



*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 June 20, 2013**

1. ACCEPTANCE OF MINUTES: May 16, 2013
2. New Rotary Grille, Inc.  
d/b/a Verona Restaurant  
18 Mt. Auburn Street  
Status Report Continued to September 19, 2013
3. Halfway Café, Inc. d/b/a Halfway Café  
392-396 Main Street  
a. Change of Manager Withdrawn  
b. Alteration of Premise Approved 3-0
4. Laskos Motor Werks, Inc. d/b/a  
World Motor Werks  
71 Rosedale Road  
a. Class II Auto Dealer Continued to July 18, 2013  
b. Auto Repair
5. MJLK, Inc. d/b/a 21 Nickels  
21 Nichols Ave.  
a. Show Cause Continued to July 18, 2013  
b. Show Cause Continued to July 18, 2013
6. Hand Made Brand, Inc. d/b/a  
Deluxe Town Diner  
627 Mt. Auburn St.  
Show Cause Dismissal approved 3-0

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Donna B. Doucette, Chairman

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

1. Minutes from the May 16, 2013 hearing were approved by the Licensing Board.
2. New Rotary Grille, Inc.  
d/b/a Verona Restaurant  
c/o Agostino Farese  
20 Fayette Street  
Watertown, MA 02472

The Licensing Board held a status hearing on the all alcohol common victualler license issued for exercise at 18 Mount Auburn Street. The hearing was scheduled following a report to the Board, at its March 21, 2013 hearing, regarding plans and activity in connection with a possible sale of the restaurant business for which the license is issued. The matter is under review because the restaurant has been closed for business, with the approval of the Board, since December 23, 2012.

Mr. Agostino Farese appeared and stated that an offer to purchase had been made, but then withdrawn. He reported that a new offer, from a different party, has been made but that the transaction details are not yet firm. Attorneys for both sides are working on the necessary documentation and making arrangements for a proposed pledge of the license by the prospective buyer. Mr. Farese stated that he believed 45 days would be needed to complete the negotiations.

The Licensing Board agreed that the closure of the restaurant may continue while a license transfer is pursued and scheduled a further status hearing to provide additional information and details regarding the proposed transfer of the license and the operation of a business at the premises.

The further status hearing on the license and the plans for the business will take place on September 19, 2013 at 7:15 p.m. in the Philip Pane Hearing Room, Watertown Administration Building, 149 Main Street.

2. Halfway Café, Inc.  
d/b/a Halfway Café  
392-396 Main Street  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Halfway Café, Inc. d/b/a Halfway Café for approval of a change in the manager of its premises at 392-396 Main Street licensed for all alcohol common victualler service and for approval of an alteration of the licensed premises.

John Grasso, president, appeared in support of the application. He first requested to withdraw the application for approval of a change of manager which the Board approved.

Pertaining to the alteration of premise, Mr. Grasso stated that presently the tables in the dining room are vacant approximately 50 percent of the day. New pub style round tables and bar seating are being proposed as part of the restaurant's effort to evolve with changing customer dining habits. Mr. Grasso noted that a number of families prefer to sit at a bar rail rather than wait for a table. He stated that the alterations will open up the interior space of the restaurant so as to create a more communal atmosphere, and he presented pictures of similar alterations undertaken at his business's Maynard location.

The Health Department reported that the licensee must comply with department provisions including, but not limited to, food establishment plan review application for premises alteration.

The Building Department reported that scaled drawings will be required in order to comply with the requirements of the Americans with Disabilities Act.

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

The Licensing Board voted unanimously to approve the proposed alteration of the premises, including changes to the configuration of the interior space and the style and location of tables and seating, as shown on an annotated copy of a plan entitled "Proposed Renovations Storage & Cooler Area Only Halfway Café 394 Main Street, Watertown, MA" dated 7-6-10 by Construction Design Services, and received in the office of the Town Clerk on June 18, 2013, subject to the following conditions:

1. Seating will be limited to 80 persons, as proposed.
2. All other conditions of the license shall remain in place.
3. Laskos Motor Werks, Inc.  
d/b/a World Motor Werks  
c/o Yianni Laskos  
71 Shaw Street  
Braintree, MA 02184

The Watertown Licensing Board, at the request of the Watertown Police Department for further investigating, has continued its hearings on the application of Laskos Motor Werks, Inc. d/b/a World Motor Werks for a Class II Used Auto Dealer License and a motor vehicle repair license to be exercised at 71 Rosedale Road. The continued hearings on these applications will be held on July 18, 2013 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

4. MJLK, Inc.  
d/b/a 21 Nickels  
c/o Michael J. Moran  
Brighton, MA 02135

The Watertown Licensing Board held 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 failure to comply with the conditions of the Board's approval of that closure.

By letter dated March 13, 2013, the Licensing Board had notified the licensee of its action of February 21, 2013, continuing to August 15, 2013 the scheduled show cause hearing on alleged violations of the Liquor Control Act, G.L. c. 138, at the licensed premises. The letter informed the licensee of the requirement that the licensee must file with the Licensing Board a written report on the status of the proposed exercise and/or transfer of its license on or before the Board's meeting of May 16, 2013. No such report was filed with the Licensing Board, and no one appeared at the Board's May 16, 2013 meeting on behalf of the licensee.

Attorney Paul Rufo appeared on behalf of the licensee, and presented a letter dated June 20, 2013 and addressed to the Licensing Board clerk. That letter described the licensee's efforts in soliciting offers for the transfer and sale of its license, and stated the expectation that the process would be completed by August 31, 2013. Attorney Rufo asked that the Board accept his letter as an interim status report. He explained that he would be assuming responsibility for the sale process, and noted that although a specific buyer had not yet been identified, there had been a number of inquiries. Attorney Rufo stated that part of the reason for the delay in the process was the time required to gather relevant records of the business.

The Licensing Board voted to continue the matter to July 18, 2013.

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

The Watertown Licensing Board held a show cause hearing concerning a 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. The licensee failed to submit an annual report for 2012.

Attorney Paul Rufo appeared on behalf of the licensee, and presented a letter dated June 20, 2013 and addressed to the Licensing Board clerk. That letter addressed the matter of closure of the premises for business and the licensee's efforts in soliciting offers for the transfer and sale of its license. It also stated that the records for food and beverage sales in 2012 were being compiled for purposes of the required report. Attorney Rufo explained that difficulty in assembling the necessary records was a reason that the annual report had not been timely filed.

The Licensing Board voted to continue the matter to July 18, 2013.

6. Hand Made Brands, Inc.  
d/b/a Deluxe Town Diner  
627 Mt. Auburn Street  
Watertown, MA 02472

The Watertown Licensing Board had scheduled a show cause hearing concerning a 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. The licensee failed to submit an annual report for 2012.

Prior to the date of the hearing a written report was submitted to the Board. Donald Levy appeared on behalf of the licensee and, referring to the report, noted that beer and wine sales are only about two percent of the restaurant's total sales. The Board chairman read into the record the June 17, 2013 letter report on restaurant sales prepared by a CPA on behalf of the licensee. The Board then voted unanimously to dismiss the Show Cause matter.