



*Licensing Board*  
**TOWN OF WATERTOWN**  
ADMINISTRATION BUILDING  
149 Main Street  
Watertown, Massachusetts 02472

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BOARD MEMBERS  
DONNA B. DOUCETTE  
GEORGE B. NEWMAN  
ROBERT J. WHITNEY

ALTERNATE MEMBER  
SANDRA KASABIAN HOFFMAN

MINUTES DECEMBER 20, 2012

1. ACCEPTANCE OF MINUTES: November 15, 2012 Approved 3-0
2. Friendly's Ice Cream, LLC  
560 Arsenal Street  
New Common Victualler License Approved 3-0
3. MC, LLC d/b/a Jiffy Lube  
84 Arsenal Street  
Change of Hours Approved 3-0
4. Pierre Alagha d/b/a United Auto Sales  
70 Galen Street  
Class II Auto Dealer License Approved 3-0
5. AMG Motor Group, Inc. d/b/a AMG Motor Group  
71 Rosedale Road  
New Auto Repair License Continued January 17, 2013  
New Class II Auto Dealer License Continued January 17, 2013
6. Coolidge Liquors, LLC  
608 Mt. Auburn Street  
Transfer All Alcohol Package Goods Approved 3-0
7. Donohue's Holdings, Inc. d/b/a  
Donohue's  
85-87 Bigelow Ave.  
Alteration of Premise Approved 2-1
8. John and Kimberley Stathakis d/b/a  
Orchard Park Grill  
208-210 Waverley Ave.  
Consideration of Application Approved renewal 3-0 condition:  
Transfer Application by Feb. 6, 2013

9. Renewals: 93 Common Victualler All Approved 3-0  
26 All Alcohol Common Victualler  
7 All Alcohol Package Goods  
10 All Alcohol Club  
7 Wine & Malt Common Victualler  
7 Wine & Malt Package Goods  
3 24-Hour Opening  
3 Sale of Food at Retail  
19 Entertainment License 6 Day  
12 Automatic Amusement Device  
7 Music Box  
7 Class I Auto Dealer  
13 Class II Auto Dealer
10. Comments by Board Clerk and Police Department

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Donna B. Doucette, Chairman

7:35 PM to 9:00 PM

Present: Donna B. Doucette, Robert J. Whitney, George B. Newman, Sandra Kasabian Hoffman

1. Minutes for November 15, 2012 approved 3-0.
2. Friendly's Ice Cream, LLC  
560 Arsenal Street  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Friendly's Ice Cream, LLC for a common victualler license to be exercised at 560 Arsenal Street, Watertown.

Juliana Rivera, general manager, appeared in support of the application. Ms. Rivera explained that the application had been submitted to reflect a transfer of the existing Friendly's restaurant to a new corporate entity. The same restaurant operations will continue at the current location.

Sergeant Grady stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated below were imposed

The Licensing Board voted unanimously to grant the requested license, subject to the following conditions:

1. The hours of operation shall not exceed 7:00 a.m. to 11:00 p.m., Sunday through Thursday, and 7:00 a.m. to 12:00 midnight Friday and Saturday.
  2. The seating capacity shall not exceed 116, as shown on the plan submitted (floor plan sketch entitled "Friendly Ice Cream Corporation Tenant Improvements Store #845 560 Arsenal St. Watertown, Ma" by edm architecture engineering management, dated 9/12/06, filed in the office of the Town Clerk on November 2, 2012).
  3. There shall be no alcoholic beverages on the licensed premises.
3. MC, LLC  
d/b/a Jiffy Lube  
84 Arsenal Street  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of MC, LLC d/b/a Jiffy Lube for approval of a change of hours for its motor vehicle repair license exercised at 84 Arsenal Street.

Paul Chatalbash, operations manager, appeared in support of the application. Mr. Chatalbash stated that the Arsenal Street site was the only Jiffy Lube in Massachusetts without Sunday hours of operation. He noted there has been a decline in the oil change business because of the longer change intervals with new vehicles. He explained that Jiffy Lube was seeking equal terms with its competitor, Valvoline, which does have Sunday hours.

Sergeant Grady stated that the Police Department had no objection to the proposed change of hours, provided that the conditions stated below were imposed.

The Health Department reported that the applicant must contact the department and update its application materials to reflect the change of hours.

The Licensing Board voted unanimously to approve the change of hours to add Sunday operations from 9:00 a.m. to 5:00 p.m., subject to the following conditions:

1. The hours of operation shall be 8:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturday, and 9:00 a.m. to 5:00 p.m. on Sunday.
2. The total number of vehicles on the property shall not exceed 20, according to the plan on file (“Site Plan” project: Compu-Tune 84 Arsenal St. Watertown, MA by Eckert Associates, Inc., Sheet A-2): 3 vehicles inside the building for repair and 17 vehicles outside for customer and employee parking.
3. There shall be no alcoholic beverages on the licensed premises.
4. Pierre Alagha  
d/b/a United Auto Sales  
730 Boston Post Road  
Weston, MA 02493

The Watertown Licensing Board met to consider the application of Pierre Alagha d/b/a United Auto Sales for a Class II Used Auto Dealer License to be exercised at 70 Galen Street.

Mr. Alagha appeared in support of the application. Mr. Alagha stated that his father is the owner of the subject property. Mr. Alagha owns a gasoline station at 257 Sycamore Street. In response to questions from the Board, Mr. Alagha stated that he would be on the premises when selling vehicles, and that he will acquire the cars to be sold at auction.

Sergeant Grady stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated below were imposed.

The Licensing Board voted unanimously to grant the requested license, subject to the following conditions:

1. The hours of operation shall be 8:00 a.m. to 5:00 p.m. Monday through Friday, and 8:00 a.m. to 2:00 p.m. on Saturday.
2. The total number of vehicles on the property shall not exceed 5, as shown on the plan submitted (annotated plot plan of ‘70 Galen Street Lots A & D’, received in the office of the Town Clerk on October 25, 2012).
2. The designated parking spaces are to be clearly striped.
4. Any delivery of vehicles to the business must be made on the licensed premises and not on the public way.

5. AMG Motor Group LLC, Inc.  
d/b/a AMG Motor Group  
71 Rosedale Road  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of AMG Motor Group, LLC, Inc. d/b/a AMg Motor Group for a motor vehicle repair license and a Class II Used Auto Dealer license to be exercised at 71 Rosedale Road. After consideration of a presentation by Raffi Aghiarian, authorized representative, and comments from members of the audience and the Police Department, the Board voted to continue its hearing on the application.

Mr. Aghiarian's presentation included the following: there has been an auto repair business at the site for 18 years; the bulk of the proposed business will be repairing cars; repair will be done inside the building on the site; cars to be sold under the Class II license would be acquired through auctions, will be kept inside the building, and most sales will be conducted "on line." Residents of the area expressed concern regarding customer parking on the site, lighting of the property and the hours during which exterior lighting would be used, environmental impacts from vehicle exhaust and the hours of operation of the business. Board chairman Doucette noted that the current license for the site permits 48 cars in the rear of the property. The Police Department recommended a denial, based on an incomplete application, including financing details.

The continued hearing on this application will be held on January 17, 2013 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

6. Coolidge Liquors, LLC  
608 Mt. Auburn Street  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Coolidge Liquors, LLC for a transfer to it of the all alcohol package goods store license exercised by Kris Hagopian d/b/a Coolidge Liquors at 608 Mt. Auburn Street.

Kris Hagopian appeared in support of the application. Mr. Hagopian stated that he has operated the Coolidge Liquors business at the subject property since 1991. He now wishes to operate under a corporate form, and that is the reason for the proposed transfer. He noted that the store would maintain the same manner of operation.

Sergeant Grady stated that the Police Department had no objection to the proposed transfer, and that all conditions of the existing license should remain in place. Those conditions are as follows: The hours of operation shall not exceed 8:00 a.m. to 11:00 p.m. Monday through Saturday and 12:00 noon to 11:00 p.m. on Sunday.

The Licensing Board voted unanimously to approve the transfer of the license.

7. Donohue Holdings, Inc.  
d/b/a Donohue's  
85-87 Bigelow Avenue  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Donohue Holdings, Inc. d/b/a Donohue's for Approval of alteration of its premises at 85-87 Bigelow Avenue licensed for all alcohol common victualler service.

Attorney Tim McGoldrick appeared in support of the application on behalf of the licensee, together with John Donohue, president. Attorney McGoldrick stated that a shed structure had been built in the outdoor seating area in June of 2012, per a building permit issued by the Building Department, and noted that the licensee was not seeking approval to store alcohol in the shed. He explained that the licensee's intent was to store items such as tableware and glassware, and a refrigerator for the outdoor seating area, adding that it is a 50 foot walk from the restaurant's side entrance to the outdoor patio for transport of any items needed in that area, which, he commented, was not a good business practice. With the shed, it will not be necessary to move items on a daily basis or transport a rolling cart during morning and evening hours. The shed will also allow for quick storage in the event of rain, and can be equipped with a keyboard to allow for entry of orders to the kitchen without the need for wait staff to go inside the building. Attorney McGoldrick said that the Board had previously noted a concern regarding the presence of wait staff in the patio area and that the shed would promote such presence. He added that the shed would make operations quieter for neighbors to the site by reducing the amount of foot traffic up and down the alley way along the building.

In response to questions from the Board, Attorney McGoldrick stated that the shed can function as a wait staff station and does not include a sink; it is a fully locked structure. Items to be stored will include silverware, menus, cups, and a soda gun, which is connected to hose lines that run to the basement of the building.

Peter Tsicoulias, owner of property at 79 Bigelow Avenue, directly abutting the subject property, presented pictures of the structure in question. He expressed concern over whether the shed had actually been built as a service bar or for storage, stating that it had only been closed up after the Alcoholic Beverages Control Commission denied the licensee's appeal from the Board's denial of approval for an outdoor service bar.

Steve Corbett, Town Council vice-president, stated his view that the shed did not constitute a change in operation and expressed his support for the application.

Angeline Kounelis, District A Councilor, commented that residents of the neighborhood had voiced their opposition to this type of structure when the issue had previously been addressed by the Board. She asked that the residents' position be heard.

A statement of Fern Levine of the Coolidge Village Condominium, 64 Bigelow Avenue, in opposition to the application, was read into the record.

A memorandum to the Licensing Board from the Town Clerk, dated December 20, 2012, was read into the record. The memorandum noted that the Board's decision of May 18, 2011 approving outdoor seating included a restriction of no bar or service bar, and recommended that the application be denied.

Board member Newman commented that when the Board had approved outdoor seating it included a restriction against a service bar based on noise and the concerns of the neighbors.

Board member Whitney stated his belief that a storage facility in the outdoor seating area was appropriate.

Board chairman Doucette expressed her concern regarding noncompliance with standard procedure of seeking approval for alteration of licensed premises before undertaking construction, and acknowledged the concerns of the neighbors. She noted there were possible concerns of a violation of the restriction against an outdoor bar and the conversion of the shed into a service bar, but that the issue before the Board was whether it was appropriate to have a storage structure as proposed. Chairman Doucette stated that the application under consideration remedied the initial failure to seek approval for the shed as an alteration of the premises, and noted her view that access to supplies by wait staff in the patio was appropriate.

The Licensing Board voted 2 to 1, with Mr. Newman opposed, to approve alteration of the licensed premises to include an enclosed wooden storage structure in the outdoor seating area to be used for storage of non-alcoholic supplies and equipment.