



*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 August 15, 2013

1. ACCEPTANCE OF MINUTES: July 18, 2013
2. U.S. Autogroup of Massachusetts, LTD d/b/a  
Boston Volkswagen  
43 North Beacon Street  
Change of Manager Continued to September 19, 2013
3. GIK, Inc. d/b/a Gerry's Italian Kitchen  
1072 Belmont Street  
Change of Location of Common Victualler License Approved 3-0
4. Maslow Restaurant Concepts, Inc. d/b/a  
Strip-T's Restaurant  
93 School Street  
Pledge of License Approved 3-0
5. Kiro Corporation d/b/a Athens Pizza & Grille  
2 Watertown Street  
Change of Hours on Common Victualler License Approved 3-0
6. Boston Fit Restaurant Group d/b/a Muscle Marker Grill  
222 Arsenal Street  
New Common Victualler Approved 3-0
7. Laskos Motor Werks, Inc. d/b/a  
World Motor Werks  
71 Rosedale Road
  - a. Class II Auto Dealer Denied 3-0
  - b. Auto Repair Denied 3-0
8. MJLK, Inc. d/b/a 21 Nickels  
21 Nichols Ave.
  - a. Show Cause Continued to September 19, 2013
  - b. Show Cause Continued to September 19, 2013
9. Comments by Board Clerk and Police Department

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

1. Minutes from the July 18, 2013 hearing were approved by the Licensing Board.
2. U.S. Autogroup of Massachusetts, LTD d/b/a  
Boston Volkswagen  
43 North Beacon Street  
Watertown, MA 02472

The Watertown Licensing Board, at the request of the applicant, has continued its hearing on the application of U.S. Autogroup of Massachusetts, LTD d/b/a Boston Volkswagen for a change of manager for its Class I Auto Dealer license exercised at 43 North Beacon Street. The continued hearing on this application will be held on September 19, 2013 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

3. GIK, Inc. d/b/a Gerry's Italian Kitchen  
1074 Belmont Street  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of GIK, Inc. d/b/a Gerry's Italian Kitchen for a change in location of its common victualler license, currently exercised at 1074 Belmont Street, to 1072 Belmont Street.

Suhail Oweis, president, appeared in support of the application. Mr. Oweis stated that he purchased the building located at 1072 Belmont Street, which is presently undergoing renovations, and that he expects to move in approximately two (2) weeks.

The Building Department reported that a certificate of occupancy has not been issued as construction is ongoing.

The Health Department reported that the applicant has contacted the Health Department and is engaged in the Food Establishment Plan Review process. The applicant must receive a Temporary Permit to Operate a Food Service Establishment prior to any food service operations at the new location.

The Zoning Enforcement Officer reported that the maximum seating capacity and number of tables is as shown on the approved floor plans.

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

The Licensing Board voted unanimously to grant the requested change of location, subject to the following conditions:

1. The hours of operation shall be 9:00 a.m. to 12:00 a.m., Monday through Saturday and 11:00 a.m. to 10:00 p.m. on Sunday.
2. Seating shall be limited to 20 seats, as shown on the submitted floor plan ("1072 Belmont Street, Watertown, MA – Ground Floor Plan" sheet A-2, dated 2/8/13, annotated 2/13/13).
3. There shall be no alcoholic beverages allowed on the licensed premises.

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

The Watertown Licensing Board met to consider the application of Maslow Restaurant Concepts, Inc. d/b/a Strip T's Restaurant for approval of a pledge of its all alcohol common victualer license exercised at 93-95 School Street.

Paul Maslow, president, appeared in support of the application. Mr. Maslow explained that he applied for a loan to fund improvements to Kikumon, LLC, a restaurant in Brookline, in which he has an ownership interest. As a condition of the loan, Brookline Bank has requested a pledge of the all alcohol common victualer license.

Sergeant Grady stated that the Police Department had no objection to the pledge of the license.

The Licensing Board voted unanimously to approve a pledge of the license to Brookline Bank.

5. Kiro Corporation  
d/b/a Athens Pizza & Grille  
2 Watertown Street  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Kiro Corporation d/b/a Athens Pizza & Grille for a change in hours for its common victualer license exercised at 2 Watertown Street.

Sobhi Abdelmasih, president, appeared in support of the application. Mr. Abdelmasih stated that a number of customers have asked him to open for breakfast, and that in order to accommodate these requests, he is seeking to expand his hours of operation. He indicated that he purchased the business approximately one and one-half years ago and that he has experience serving breakfast, as he previously served as a store manager for Dunkin' Donuts.

The Building Department reported that it had no comment on the application.

The Health Department reported that the applicant must contact the Health Department to update its current application to reflect the change in hours.

The Zoning Enforcement Officer reported that he had no comment on the application.

Sergeant Grady stated that the Police Department had no objection to the granting of the requested change in hours, provided that the other conditions on the license remained unchanged.

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

1. The hours of operation shall be 5:00 a.m. to 11:00 p.m., Monday through Sunday.
2. All other conditions on the license remain unchanged.

6. Boston Fit Restaurant Group LLC  
d/b/a Muscle Maker Grill  
92 Thurston Street, Apt. 2  
Somerville, MA 02145

The Watertown Licensing Board met to consider the application of Boston Fit Restaurant Group LLC d/b/a Muscle Maker Grill for a common victualer license to be exercised at 222 Arsenal Street.

John DeSimone, manager of the LLC, appeared in support of the application. Mr. DeSimone stated that Muscle Maker Grill is a national franchise with approximately 70 locations nationwide and that this is the first location in Massachusetts. Mr. DeSimone indicated that he has experience in the food service industry, having served as the manager of XO Trattoria and having worked at various locations in the North End of Boston. He currently owns a salon and spa with his wife and previously owned a health club. Mr. DeSimone will receive further training from Muscle Maker at its facility in New Jersey and on-site. He expects to employ 4-5 employees, including a full-time manager.

The Building Department reported that it had no comment at this time as renovations are being completed.

The Health Department reported that the applicant must contact the Health Department and comply with Health Department provisions, including, but not limited to the Food Establishment Plan Review Application. The applicant must complete the Application and receive a Temporary Food Service Establishment Permit prior to any food service operations.

The Zoning Enforcement Officer reported that the establishment may not increase the seating above that approved for the previous food service use at the premises.

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 7:00 a.m. to 9:00 p.m., Monday through Sunday.
2. Seating shall be limited to 27 seats, as shown on the submitted floor plan ("Muscle Maker Grill Healthy Fast Casual Franchise Restaurant 222 Arsenal St. Watertown MA" received in the office of the Town Clerk on July 9, 2013).
3. There shall be no alcoholic beverages on the licensed premises.

7. Laskos Motor Werks, Inc.  
d/b/a World Motor Werks  
c/o Yianni Laskos  
71 Shaw Street  
Braintree, MA 02184

The Watertown Licensing Board met to consider the application of Laskos Motor Werks, Inc. d/b/a World Motor Werks for a Class II Used Auto Dealer License and Auto Repair License to be exercised at 71 Rosedale Road. The hearing on these applications was originally scheduled for June 20, 2013 and continued to July 18, 2013.

No one appeared in support of the application. No one had appeared on behalf of the applicant on the July 18, 2013 hearing date, and the Board's August 7, 2013 notice of continuance to the applicant stated that if no one appeared on August 15 the applications would be denied. Accordingly, the Licensing Board voted unanimously to deny the requested licenses.

- 8a. MJLK, Inc.  
d/b/a 21 Nickels  
c/o Michael J. Moran  
67 Burton Street  
Brighton, MA 02135

The Watertown Licensing Board held a continued session of a show cause hearing concerning the violation of Section IV.C.1.b of the Rules and Regulations of the Watertown Licensing Board, which requires that a restaurant authorized to sell alcohol on Sundays submit an annual report, by May 1 of each year, confirming that the licensed establishment derives 60% or more of its gross revenues from the sale of food, namely your failure to submit an annual report for 2012. The matter had been continued from June 20, 2013 and July 18, 2013, and the proceedings from the sessions held on those dates are described in the Board's Notices of Action and Continuance dated July 10, 2013 and August 7, 2013.

Attorney Beth Goldstein appeared on behalf of the licensee, and presented a letter dated August 15, 2013 from Attorney Paul Rufo and addressed to the Licensing Board. That letter described the licensee's efforts in finding a purchaser for the restaurant business.

Attorney Goldstein also reported that prior year tax returns for the business had been prepared and that annual reports to the Secretary of the Commonwealth were filed. She also stated that food and beverage sales records were being compiled in order to complete the annual sales report required to be submitted to the Board.

The Licensing Board voted to continue the matter to September 19, 2013 in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

8b. MJLK, Inc.  
d/b/a 21 Nickels  
c/o Michael J. Moran  
67 Burton Street  
Brighton, MA 02135

The Watertown Licensing Board held a continued session of a show cause hearing on the matter of the closure of the premises at 21 Nichols Avenue licensed for all alcohol common victualler service and your failure to comply with the conditions of the Board's approval of that closure. The matter had been continued from June 20, 2013 and July 18, 2013, and the proceedings from the sessions held on those dates are described in the Board's Notices of Action and Continuance dated July 10, 2013 and August 7, 2013.

Attorney Beth Goldstein appeared on behalf of the licensee, and presented a letter dated August 15, 2013 from Attorney Paul Rufo and addressed to the Licensing Board. That letter described the licensee's efforts in finding a purchaser for the restaurant business. To date, there has been no written purchase offer, but Attorney Goldstein indicated that they are hopeful that the process of selling the business can be completed by September 30, 2013. The licensee has engaged additional consultants to market the license to prospective buyers.

Attorney Goldstein also reported that annual reports to the Secretary of the Commonwealth for years 2010 to 2012 have been filed and that tax returns for prior years have been filed with the Department of Revenue so that the licensee can obtain a certificate of good standing.

Attorney Goldstein presented a copy of a Memorandum of Decision and Order in Robert J. Ryan v. Paula Moran, et al., Middlesex Superior Court C.A. No. 10-CV4650-F, which involved a request for a restraining order prohibiting the sale or transfer of the license in connection with litigation naming one of the corporate owners, Shaun Moran, as a defendant. The court held that the plaintiff could not reach and apply an asset in which the defendant had no property interest, noting that the license is held by the corporation. Accordingly, the Court denied the request.

The Licensing Board voted to continue the matter to September 19, 2013 in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.