



*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  
STEVEN W. AYLWARD

ALTERNATE MEMBER  
SANDRA KASABIAN HOFFMAN

**Minutes April 21, 2016**

1. ACCEPTANCE OF MINUTES: January 21, 2016, February 25, 2016, March 17, 2016
2. Special Licenses (See below)
  - a. Sayat Nova Dance Company of Boston- St. James Armenian Church May 14, 2016  
Approved 3-0
  - b. Cultural Event – St. James Armenian Center June 25, 2016 Approved 3-0
  - c. Watertown Educational Foundation- Hellenic Cultural Center May 6, 2016 Approved 3-0
  - d. St. Stephen's Indoor Kids Event – A.C.E.C. May 13, 2016 Approved 3-0
  - e. Gala - Tent 321 Arsenal St. May 10, 2016 Approved 3-0
  - f. Gala- Entertainment License- May 10, 2016 Approved 3-0
3. GoBeers, Inc. d/b/a goBeer Continued to May 19, 2016  
23 Elm Street  
Transfer of Wine & Malt Package Goods Store License
4. STP JJ Team 1, LLC d/b/a Jimmy John's Approved 3-0  
1 Mt. Auburn Street  
New Common Victualler License
5. Andrea's House of Pizza of Watertown, Inc. d/b/a Andrea's House of Pizza  
620 Mt. Auburn Street Status Review Hearing October 20, 2016  
Entertainment License
6. Miller's Ale House, Inc. d/b/a Miller's Boston Ale House Approved 3-0  
617 Arsenal Street  
Change of Manager  
Change of Officer's/Director's
7. New Salts, Inc. d/b/a La Bodega by Salts Approved 3-0  
21 Nicholas Ave  
Status Hearing  
Pledge of License
8. The Aegean Restaurant II, Inc. d/b/a The Aegean Restaurant  
640 Arsenal Street  
Status Hearing Continued to August 18, 2016

9. GUGV Union Market Watertown Property Owning, LLC      Approved 3-0  
56-60 Irving Street  
Storage of Inflammables (Motor Vehicles)

10. Livery/Limousine Renewals Expire 3/30 12 licenses 15 vehicles Approved 3-0

11. Storage of Flammable - Certificate of Registration Renewals 23 Approved 3-0

12. Comments by Board Clerk and Police Department

7:25 PM to 9:30 PM

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Donna B. Doucette, Chairman

Present: Donna B. Doucette, George B. Newman, Steven W. Aylward, Sandra Kasabian Hoffman (Alternate)

1. GoBeers, Inc.  
d/b/a Go Beers  
23 Elm Street  
Watertown, MA 02472

The Watertown Licensing Board has continued its hearing on the application of GoBeers, Inc. d/b/a GoBeers for a Wine and Malt Package Goods Store License to be exercised at 23 Elm Street. The continued hearing will be held on May 19, 2016 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

The hearing was continued from April 21, 2016, at the request of the Police Department. On that date, counsel for the applicant did appear and submit to the Licensing Board an information packet regarding the area and layout of the premises for which the license is requested, and including sample flyers and mailings for business operations.

2. STP JJ Team 1, LLC  
d/b/a Jimmy John's  
7845 3<sup>rd</sup> Street, Suite 211  
Oakdale, MN 55128

The Watertown Licensing Board met to consider the application of STP JJ Team 1, LLC d/b/a Jimmy John's for a common victualler license to be exercised at One Mt. Auburn Street.

Bill Poirier, manager, appeared in support of the application. Mr. Poirier described the proposed business as offering cold sandwiches, with no hot foods. Delivery will be offered for locations within one mile of the premises. He noted that Jimmy John's has six locations in the Boston area, and that he was responsible for initial operations at each of them.

The Health Department reported that the applicant has received a food service operation permit.

The Zoning Enforcement Officer reported that the maximum number of seats permitted for compliance with the Zoning Ordinance's parking requirements is 32.

The Police Department reported that it had no objection to the granting of the requested license, provided that the conditions stated in items 1 through 4 below were imposed.

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

1. The description of the licensed premises shall be 1,475 square feet, with a kitchen, 2 restrooms, a prep area, and front/rear entrances/exits.
2. The hours of operation shall be 10:30 a.m. to 11:00 p.m. Monday through Sunday.
3. The number of seats shall be no more than 31, as shown on the plan submitted (Sheet A-1, "Floor Plan and Details" in plan set entitled "Jimmy Johns #2851 210 Evo Layout 1 Mount Auburn St Watertown, MA 02472," dated 11-06-15 by C.M. Architecture, P.A.).

4. No alcoholic beverages shall be allowed on the licensed premises.
  5. Operation of the business shall be subject to issuance of the final occupancy permit by the Building Department.
3. Andrea's House of Pizza of Watertown, Inc.  
d/b/a Andrea's House of Pizza  
620 Mt. Auburn Street  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of Andrea's House of Pizza of Watertown, Inc. d/b/a Andrea's House of Pizza for an entertainment license to be exercised at 620 Mt. Auburn Street.

Alex Taoulsides and Stratos Taoulsides, owner, appeared in support of the application. Alex Taoulsides explained that musical entertainment is proposed, with light amplification. Instruments would include guitar and bouzouki, and mostly string instruments associated with Armenian and Greek music, together with a singer. There will be no percussion, reeds or horns. He stated that it was not anticipated that entertainment would be offered every evening.

In response to a question from Councilor Kounelis regarding the level of amplification, Mr. Taoulsides stated that the storefront faces Mt. Auburn Street and that sound would not carry to the surrounding residential area. The musicians will be at the window, facing the seating area; two walls at the kitchen area will help block the sound. Mr. Taoulsides added that the intent is to offer light, background music, and that amplification will be by means of a microphone. In response to a further question from Councilor Kounelis, he stated that the restaurant will advertise on social media and that if the seating capacity is reached on a particular night, customers would be turned away.

The Building Department reported that it will require more detailed floor plans, for life safety issues.

The Fire Department reported that strict adherence to the occupant load limit is required, and that the load may be adjusted by the Building Department based on use.

The Police Department reported that it had no objection to the granting of the requested license, provided that the conditions stated in items 1 through 5 below were imposed.

The Licensing Board voted unanimously to grant the requested license, subject to submission and review of more detailed floor plans, per the report of the Building Department noted below, and subject to the following conditions:

1. The number of musicians shall be limited to four (4), one (1) of which may be a singer.
2. Instruments shall be limited to piano, string and/or reed.
3. Space provided for entertainment shall be limited to the area shown on the plan submitted in the office of the Town Clerk on March 17, 2016, which will result in a decrease of four (4) seats and 1 table.
4. Hours for entertainment shall be 6:30 p.m. to 11:00 p.m. Monday through Saturday. Music shall be reasonable and remain consistent throughout the event.

5. No dancing shall be allowed.
  6. The license shall be subject to a status review hearing, to review operations under the license, to be held at the Licensing Board's meeting of October 20, 2016.
4. Miller's Ale House, Inc. d/b/a  
Miller's Boston Ale House  
617 Arsenal Street  
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 officers/directors.

Attorney Greg Demakis appeared in support of the application, together with Sharlene Doyle, the proposed new manager of the licensed premises. Attorney Demakis explained that Ms. Doyle has been working at the Watertown site since January of 2016. She is alcohol service certified in Florida. Ms. Doyle stated that she will obtain Massachusetts TIPS certification.

In response to a question from the Board, Ms. Doyle reported that 33 new surveillance cameras, interior and exterior, have been installed at the restaurant.

The Police Department reported it 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.

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

1. The new manager, Sharlene Doyle, 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. Copies of all certifications shall be forwarded to the Town Clerk's office.
2. All other conditions of the license shall remain in place.

The Licensing Board also voted unanimously to approve a change in officers/directors as follows: Philip J. Hickey, Jr. and Geoff Hill will replace Ezra Field and Stephen Aronson as directors.

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

The Watertown Licensing Board met to consider the application of New Salts, Inc. d/b/a La Bodega by Salts for approval of a pledge of its all alcohol common victualler license to be exercised at 21 Nichols Avenue, and to hear a report on the status of operations at the licensed premises. The status hearing had been continued from March 17, 2016.

Gabriel Bremer, manager, appeared on behalf of the licensee. Mr. Bremer reported that the design work for the new restaurant is 90% complete, and that glass replacement will start in May. The estimated opening date is late summer / early fall of 2016. Eastern Bank is loaning funds for the property acquisition and site renovations under a SBA loan program, and requires a pledge of the license.

The Police Department reported it had no objection to the pledge of license to Eastern Bank.

The Health Department reported that the licensee must engage in the Plan Review process to receive a food service operation permit.

The Licensing Board unanimously approved a pledge of the license to Eastern Bank.

5. 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 your exercise at 640 Arsenal Street and the December 14, 2015 report of your attorney to the Board that your 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, and continued to April 21, 2016.

On April 21, attorney Norman Kaplan appeared on behalf of the licensee, together with Chris Ntasios. He stated his view that the State Legislature's recent passage of a special act authorizing additional alcohol licenses for Watertown had reduced the value of the Aegean license for purposes of a transfer. The licensee does have a contract with Atlantic License Brokers for a sale/transfer of the license, but there have been no offers to date. Attorney Kaplan stated that Mr. Ntasios would like to remain a restaurateur and so he has also asked the broker to look for a possible new site for the Aegean Restaurant. He added that the main focus at present is to find such a site.

The continued hearing on this matter will be held on August 18, 2016 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

6. GUGV Union Market Watertown Property Owning, LLC  
374 Congress Street, Suite 202  
Boston, MA 022102

The Watertown Licensing Board met to consider the application of GUGV Union Market Watertown Property Owning, LLC for an inflammables storage license to be exercised at 56-60 Irving Street.

Attorney Chris Regnier appeared in support of the application, together with Dan Lee. Attorney Regnier explained that the license is requested in connection with a residential development at Irving and Arsenal Streets, for which zoning approval was given in June of 2015. There will be 282 residential units and retail space, and a North Garage and East Garage. For the application, the

applicant multiplied the number of parking spaces in the garages by 20 gallons and rounded up the total to 9300 gallons.

In response to a question from the Board, Mr. Lee stated that the first move-in activity will take place in the first half of 2018.

The Licensing Board voted unanimously to grant the requested license for storage of 9,300 gallons of gasoline, within cars of vehicles parked in the garages at the subject property

The Watertown Licensing Board voted to renew 12 Livery/Limousine Licenses and Certificate of Registration renewals for Storage of Flammables 23.