



*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

ALTERNATE MEMBER  
SANDRA KASABIAN HOFFMAN

Minutes January 21, 2016

1. ACCEPTANCE OF MINUTES: December 17, 2015
2. SPECIAL LICENSES n/a
3. Coach and Carriage Auto Body, Inc. d/b/a Arsenal Collision  
386 Arsenal Street
  - a. New Class II Auto Dealer License
  - b. New Auto Repair License (with auto body) Approved 3-0
4. The Aegean Restaurant II, Inc. d/b/a  
The Aegean Restaurant  
640 Arsenal Street  
Status Hearing Continued to April 21, 2016
5. New Salts, Inc. d/b/a La Bodega by Salts  
21 Nichols Ave  
Status Hearing Continued to April 21, 2016
6. Burnham-Manning Post #1105 VFW of US, Inc.  
295 Arsenal Street  
Show Cause Continued to March 17, 2016
7. Comments by Board Clerk and Police Department

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Donna B. Doucette, Chairman

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

1. Minutes from December 17, 2015 hearing were approved 3-0 by the Licensing Board.
2. SPECIAL LICENSES n/a
3. Coach & Carriage Auto Body, Inc.  
d/b/a Arsenal Collision  
55 Middlesex Avenue  
Natick, MA 01760

The Watertown Licensing Board met to consider the application of Coach & Carriage Auto Body, Inc. d/b/a Arsenal Collision for a Class II used auto dealer license and a motor vehicle repair (including auto body work) license to be exercised at 386 Arsenal Street.

Joseph Gagliardi, president, appeared in support of the application. Mr. Gagliardi stated that he has 35 years of experience in both auto body work and automobile sales. He explained that the applicant will be taking over operation of an existing facility at the subject property, and that he currently operates another motor vehicle repair business in Watertown, on School Street. The applicant also operates repair facilities in Natick and Wayland. Mr. Gagliardi's son, Joe, who is also a licensed appraiser, will be the on-site manager for the Arsenal Street location.

In response to a question from the Board, Mr. Gagliardi stated that motor vehicle sales would be of cars acquired from vehicle repair customers or other opportunities.

Sergeant Grady stated that the Police Department had no objection to the granting of the requested licenses, provided that the conditions stated below were imposed. He added that he would mark the three parking spaces for the auto dealer sales license once the license was in effect.

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

#### Class II Used Auto Dealer License

1. The hours of operation shall not exceed 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 to 5:00 p.m. on Saturday.
2. The total number of motor vehicles for sale shall not exceed three.
3. The total number of vehicles on the premises shall not exceed 14, as shown on the plan submitted (sketch plan entitled "Plan Showing Existing Building Parcel 1, Arsenal Street, Watertown, Mass." scale 1" = 30, received in the office of the Town Clerk on December 1, 2015). Up to three of the vehicle spaces may be utilized for the Class II auto dealer license.
4. The licensee shall maintain a log book to document the purchase and sale of used vehicles in a manner consistent with the requirements of G.L. c.140, §62.
5. All parking spaces shall be striped for easy identification.
6. There shall be no alcoholic beverages on the property.

### Motor Vehicle Repair

1. The hours of operation shall not exceed 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday.
  2. The total number of vehicles on the premises shall not exceed 14, as shown on the plan submitted: 4 vehicles inside, 10 vehicles outside. Up to three of the vehicle spaces may be utilized for the Class II auto dealer license granted hereunder.
  3. All parking spaces shall be striped for easy identification.
  4. There shall be no alcoholic beverages on the property.
4. The Aegean Restaurant II, Inc.  
d/b/a The Aegean Restaurant  
Attn. Chris Ntasios  
60 Indian Head Road  
Framingham, MA 01701

The Watertown Licensing Board has continued the status hearing on the matter of the all alcohol common victualler license previously issued for exercise at 640 Arsenal Street and the December 14, 2015 report of the attorney to the Board that the lease for the premises had been terminated, including the matter of a proposed transfer of the license. The status hearing was opened on January 21, 2016, pursuant to the Board's notice to licensee dated December 28, 2015.

On January 21, attorney Norman Kaplan appeared on behalf of the licensee. He reported that Mr. Ntasios had been unable to secure a lease extension or to arrange for purchase of the building at which the license was exercised, which had been his intent. The owner of the site is C&B Realty Trust. Attorney Kaplan stated that the license is being actively marketed for sale and transfer. He requested that the Board permit the licensee time to find a buyer for the license or reestablish the restaurant at another location.

Board chairman Doucette noted that absent a site, the license is not a functioning license. In response to a question from the chairman, counsel for the Board, David Doneski, stated his view that in light of prior circumstances involving other license holders and the record of the Alcoholic Beverages Control Commission respecting licenses for which premises had become unavailable, the Licensing Board had discretion to allow a period of time for the licensee to pursue a license transfer.

The continued hearing will be held on April 21, 2016 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

5. New Salts, Inc.  
d/b/a La Bodega by Salts  
61 Prichard Avenue, No. 1  
Somerville, MA 02144

The Watertown Licensing Board has continued the status hearing on the matter of the approval of the transfer of the all alcohol common victualler license issued for exercise at 21 Nichols Avenue and previously held by MJLK, Inc. d/b/a 21 Nickels, and the matter of the common victualler license authorized for exercise at the same premises, in particular, the issue of when New Salts, Inc. will begin operations at the licensed premises. The status hearing was opened on January 21, 2016, pursuant to the Board's notice to the licensee dated December 28, 2015.

On January 21, Gabriel Bremer, manager, appeared on behalf of the licensee. He reported that the loan process for financing of the new restaurant has been lengthy and had been further extended on account of the holiday season. Mr. Bremer stated that as of the preceding week, the bank had given verbal approval for the loan and that he anticipated a February loan closing. The selected contractor has given a construction period estimate of three to four months. If the work is pushed, the licensee is aiming for an April opening.

Board chairman Doucette stated that the applicant should provide a status report letter in March. The status hearing will be continued to April 21, 2016, but the licensee will not be required to appear for a hearing if the licensed premises are open for business by that time.

The continued hearing will be held on April 21, 2016 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

6. Burnham-Manning Post #1105 VFW of U.S., Inc.  
295 Arsenal Street  
Watertown, MA 02472

The Watertown Licensing Board has continued the show cause status hearing on the matter of compliance with Chapter 138, Section 1 of the General Laws, which requires a club licensee to file with the local licensing authorities and the Alcoholic Beverages Control Commission (ABCC) annually, within three months after January first, a list of the names and residences of its officers, together with the amount of salary or compensation received by each employee engaged in the handling or selling of alcoholic beverages. The hearing was previously continued from October 15, 2015 to November 19, 2015, and then to January 21, 2016.

Attorney Ken Leitner appeared on behalf of the licensee. He reported that the licensee had received ABCC verification of meals tax compliance. On January 4, 2016, the club submitted its alcohol tax compliance materials for 2013 and 2014. The present absence of certification for alcohol tax compliance is the reason for the delay in the issuance of a certificate of good standing from the Department of Revenue. Attorney Leitner stated that he had spoken with the Department the day before and that there is usually a 30-day turnaround for returns filed by paper.

Attorney Leitner reported that an informal club meeting was held on January 6, 2016. It was not the formal meeting he had anticipated when he appeared on November 19. At the meeting, it was determined that the club would hire a Mr. Cohen as manager. The club is interested in revitalizing the post, and will be amending its articles of organization.

The Licensing Board voted to continue the hearing until March 17, 2016 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.