM.

**Rejected without prejudice**

---

7. **Kojam LLC**

276 - 278 Newbury St., Boston, MA 02116

License #: LB-98944

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the d/b/a of the licensed business – To: Faccia Brutta.

Attorney: Jon D. Aieta

**Granted**

---

8. **154 Maverick LLC**

Doing business as: Maverick's

154 Maverick Street, East Boston, MA 02128

License #: LB-138053

Holder of a (Neighborhood Restricted) Common Victualler 7 Day All Alcoholic Beverages License has petitioned to change the d/b/a of the licensed business - From: Maverick's To: Maverick House Tavern.

Attorney: Andrew F. Upton

**Granted**

---

9. **Broken Records Beer Hall, LLC**

Doing business as: Broken Records Beer Hall

81 - 85 Guest St., Brighton, MA 02135

License #: LB-476043

Has applied for a Billiards License to be exercised on the above - In one large room on the ground floor with bar, and dining /seating areas, with two game areas on either of the main entry including two shuffle boards and one pool table, restrooms; kitchen, storage, and office space in rear (6,000 sf total).

Manager: Thomas Shea

Closing Time: 2 a.m.

Attorney: Ryan M. Gazda

**Granted**

---

10. **Nkoth Lessee, LLC**

Doing business as: Revere Hotel/Rebel's Guild

196 - 200 Stuart St., Boston, MA 02116

License #: LB-101639

Holder of an Innholder All-Alcoholic Beverages License has petitioned for the approval of a Management Agreement between NKOTB Lessee LLC and BH 200 Stuart Street LLC.

Attorney: Patricia Lang Farnsworth

**Granted**

---

11. **Algonquin Club Hexagon, LLC**

Doing business as: The 'Quin House

217 Commonwealth Ave., Boston, MA 02116

License #: LB-98780

Holder of a Club All-Alcoholic Beverages License has petitioned to change the manager of the licensed business – From: Sumeet Jhingan To: Iveta Dragomirova.

Attorney: Patricia A. Malone

**Granted**

---

12. **Blanchard's, Inc.**

Doing business as: Blanchard's

99 - 103 Harvard Ave., Allston, MA 02134

License #: LB-101892

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: John P. Corey Jr. To: Christopher J. Corey.

Attorney: Marci Costa

**Granted**

---

13. **H and M Restaurant, Inc.**

Doing business as: Sofia Italian Steakhouse

1436 Vfw Pw., West Roxbury, MA 02132

License #: LB-99268

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to Pledge the License to: Eastern Bank.

Attorney: Samuel Dorfman

**Granted**

---

14. **Boston Harbor Cruises LLC**

Doing business as: The Landing

6 Long Wh., Boston, MA 02110

License #: LB-99410

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a change of Officers/Directors/LLC Managers. Lastly, has petitioned for a change in Ownership Interest.

Attorney: Marci Costa

**Granted**

---

15. **Cuisine De Asia, Inc.**

Doing business as: Billy Tse Restaurant  
240 Commercial St., Boston, MA 02109  
License #: LB-99397

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a change of Officers/Directors/LLC Managers. Secondly, has petitioned for a change of Stock Interest. Lastly, has petitioned to change the manager of the licensed business – From: Nancy Chan  
To: Ricky Hai ZOU.  
Attorney: Ka-Yung Wong

**Granted**

---

16. **Bpm Events, LLC**

Doing business as: Boston Public Market  
100 Hanover St., Boston, MA 02108  
License #: LB-454368

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to amend the description of the licensed business - From: In one large room on ground floor of 100 Hanover Street (28,000 square feet) (to exclude Stalls 37B-39B, and Selling Wall 2 as shown on plan on file with Licensing Board) with seating areas, prep areas, kitchen, restrooms, and storage and office space on ground floor. To: In one large room on ground floor of 100 Hanover Street (28,000 square feet) (to exclude Stalls 37B-39B, and Selling Wall 2 as shown on plan on file with Licensing Board) with seating areas, prep areas, kitchen, restrooms, and storage and office space on ground floor, together with seasonal (April-October) outdoor patio on private property with 48 seats and a 10PM closing hour. Secondly, has petitioned for approval of a management agreement between BPM Events LLC and L'Aquila, LLC. Lastly, has petitioned to change the manager of the licensed premise -  
From: Cheryl Cronin To: Philip Frattaroli.  
Attorney: Dennis A. Quilty

**Granted**

---

17. **Splendid Beer & Wines Inc.**

Doing business as: Splendid Beer & Wine  
1065 Commonwealth Ave., Allston, MA 02134  
License #: LB-102010

Holder of a Retail Package Store Malt and Wine License has petitioned to change the category of its license – From: a Section 15 Wines and Malt Beverages License To: a Section 15 All Alcoholic Beverages License.  
Attorney: Kristen L. Scanlon, Esq.

**Granted - Condition: no nips**

---

18. **Olka Corporation**

Doing business as: 7-Eleven

55 Berkeley St., Boston, MA 02116

License #: LB-418523

Holder of a Retail Package Store Malt and Wine License has petitioned to change the category of its license – From: a Section 15 Wines and Malt Beverages License To: a Section 15 All Alcoholic Beverages License.

Attorney: Elizabeth A. Lashway

**Granted - Condition: No nips, no singles**

---

19. **Platinum Restaurants N.E. Central, LLC**

Doing business as: Eddie Merlot's Prime Aged Beef and Seafood

505 Congress St., Boston, MA 02210

License #: LB-98925

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above-To: Eddie Merlot's LLC d/b/a Eddie Merlots (at the same location).

Paul Braun, Manager. Closing hour 10:00 PM.

Attorney: Andrew F. Upton

**Granted**

---

20. **Classic Restaurant Concepts, LLC**

Doing business as: The Kinsale Irish Pub & Restaurant

2 Center Plz., Boston, MA 02108

License #: LB-99408

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above To: Inishowen, Inc. d/b/a The Dubliner (at the same location).

William McCarthy, Manager. Closing hour 2:00 AM. Secondly, has updated the description of the license premise to include details on previously approved patio: In two rooms on the first floor; kitchen and storage in the rear, with seasonal (March-October) outdoor dining in front of premises and satellite service bar on outdoor patio. The Patio is 1,600SF on private property, has 80 seats, patio

hours 11:00AM-10:00PM.

Attorney: Andrew F. Upton

**Granted**

---



21. **Columbus Partners, Inc.**

Doing business as: Coda Kitchen and Bar  
329 Columbus Ave., Boston, MA 02116  
License #: LB-99446

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license and the location from the above – To: Traveler Street Partners, Inc., 264 Berkeley Street, Boston, MA 02118. Premise consists of - First floor indoor restaurant including restaurant dining area of 1,251 SF with seating for 87 patrons, and bar dining area of 682SF with seating for 34 patrons. Kitchen in rear with back of the house, approximately 1,361SF. Seasonal (April-Oct) outdoor patio area consisting of 367SF with seating for 24 patrons located on private property (10:00PM closing hour). Storage and additional kitchen area in basement consisting of 1,553SF. Main entrance on Berkeley Street. James Cochener, Manager. Closing hour 1AM.

Attorney: Marshall F. Newman

**Granted**

---

22. **Pho Countryside II, Inc.**

468 Commonwealth Ave., Boston, MA 02215  
License #: LB-99743

Holder of a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned to transfer the license and the location from the above – To: Obvers, LLC d/b/a Café Sauvage located 25 Massachusetts Avenue, Boston, MA 02115. The premises consist of 1,000SF: in one main room with dining area for 36 seats and bar with six seats. Kitchen in rear, basement for storage. Main entrance/exit on Massachusetts Ave., additional exit in rear.

Lounis Peter, Manager.

Closing Hour Midnight.

Attorney: Kristen L. Scanlon

**Granted**

**Additionally, Board granted petition to pledge the License to 468 Commonwealth Avenue LLC**

---

23. **Land Of Beer Ma LLC**

Doing business as: Land of Beer, Wine & Spirit  
1 South Station Boston, MA 02110

License #: LB-469490

Has applied for a Retail Package Store All-Alcoholic Beverages License to be exercised on the above, on first floor of food court, consisting of 480SF.

Manager: Mohammad Sadiq

Closing Time: 11 p.m.

Attorney: Marci Costa

**Withdrawn**

---

**24. East Boston Bbq LLC**

Doing business as: The Smoke Shop BBQ

45 Lewis St., East Boston, MA 02128

License #: LB-476499

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above-4,034SF total: On ground floor, in two rooms (seating for 102), including one main dining room, and one bar room with bar seating, bar dining seating and bar rail. Kitchen, storage and offices located in rear. Year-round outdoor patio (weather permitting) on private property (seating for 116), patio closing hour 11PM.

Manager: Aimee Magner

Closing Time: 1 a.m.

Attorney: Kristen Scanlon

**Granted, pending the availability of a license for which they qualify**

---

**Non-Hearing Transactions**

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

1. Woody's Pizza EF, Inc., 9 Barnes Street, East Boston, MA 02128. One floor, open kitchen, storage in back, bathroom and service area; no Seats. Edgar M. Flores as manager of record. Hours of operation: 11:00 AM - 11:00 PM. with existing conditions.

**Granted**

---

2. The Jamaican Hummingbird, Inc. d/b/a Hummingbird Jamaican Cuisine, 310 Bowdoin Street, Dorchester, MA 02122. First floor, kitchen in the rear, seating at the front. Basement has prep sink, freezers, and a walk-in cooler; 24 seats. Mark Reid as manager of record. Hours of operation: 6:00 AM - 11:00 PM.

**Granted**

---

3. Sunrise Food Corp. d/b/a Vivi Bubble Tea, 100-199 Faneuil Hall Marketplace, Boston, MA 02109. First floor food court stall with service counter; no Seats. Liming Xu as manager of record. Hours of operation: 9:00 AM - 11:00 PM.

**Granted**

---

4. Triple Coast LLC d/b/a Ula Café, 284 Amory Street, Jamaica Plain, MA 02130. Single level café with kitchen and open storage space. 77 seats. Seasonal Patio (April - Nov.) with 15 seats, patio operates the same hours as the restaurant. Kelly Fernandes as manager of record. Hours of operation: 7:00 AM – 7:00 PM.

**Granted**

- 
5. Ali's Uyghur Kitchen LLC, 1095 Commonwealth Avenue, Allston, MA 02134. In one room on the first floor, kitchen in the rear and storage in the basement; no seats. Nueraili Nuermaimaiti as manager of record. Hours of operation: 11:00 AM – 9:00 PM.

**Granted**

---

6. Sharon Group, LLC d/b/a Sharon Korean Kitchen, 1727 Centre Street, West Roxbury, MA 02132. Kitchen, café, seating area, office, employee changing room, two bathrooms, full basement; 40 seats. Richeng Piao as manager of record. Hours of operation: Tuesday – Sunday: 11:00 AM – 8:00 PM.

**Granted**

---

7. PremAir of Boston, LLC d/b/a Wow Bao, 100 Terminal Road, East Boston, MA 02128. Food court operation in Terminal E Boston Logan International Airport Space # E3-A13/FC-03, no seats. Juan Barcia as manager of record. Hours of operation: 7:00 AM – 9:00 PM.

**Granted**

---

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

1. Time Out Market, LLC (Boston) d/b/a Time Out Market at 401 Park Drive, Boston, MA 02215 has applied for a one day amendment to existing license to include a controlled area outside the currently licensed patio area on the lawn of 401 park Drive for three Private Events for Non-profit Organizations on the following dates and times: May 15, 2022 between the hours of 8 p.m. – 11 p.m for Boston University, May 22, 2022 between the hours of 4:00 p.m. – 9:00 p.m. for Brandeis University, and June 29, 2022 between the hours 4:00 p.m. – 9:00 p.m. for Fenway Health.

**Granted**

---

2. The Polish American Citizens Club at 82 Boston St. has applied for a one day amendment to existing license to include serving of alcohol outside the building for a Cultural Festival on May 15, 2022 between the hours of 10:00 a.m. – 6:00 p.m.

**Granted**

---

3. Mass Bay Brewing Co., Inc d/b/a Harpoon Brewery, 306 Northern Avenue, Boston, MA 02210 has applied for a One day Amendment to Existing License to include the parking lots surrounding the Brewery for an Outdoor Festival with Beer, Music and Road Race on May 20, 2022 between the hours of 6:00 p.m. – 11:00 p.m., May 21, 2022 between the hours of 12:00 p.m. – 7:00 p.m. and May 22, 2022 between the hours of 10:00 a.m. – 2:00 p.m.

**Granted**

---

**The Following have applied for a Change of Manager of Record on their Lodging House or Dormitory License:**

1. Hope House, Inc., 8 Farnham Street, Boston, MA 02118 has petitioned to change the Manager on Record from: Ted Waterman To: Eileen Maguire

**Granted**

---

2. ACC Op Columbus Ave, LLC., 742 – 744 Columbus Ave, Boston, Boston, MA 02120 has petitioned to change the Manager on Record from: Rae Pearson To: Brooke Lloyd

**Granted**

---

3. Suffolk University, 10 West Street, Boston, MA 02111 has petitioned to change the Manager on Record from: Andre Vega To: Ashley Lindsey

**Granted**

---

4. Suffolk University, 1 Court Street, Boston, MA 02108 has petitioned to change the Manager on Record from: Andre Vega To: Ashley Lindsey

**Granted**

---

5. Suffolk University, 523 – 525 Washington Street has petitioned to change the Manager on Record from: Andre Vega To: Ashley Lindsey

**Granted**

---

6. Suffolk University, 10 Somerset Street, Boston, MA 02114 has petitioned to change the Manager on Record from: Andre Vega To: Ashley Lindsey

**Granted**

---

7. Suffolk University, 150 Tremont Street has petitioned to change the Manager on Record from: Andre Vega To: Ashley Lindsey

**Granted**

---

**ALL SPECIAL ONE DAY LICENSES HAVE BEEN GRANTED**

---

## **Old and New Business**

1. The Board deferred the disposition of the following violation to allow the Board to obtain further information from the licensee: Metro Dining, Inc., located at 32 - 34 Harvard Ave, Allston, MA 02134 License#: LB-99095, Notice/Violation#: 011080, Category: CV7AL. Date: 12/20/2021. Notice: Assault and battery employee on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

### **Violation - 1 day suspension**

### **Board requests security, operations, and training plan**

---

2. The Board deferred the disposition of the following violation to allow the Board to obtain further information from the licensee: Arguetas Corporation, located at 30 Bennington St, East Boston, MA 02128 License#: LB-99787, Notice/Violation#: 023726, Category: CV7MWL. Date: 12/25/2021. Notice: Overserved patron in violation of M.G.L. ch. 138 s. 69.

### **No violation**