



*Licensing Board*  
**TOWN OF WATERTOWN**  
**ADMINISTRATION BUILDING**  
**149 Main Street**  
**Watertown, Massachusetts 02472**

TEL. (617) 972-6486  
FAX (617) 972-6595

BOARD MEMBERS  
DONNA B. DOUCETTE  
GEORGE B. NEWMAN  
STEVEN W. AYLWARD

ALTERNATE MEMBER  
SANDRA KASABIAN HOFFMAN

**Minutes October 20, 2016**

**ACCEPTANCE OF MINUTES: September 15, 2016**

1. Special Licenses (See below):
  - a. St. James Armenian Church/Annual Bazaar October 14 & 15, 2016
    - Special Alcohol License Approved 3-0
  - b. Arsenal Center for the Arts/ Arts & Drafts Event September 30, 2016
    - Special Alcohol License Approved 3-0
    - Entertainment License Approved 3-0
  - c. Commander's Mansion, 440 Talcott St
    - Special Alcohol License Oct.20, 2016 "Ecologic Development" Approved 3-0
    - Special Alcohol License Oct. 21, 2016 "Revels, Inc." Approved 3-0
    - Special Alcohol License Nov. 18, 2016 "Revels, Inc." Approved 3-0
2. Kcan, LLC d/b/a Farmer's Market Kitchen  
222 Arsenal Street Approved 3-0
  - Entertainment License
3. Cresset Grove, LLC Approved 3-0  
65 Grove Street
  - Storage of Inflammables (Motor Vehicles)
4. Watertown Gables, LLC Approved 3-0  
204 Arsenal Street
  - Storage of Inflammables (Motor Vehicles)
5. Halfway Café, INC. D/B/A Halfway Café Approved 3-0  
394-396 Main Street
  - Change of Manager
6. New Salts, Inc. d/b/a La Bodega by Salts  
21 Nicholas Ave Continued to October 20, 2016
  - Status Hearing
7. Revise language for one-day license regulations Continued to October 20, 2016

7:35PM to 9:35PM

---

Donna B. Doucette, Chairman

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

KCAN, LLC  
d/b/a Farmer's Market Kitchen  
222 Arsenal Street  
Watertown, MA 02472

The Watertown Licensing Board met to consider the application of KCAN, LLC d/b/a Farmers Market Kitchen for an entertainment license to be exercised at the applicant's restaurant at 222 Arsenal Street.

Ms. Cook stated that the applicant is proposing a single microphone set-up for a comedian, single musician, or a DJ. She noted that the Board had recently granted a BYOB permit for the restaurant and that the applicant is looking to add to the atmosphere of the premises. There is no in-house sound system. Performers would provide their own sound equipment.

The Fire Department reported that there must be strict adherence to the occupancy limit, and that exits must remain clear and unobstructed.

Kathleen Cook, manager, appeared in support of the application. The Licensing Board voted unanimously to grant an entertainment license.

Sgt. Grady stated that the Police Department had no objection to the granting of the requested license, provided that the conditions stated in items 1 – 3 below were imposed.

1. The hours of entertainment shall be limited to six days, Monday through Saturday between the hours of 4:00 p.m. and 10:00 p.m.
2. The entertainment shall be limited to one performer, comedian and/or acoustic guitar.
3. There is no change to the customer seating as presently approved (21 seats).
4. There shall be strict adherence to the occupancy limit for the premises, and the exits shall remain clear and unobstructed.

Cresset Grove, LLC  
120 Water Street, 5<sup>th</sup> Floor  
Boston, MA 02109

The Watertown Licensing Board met to consider the application of Cresset Grove, LLC for an inflammables storage license to be exercised at 65 Grove Street, for gasoline in the fuel tanks of vehicles parked at the premises.

Mr. Casaverde explained that development of the subject property (site of the former Ionics building) includes a 300-car garage, constructed of pre-cast concrete. He stated that on each floor of the garage there are security cameras and emergency buttons which trigger a strobe light in the event of an emergency.

Mr. Andrew Casaverde appeared in support of the application. The Licensing Board voted unanimously to grant the requested license, for storage of up to 6,000 gallons.

Watertown Gables, LLC  
3399 Peachtree Road NE, Suite 600  
Atlanta, GA 30326

The Watertown Licensing Board met to consider the application of Watertown Gables, LLC for an inflammables storage license to be exercised at 204 Arsenal Street, for gasoline in the fuel tanks of vehicles parked at the premises.

Mr. McGovern explained that the applicant is constructing an apartment project at the subject property and it will include a garage for residents, with 503 spaces. The structure will be five stories, made of pre-cast concrete. Total apartment units will be 295. Mr. McGovern noted that some of the parking spaces will be allocated to the retail uses on the site, with a total of 440 spaces for residents.

Mr. Brian McGovern appeared in support of the application. The Licensing Board voted unanimously to grant the requested license, for up to 10,060 gallons.

Halfway Café, Inc.  
d/b/a Halfway Café  
394-396 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 of manager of its premises at 394-396 Main Street licensed for all alcohol common victualler service.

Mr. Teekin stated he has been a restaurant worker since he was 14 years old, and has been TIPS certified for approximately 10 years. His other experience includes managing a TGI Friday's restaurant, as a shift supervisor.

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

Jonathan Teken, the proposed manager, appeared on behalf of the licensee. The Licensing Board voted unanimously to approve Mr. Teken as manager, subject to the following conditions:

The new manager, Jonathan Teken, 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.

All other conditions of the license shall remain in place.

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 all alcohol common victualler license granted to New Salts, Inc. d/b/a La Bodega by Salts for exercise at 21 Nichols Avenue. The status hearing was opened on September 15, 2016.

On September 15, Gabriel Bremer, manager, reported that the licensee had experienced difficulties with contractors in the effort to renovate the premises for the new restaurant. He stated that the glass replacement work in the main building structure has been completed, and that he expects the rest of the construction work to be started aggressively within one week. At this time, the targeted time frame for completion is November of this year. The remaining work includes HVAC system replacement and so-called 'make up air' elements in the kitchen, as directed by the Building Department, and certain cosmetic repairs. The portion of the premises known as the 'train car' will be completely new.

The continued hearing on this matter will be held on October 20, 2016 at 7:15 p.m. in the Philip Pane Hearing Room, Administration Building, 149 Main Street, Watertown, MA.