



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 FOR MARCH 17, 2011

ACCEPTANCE OF MINUTES: February 17, 2011 **Approved 3-0**

1. The Proprietors of the
Cemetery of Mount Auburn
183 Grove Street
Open Air Parking Space License **Approved 3-0**

2. The Upper Crust Watertown, LLC
d/b/a The Upper Crust Pizzeria
92-98 Main Street
Pledge of License **Continued to May 19, 2011**

3. Main Street Mobil Station, Inc.
320 Main Street
Class II Auto Dealer License **Approved 3-0**

4. Ikonomi, LLC d/b/a
General Food & Fish Market
218 Waverley Avenue
Transfer Wine & Malt Package Goods License **Approved 3-0**

5. AFTERFX Customs II, LLC
204 Dexter Avenue
Auto Repair License (After-Market Only) **Approved 3-0**

6. Livery/Limousine Renewals 13 Licenses

Approved 3-0

**William E. Cassidy d/b/a Cassidy Coach or Cassidy Private Car Service
Empire Limousine Service
Hasmik Yegiazarian d/b/a Luxury and Comfort Transport
Orient Express Limousine Service Corporation
Vartkes Moushigian d/b/a J-M Limousine Service
James Cristello d/b/a Chef Jimmy's Transportation Service
Christine's Limousine, Inc**

Suspend 3-0

**The Escort Limousine Corporation d/b/a Escort Limousine & Atlantic Coach
Habib M. Chehab and Hassan Chehab d/b/a Abby's Limo Service
Gregory Sarafian d/b/a D & G Sedan Service
George D. Noble, III d/b/a George Noble Livery
555 Limo Service, Inc.
Prominent Transport Corp.**

The above Livery/Limousine licenses will be issued for April 1, 2011 to March 31, 2011 when photo identification badge, vehicle inspections and all fees paid are completed in April.

7:35 to 9:30

Donna B. Doucette, Chairman

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

1. Proprietors of the Cemetery of Mount Auburn
580 Mt. Auburn Street
Cambridge, MA 02138

The Watertown Licensing Board met to consider the application of the Proprietors of the Cemetery of Mount Auburn for an Open Air Parking Space License to be exercised at 183 Grove Street.

Attorney William York appeared on behalf of the applicant, together with Vinod Kalikiri of Vanasse Hangen Brustlin, Inc. (VHB). Attorney York explained that when the license application had originally been filed, at the end of 2009, the Town had adopted a special permit requirement under the Zoning Ordinance for parking lots of more than 50 spaces. Since that time, the applicant has proceeded through the special permit process. The proposal has also been reviewed by the Department of Public Works. Development of the parking lot is part of an 8-10 year plan to beautify the area and promote commercial development. A ten year limit was included in the special permit decision of the Board of Appeals.

The lot is to be used by employees of Mount Auburn Hospital. More than 70% of the hospital's staff is on site prior to 7:00 a.m. and leaves at 3:30 p.m.; therefore, traffic associated with establishment of the lot will occur during non-peak hours. The hospital has maintained various satellite parking lots in the area for approximately 25 years, and these will be closed. The new Grove Street lot will be closed on weekends. During weekday operation, gates to the lot will be opened at 5:00 a.m. and closed at 10:30 p.m.

In response to questions from the Board, Attorney York stated that the traffic analysis originally conducted by VHB in October of 2009 was reevaluated in January of 2011 and the conclusions were the same.

Nicholas DiIeso, chief operating officer of Mount Auburn Hospital explained that there has been a concern with satellite parking lot leases of only one or two years' duration. The proposal will allow for better overall parking management. In addition, the hospital encourages the use of non-vehicular transport modes. The lot will be equipped with motion sensor lighting and a so-called "blue light" emergency call box, which will be within the purview of the hospital's protection services. Opening and closing of the gate to the lot will also be the responsibility of protection services.

The hospital has a long term shuttle bus contract for the transport of employees from the lot to the hospital site. Mr. DiIeso stated that the buses are all low emission vehicles, and the use of a single parking lot will reduce the number of bus miles driven. Employees will utilize hang tags in their vehicles to identify their parking privileges. These will be checked periodically by protection services.

The hospital will continue use of a large lot at the Tufts Insurance building, to the west of the proposed lot on Grove Street, and it has a lease for a small lot at the AMVETS building, to the east of the proposed lot on Grove Street, which includes an option to purchase.

Several persons spoke in favor of the application, including Robert Airasian of the Belmont-Watertown Chamber of Commerce, Town Councilor Steve Corbett, who noted that there had been prior discussions on the proposal between the applicant and the Town Council, and Michael Schade, executive director of the Watertown Community Foundation. The Board also acknowledged receipt of letters in support of the application, which were summarized by the chairman.

The chairman read into the record a December 9, 2009 memorandum from the Superintendent of Public Works to the Board, which stated that the site plans had addressed his requests and that he was satisfied with the finding of the traffic evaluation that consolidation of hospital satellite parking combined with staggered employee shifts would result in no significant impact to area traffic operations.

The Board acknowledged receipt of reports from the Building Department, indicating no objection, subject to approval of the required site and civil engineering work; and from the Zoning Officer, noting approval of a special permit by the Zoning Board of Appeals on February 23, 2011.

Sergeant Grady stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated in items 1-5 below were imposed.

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

1. The license shall be limited to 364 vehicles, as shown on the plan submitted, entitled "Proposed Parking Facility (Assessor's Parcel ID Nos. 1504-1-1, 1505-2A-0, 1505-3-0 & 1505-4-0) Grove Street Watertown, Massachusetts – Site Layout Plan (Alternate A) Dwg. No. 4" dated October 30, 2009 by McKenzie Engineering Group, Inc.
 2. All spaces shall be clearly delineated by painted striping.
 3. The parking lot area shall be illuminated for security purposes in accordance with the referenced Site Layout Plan.
 4. The operating hours shall not exceed 5:00 a.m. to 10:30 p.m., Monday through Friday.
 5. The parking lot shall be secured by a gate during non-operating hours, as shown on the Site Layout Plan.
 6. Exercise of the license shall be subject to the special permit granted by the Zoning Board of Appeals on February 23, 2011.
2. The Upper Crust Watertown, LLC
d/b/a The Upper Crust Pizzeria
92-98 Main Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of the The Upper Crust Watertown, LLC d/b/a The Upper Crust Pizzeria for an approval of a pledge of its license for wine and malt common victualer service at 92-98 Main Street.

At the request of the applicant the Licensing Board voted to continue its hearing. The continued hearing on this application will be held on May 19, 2011 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

3. Main Street Mobil Station, Inc.
320 Main Street
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Main Street Mobil Station, Inc. for a Class II used car dealer's license to be exercised at 320 Main Street.

Demetrios Paicopoulos appeared in support of the application. Mr. Paicopoulos stated that he is the son of the owner of the property at 320 Main Street. It is proposed to reduce the number of repair vehicles on site by two in order to allow for the sale, at the front of the site, of used motor vehicles. The business has operated at the subject property for 31 years. Vehicles to be sold will be acquired either at auction or from clients who cannot afford to fix vehicles presented for service.

The Zoning Officer reported that the property is currently under review before the Zoning Board of Appeals.

Sergeant Grady stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated in items 1-5 below were imposed.

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

1. The sale of used vehicles shall be through private sale or newspaper advertisement only.
2. The total number of used motor vehicles for sale shall not exceed two. Vehicles for sale shall be stored in spaces marked on the plan submitted (annotated copy of "Certified Plot Plan in Watertown, MA" dated April 28, 2003 by Rober Survey.)
3. A logbook shall be maintained to document the purchase and sale of vehicles in a manner consistent with Chapter 140, Section 62 of the General Laws.
4. There shall be no alcoholic beverages on the property.
5. Hours of operation for vehicle sales shall not exceed 9:00 a.m. to 5:00 p.m. Monday through Saturday and 12:00 p.m. to 5:00 p.m. Sunday.
6. Issuance of the license shall be subject to confirmation of the required approvals of the Zoning Board of Appeals and/or Planning Board.

4. Ikonomi, LLC
d/b/a General Food & Fish Market
1151 High Street
Westwood, MA 02090

The Watertown Licensing Board met to consider the application of Ikonomi, LLC d/b/a General Food & Fish Market for a transfer to it of the wine and malt package goods store license exercised by Santosh Singh d/b/a General Market at 218 Waverley Avenue.

Attorney Alan Goodman appeared in support of the application, together with Piro Ikonomi. Attorney Goodman explained that Mr. Ikonomi has been a manager for the past five years at a 7-Eleven franchise in Boston, and operated a coffee shop in Albania. He is TIPS certified.

The applicant proposes some cosmetic improvements to the premises, but will maintain the same hours of operation and the same convenience store type business as operated by General Market. In addition, the store will sell fresh fish.

The Health Department reported that the applicant is engaged in the Health Department's plan review process for food service establishments.

The Zoning Officer reported that any changes to onsite signage must comply with the Zoning Ordinance and signs are subject to a permit prior to fabrication or erection.

The Building Department reported no objection, pending a final site inspection.

Sergeant Grady stated that the Police Department had no objection to the approval of the requested transfer, provided that the conditions stated in items 1-5 below were imposed.

The Licensing Board voted unanimously to approve the requested transfer, subject to the following conditions:

1. The hours of operation shall not exceed 6:30 a.m. to 10:30 p.m. Monday through Saturday, and 6:30 a.m. to 6:00 p.m. on Sunday. Hours of alcohol sales shall not exceed 8:00 a.m. to 10:30 p.m. Monday through Saturday and 12:00 noon to 6:00 p.m. on Sunday.
2. The wine and malt sales area shall be as shown on the plan submitted (sketch plan entitled "General Market 218 Waverley Avenue Ave., Watertown MA 02472 Floor Plan" received in the office of the Town Clerk on January 31, 2011).
3. All employees engaged in the sale of alcohol must obtain a valid alcohol awareness training certificate within 90 days of employment, and a copy of their certification shall be forwarded to the Town Clerk's office.
4. No alcohol shall be exposed for sale during hours that alcohol sales are not permitted, and the alcohol shall be secured during those hours.
5. No alcohol shall be consumed on the premises.

6. The license shall not be issued until the Building Department confirms compliance with the final site inspection requirements.

5. AFTER FX Customs II, LLC
50 Hillcrest Avenue
Attleboro, MA 02703

The Watertown Licensing Board met to consider the application of AFTER FX Customs II, LLC for an after market motor vehicle repair license to be exercised at 204 Dexter Avenue.

Ray Garst, together with Matthew Jackson, partner, and Leshawn Jones, the proposed manager, appeared in support of the application. Mr. Garst stated that the applicant had recently purchased the assets of Rich's Car Tunes and has a lease for the subject property. The business will offer varied customization options for motor vehicles. The applicant has been in business for 25 years, and maintains other operations in Connecticut and New Hampshire.

In response to questions from the Board, Mr. Garst stated that no major auto repair or engine work will be carried out and that there will be no auto body or painting work.

Mr. Jones is to be on site full-time, and there will be three employees at the premises when the business begins operation.

The Health Department reported that the applicant must contact the Department and comply with Department provisions, including hazardous materials permit application and plan review requirements.

The Building Department reported that a floor drain condition at the site requires resolution. Mr. Garst stated that he was working with the landlord and the Building Department to address the drain issue.

Sergeant Grady stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated in items 1-4 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 Monday through Friday 8:00 a.m. to 8:00 p.m.
2. Parking for the premises shall be limited to 20 spaces on site, 10 interior and 10 exterior. (See sketch plan received in the office of the Town Clerk on February 25, 2011.)
3. Work shall be limited to after market repairs only.
4. No auto body work shall be done on the premises.
5. The license shall not be issued until the applicant presents documentation of a) compliance with Health Department requirements, including the hazardous materials permit application and plan review, and b) approval of the floor drain by the Building Department.