



*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 July 18, 2013 at 7:15 PM

1. ACCEPTANCE OF MINUTES: June 20, 2013
2. Miller's Ale House, Inc. d/b/a  
Miller's Boston Ale House  
617 Arsenal Street  
Change of Manager, Change of Stockholders,  
Change of Officer/Directors Approved 3-0
3. The New Watertown Land Trust d/b/a Sons of Italy  
520 Pleasant Street  
Change of Manager Approved 3-0
4. Laskos Motor Werks, Inc. d/b/a  
World Motor Werks  
71 Rosedale Road  
a. Class II Auto Dealer Continued to August 15, 2013  
b. Auto Repair Continued to August 15, 2013
5. Pleasant Street Realty, LLC d/b/a  
Casey Automotive and Equipment  
340-350 Pleasant Street  
Class I Dealer License Approved 3-0
6. MJLK, Inc. d/b/a 21 Nickels  
21 Nichols Ave.  
a. Show Cause Continued to August 15, 2013  
b. Show Cause Continued to August 15, 2013
7. Comments by Board Clerk and Police Department

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Donna B. Doucette, Chairman

7:30 PM to 8:50 PM

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

1. Minutes from the June 20, 2013 hearing were approved by the Licensing Board.
2. Miller's Ale House, Inc. d/b/a  
Miller's Boston Ale House  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Miller's Ale House, Inc. d/b/a Miller's Boston Ale House for approval of a change of manager of its premises at 617 Arsenal Street licensed for all alcohol common victualler service, and for approval of a change of stockholders and change of officers/directors.

Attorney Joseph Devlin appeared in support of the application, together with Attorney Thomas Archer, vice president and general counsel, and Matthew Schweiger, the proposed new manager of the licensed premises. Attorney Devlin explained that Mr. Schweiger has two years' experience with the licensee at the Watertown location, and ten years' experience in the food service industry, including time with the Ruby Tuesday restaurant chain.

Mr. Schwieger stated that the restaurant uses a roaming alcohol compliance staff person to monitor patron movements and alcohol consumption. He reported that he is ServSafe alcohol service certified.

Attorney Archer explained that the stock of the licensee's parent corporation, MAH Holding Corporation, is being sold for \$150 million. (The 100% owner of Miller's Ale House, Inc. is Ale House Holdings, Inc.; and the 100% owner of Ale House Holdings, Inc. is MAH Holding Corporation.) This relates to all of the Miller's Ale House restaurant locations in the United States. The ultimate acquiring entity is Roark Capital Partners III LLP, an investment fund with restaurant industry experience. As a result, two of the current directors of the licensee, Allan Karp and Adam Burgoon, will be replaced by two individuals from Roark Capital, Ezra Field and Stephen Aronson. Attorney Archer stated that the sale would have no impact on restaurant operations. He noted that the restaurant founder, Jack Miller, would remain with the company and retain an ownership interest. Attorney Archer added that the stock sale is part of the existing investors' business strategy, which is to limit the number of years they would hold an interest in the business. He stated that the Miller's Ale House chain is now larger than the types of operations the investors would typically hold.

Sergeant Grady stated that the Police Department had no objection to the change of manager provided that the conditions stated below were imposed

The Health Department reported that the licensee must update its current application with the department to reflect the change of manager, stockholders and officers/directors.

The Licensing Board voted unanimously to approve the change of manager, subject to the following conditions:

1. The new manager, Mr. Schweiger, shall ensure that all bartenders and servers of alcohol attend and successfully complete an alcohol awareness training program (e.g., TIPS) within 90 days of hire or expiration of certification.

2. All other conditions of the license shall remain in place.

The Licensing Board also voted unanimously to approve a change of stockholders and a change in officers/directors as follows: The new directors will be Ezra Field and Stephen Aronson. The officers will be Raymond Holden as president, and Mark Peterson as treasurer, secretary and vice president. Thomas Archer also serves as vice president and general counsel.

3. Lodge Piave Fiume #1036 Sons of Italy Watertown d/b/a  
New Watertown Lodge Land Trust  
520 Pleasant Street  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Lodge Piave Fiume #1036 Sons of Italy Watertown d/b/a New Watertown Lodge Land Trust for approval of a change in the manager of its premises at 520 Pleasant Street licensed for all alcohol club beverage service.

Loreto (Larry) Pellegrini appeared in support of the application. Mr. Pellegrini explained that he has been a member of the lodge for six years, and that the prior manager is no longer affiliated with the Land Trust. Mr. Pellegrini will be the chairman of the Land Trust. He stated that while he does not have prior alcohol service experience, he has obtained TIPS certification and that all bartenders are TIPS certified. In addition, he and house management staff have crowd control certification (as required under the regulations of the Massachusetts Board of Fire Prevention Regulations for on-premises alcohol service establishments). Mr. Pellegrini noted he has 35 years' experience as a project manager in the construction industry.

The Health Department reported that the licensee must update its current application with the department to reflect the change of manager.

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

The Licensing Board voted unanimously to approve Mr. Pellegrini as the new manager, subject to the following conditions:

1. The manager, Mr. Pellegrini, shall ensure that all bartenders and servers of alcohol attend and successfully complete an alcohol awareness training program (e.g., TIPS) within 90 days of hire or expiration of certification.
  2. All other conditions of the license shall remain in place.
4. Laskos Motor Werks, Inc.  
d/b/a World Motor Werks  
c/o Yianni Laskos  
71 Shaw Street  
Braintree, MA 02184

The Watertown Licensing Board 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. A continued hearing was scheduled for July 18, 2013, following initial consideration of the applications at the Board's meeting of June 20. No one appeared on behalf of the applicant on July 18.

The continued hearings on these applications will be held on August 15, 2013 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

5. Pleasant Street Realty, LLC d/b/a  
Casey Automotive and Equipment  
7 Erin Lane  
Burlington, MA 01803

The Watertown Licensing Board met to consider the application of Pleasant Street Realty, LLC d/b/a Casey Automotive and Equipment for a Class I automobile dealer's license to be exercised at 340-350 Pleasant Street.

John Casey, a member and manager of Pleasant Street Realty, LLC, appeared in support of the application. Mr. Casey explained that he was re-applying for a license which had been exercised at the site for 60 years, but which had lapsed in the last year. The license had been exercised by a national company, which has been purchased by another company. The premises were vacated in May of 2013. The new operation will consist of sales of heavy equipment and construction vehicles, on a smaller scale than under the previous licensee.

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 Class I automobile dealer's license, subject to the following conditions:

1. The hours of operation shall not exceed 7:00 a.m. to 5:00 p.m. Monday through Saturday.
  2. The total number of vehicles on the property shall not exceed 10, as requested for employee and customer parking.
  3. There shall be no alcoholic beverages on the property.
  4. There shall be no new car deliveries on the public way; deliveries shall be on-site only.
- 6a. MJLK, Inc.  
d/b/a 21 Nickels  
c/o Michael J. Moran  
67 Burton Street  
Brighton, MA 02135

On July 18, 2013 the Watertown Licensing Board held a continued session of a show cause hearing concerning your 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, to wit: your failure to submit an annual report for 2012. The matter had been continued from June 20, 2013.

Attorney Paul Rufo appeared on behalf of the licensee, and presented a letter dated July 18, 2013 and addressed to the Licensing Board. That letter described, and Attorney Rufo separately reported on, the licensee's efforts in finding a purchaser for the restaurant business.

Attorney Rufo also reported that prior year tax returns for the business, for 2009 to 2012, are being prepared and that annual reports to the State Secretary would be filed. He 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 August 15, 2013 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

6b. 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 your 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.

Attorney Paul Rufo appeared on behalf of the licensee, and presented a letter dated July 18, 2013 and addressed to the Licensing Board. That letter described, and Attorney Rufo separately reported on, the licensee's efforts in finding a purchaser for the restaurant business. To date, there has been no written purchase offer. Attorney Rufo stated that he had contacted five persons who had expressed interest in a purchase, and that he had prepared an offer sheet to be used by prospective purchasers, calling for one price for the real estate and one price for the license. He also noted that the owners would be willing to consider leasing the property for a buyer who was not interested in purchasing the real estate. Attorney Rufo confirmed that he had visited the licensed premises and that while there is no electricity being supplied, they are secure.

Attorney Rufo also reported that prior year tax returns for the business, for 2009 to 2012, are being prepared and that annual reports to the State Secretary would be filed.

Chairman Doucette noted that the Licensing Board had received a copy of a restraining order prohibiting sale or transfer of the license in connection with litigation filed in Middlesex Superior Court involving a claim for money against one of the owners. Attorney Rufo stated that Paul Moran has a 25% ownership interest in the business, and commented that Mr. Moran was represented by another attorney. Chairman Doucette requested that additional information on the restraining order litigation be submitted to the Licensing Board prior to its next meeting, on August 15.

The Licensing Board voted to continue the matter to August 15, 2013 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.