



City of Boston  
Mayor Michelle Wu  
Licensing Board

Commissioners:  
Kathleen M. Joyce, Chairman  
Keeana S. Saxon  
Liam P. Curran  
Executive Secretary:  
Daniel R. Green

**Voting Hearing Agenda**  
**January 23, 2025**  
(all commissioners present)

**Licensed Premise Inspection Hearing on Tuesday, January 21, 2025**

**1. The Boston Leco Corp.**

Location: 71 - 79 Warrenton St Boston, MA 02116  
License#: LB-98893, Notice/Violation#: 017343, Category: CV7AL  
Date: 09/10/2024  
Notice: Assault and battery employee on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.  
Assault and battery patron on employee in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

**Violation - 2nd Warning**

**The Board notes that the Licensee's cameras were not working at the time of the incident**  
**Correspondence from the Board**

---

**2. The Boston Leco Corp.**

Location: 71 - 79 Warrenton St Boston, MA 02116  
License#: LB-98893, Notice/Violation#: 042742, Category: CV7AL  
Date: 10/13/2024  
Notice: Serving alcohol to minors in violation of M.G.L. ch. 138 s. 34-34A, 41, 64-64A and Board's rule 1.08F.

**No Violation**

---

**3. Gsth Investment Group, LLC**

Doing business as: Bijou and Rock & Rye  
Location: 51 Stuart St Boston, MA 02116  
License#: LB-99238, Notice/Violation#: 28932, Category: CV7AL  
Date: 10/03/2024  
Notice: Multiple injured patrons (intoxicated, possible underage) in violation of M.G.L. ch. 138 s. 64.

**No Violation**

---

#### **4. Gsth Investment Group, LLC**

Doing business as: Bijou and Rock & Rye

Location: 51 Stuart St Boston, MA 02116

License#: LB-99238, Notice/Violation#: 017904, Category: CV7AL

Date: 10/28/2024

Notice: Premise operating after posted 2 am closing in violation of M.G.L. ch. 138 s. 64.

#### **Violation - Warning**

---

#### **5. Trinity Stuart Concessions LLC**

Doing business as: The Raffles Hotel

Location: 40 Trinity Pl Boston, MA 02116

License#: LB-485388, Notice/Violation#: 026260, Category: INNAL

Date: 10/11/2024

Notice: Assault and battery patron on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

#### **No Violation - Correspondence from the Board**

Notice: Police not notified in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.14B.

#### **Violation - Warning**

---

#### **6. Paga, Inc.**

Doing business as: Nick's/Venu

Location: 100 Warrenton St Boston, MA 02116

License#: LB-99271, Notice/Violation#: 017914, Category: CV7AL

Date: 11/11/2024

Notice: Assault and battery patron on patron inside premise and on public way in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

#### **No Violation**

---

**Transactional Hearing on Wednesday, January 22, 2025**

**1. Genuine Food Lab LLC**

Doing business as: Roxbury Community College  
1234 Columbus Ave, Roxbury, MA 02120  
License #: LB-584646

Has applied for a Common Victualler License to be exercised on the above - 500SF Grab-and-go cafeteria with a kitchen in Building Three, to the left of the serving area, located within the college. Storage is located at the back of the kitchen.

Manager: Charles Paul

Hours of Operation: 7:30 AM to 2:30 PM

**Granted**

---

**2. Pizza Box LLC**

Doing business as: Little Steve's Pizzeria  
1114 Boylston St, Boston, MA 02115  
License #: LB-584634

Has applied for a Common Victualler License to be exercised on the above -4,723SF restaurant with a dining area seating 43, a service counter, kitchen, and two public restrooms on the first floor; storage and a walk-in cooler in the basement; and a seasonal private patio (April - November) with 16 seats, operating from 8:00 AM to 11:00 PM.

Manager: Koushik Babu Koganti

Hours of Operation: 7:00 AM to 3:00 AM

**Granted, with closing hour of 2:00 AM Monday-Thursday, 2:30 AM Friday-Sunday**

---

**3. Mini Donut Diva, LLC**

Doing business as: Eatery on Broad  
45 Broad St, Boston, MA 02109  
License #: LB-565890

Holder of a Common Victualler License has petitioned to Change the Closing Hour of the licensed business - From: 6:00AM - 11:00 PM To: 6:00 AM - 2:00 AM

**Granted - Condition: The Licensee is open for takeout and delivery only between 11:00 PM and 2:00 AM**

---

#### **4. Hyde Park Liquors II, Inc.**

Doing business as: Dorrs Liquor Mart  
356 Washington St, Brighton, MA 02135  
License #: LB-101935

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned to change the manager of the licensed business – From: Kerri DiGregorio To: Brandon Dervishian.

**Granted**

---

#### **5. LSF Legal Crossing, LLC**

Doing business as: Legal Crossing or LX  
558 Washington St, Boston, MA 02111  
License #: LB-98915

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the DBA of the licensed business - From: Legal Crossing or LX To: Legal Sea Foods.

**Granted**

---

#### **6. Food & Life Companies USA, LLC**

Doing business as: Sakabayashi Sushi Tavern  
665 Boylston St, Boston, MA 02116  
License #: LB-99785

Holder of a Common Victualler 7 Day Wines and Malt Beverages w/ Liqueurs License has petitioned to change the DBA of the licensed business - From: Sakabayashi Sushi Tavern To: Sakabayashi Sushi Tavern by Sushiro.

**Granted**

---

## **7. Den Cinco, LLC**

Doing business as: Borrachito/The Garret Boston

70 Pier 4 Blvd, Boston, MA 02210

License #: LB-99318

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to amend the description of the licensed business - From: The premise consists of one room on ground floor with dining area, together with one additional large room in rear with additional dining and seating areas and bar (total seating for 90); together with kitchen, restrooms, storage and office space on ground floor. To: Restaurant Space A: In one room on ground floor with dining area and approximately 22 seats, kitchen, storage, office space and restrooms; Restaurant Space B: additional large room in rear with additional dining and seating areas with approximately 36 seats and bar with approximately 13 seats (Restaurant Space A and Restaurant Space B: 3,000 sf). Restaurant Space C: one additional room on ground floor with additional dining areas and approximately 65 seats and bar with approximately 12 seats, kitchen, and additional restrooms (Restaurant Space C: 3,562 sf). All together comprised of 6,562sf with 2 entrances and 4 exits.

Attorney: Dennis A. Quilty

### **Deferred to the February 12, 2025 Transactional Hearing**

---

## **8. 110 Canal License Owner LLC**

112 Canal St, Boston, MA 02114

License #: LB-99068

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license and the location From: 110 Canal License Owner LLC located at 112 Canal St, Boston, MA 02114 To: 60-70 Cross Street Corp. located at 60-70 Cross St, Boston, MA 02113. Premise consists of: In one room on the first floor as a café, contiguous to a second room on the first floor as a Culinary Arts School, a second floor restaurant with outdoor patios (with an 11PM closing hour when not enclosed, and a 1AM closing hour when enclosed) and basement for storage and preparation, all connected by a dedicated elevator from the basement through to the second floor and a dedicated staircase from the basement to the first floor. All together comprised of 7,115 sf, with 2 entrances and 3 exits, and approximately 209 seats. Frank DePasquale, Manager. 1:00AM Closing Hour.

Attorney: William G. Ferullo

### **Granted**

---

## **9. Phasenext Hospitality LLC**

Doing business as: Buffalo Wild Wings GO

1 Harborside Drive, East Boston, MA 02128

License #: LB-584375

Has applied for an (Airport) Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above -

(670SF) Boston Logan International Airport Terminal A concessions food court area located in secured area past TSA checkpoint area in the Terminal occupied by a number of concessionaires with common food court seating where alcohol will be consumed.

Manager: Omar Loza

Closing Time: 10:00 PM

### **Granted**

**The Board requests the submission of a written plan detailing how the Licensees will identify patrons and prevent passoffs to minors**

---

**THE FOLLOWING APPLICATION WAS COMPLETE AND SUBMITTED PRIOR TO DECEMBER 6, 2024. THE BOARD WILL DEFER DELIBERATION SO THAT THE APPLICATION CAN BE CONSIDERED WITH ALL OTHER APPLICATIONS RECEIVED BY DECEMBER 6.**

## **10. La Abundancia Bakery Corporation**

Doing business as: La Abundancia Restaurant

59 Meridian St, East Boston, MA 02128

License #: LB-584345

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 835 SF restaurant with 1 entrance and 2 exits on 1 floor. Consists of 1 large room split into 2 areas divided by a serving counter and a display counter - 1 area consists of dining area with seating for 34; other area consists of prep, kitchen, storage, and a restroom.

Manager: Nuri E. Garcia Montano

Closing Time: 12:30 AM

Attorney: James E. Costello

### **Deferred**

---

**THE FOLLOWING APPLICATIONS WERE NOT COMPLETE PRIOR TO DECEMBER 6, 2024 AND WILL NOT BE CONSIDERED FOR DELIBERATION IN THE ROUND OF APPLICATIONS THAT CLOSED ON DECEMBER 6, 2004.**

**11. Nawiya, Inc.**

Doing business as: Somtum Modern Thai Cuisine

1894 Centre St, West Roxbury, MA 02132

License #: LB-584372

Has applied for a Common Victualler 7 Day Wines and Malt Beverages License to be exercised on the above - 1855SF restaurant space on 2 floors with 2 entrances and 3 exists; first floor includes dining area with seating for approximately 16, fully equipped kitchen, and restroom; Basement for storage only.

Manager: Patrasuda Cooper

Closing Time: 8:30 PM

**Deferred**

---

**12. 361 Hanover Street Inc.**

Doing business as: Bencotto

361 Hanover St, Boston, MA 02113

License #: LB-584369

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 1800 sq ft restaurant on 2 floors with 1 entrance and 2 exits: first floor street level includes dining area with seating for 28, bar with seating for 8, kitchen and restroom; lower level seating for 24, additional restroom, prep area, office, walk-in fridge and storage.

Manager: Warren Mustacchio

Closing Time: 12:00 AM

**Deferred**

---

## **Non-Hearing Transactions**

### **The following are applying for a new Common Victualler License at a previously licensed location:**

#### **1. One Family Diner Inc**

260 Bowdoin St., Dorchester, MA 02122

License #: LB-584730

Has applied for a Common Victualler License to be exercised at a previously licensed location- 3,200SF The space is located in one room on the first floor, with a kitchen on the side and storage in the basement.

Manager: Rachel Silveira

Hours of Operation: 5:30 AM to 2:00 PM

#### **Granted**

---

#### **2. Soul & Spice LLC**

2306 Washington St., Roxbury, MA 02119

License #: LB-584684

Has applied for a Common Victualler License to be exercised at a previously licensed location- 3,293SF Retail space located in the Bolling Building, designed with a countertop-style service. The space includes a cooking area, prep area, and several seating areas throughout. At the back, there is a bar area with booth seating and a clear space for additional seating or group gatherings. The bathroom is located at the back of the space, near the bar and booth seating, and features separate male and female stalls.

Manager: Boyce Slayman Jr.

Hours of Operation: 6:00 AM to 12:00 AM

#### **Granted**

---

### **The Following have applied to make changes to their existing Common Victualler License:**

#### **1. Burrito Loco LLC**

Doing business as: Burrito Loco

89 Brighton Av., Allston, MA 02134

License #: LB-572325

Holder of a Common Victualler License has petitioned to change the DBA of the licensed business  
From: Burrito Loco To: Chickin'

#### **Granted**

---



**The Following have applied for a One Day Amendment to Existing License:**

**1. American Craft Brewery, LLC**

Doing business as: The Boston Beer Company

30 Germania St., Jamaica Plain, MA 02130

License #: LB-304109

Has applied for a one day amendment to existing License to include an extension of premises and hours to a projector in the Taproom for a Super Bowl Viewing Party on February 9, 2025 between the hours of 7 p.m. - 11 p.m.

Manager: Victoria Pitula

**Granted**

---

**2. American Craft Brewery, LLC**

Doing business as: The Boston Beer Company

30 Germania St., Jamaica Plain, MA 02130

License #: LB-304109

Has applied for a one day amendment to existing License to include an extension of premises and hours to a projector in the Taproom for a Grammy's Viewing Party on February 2, 2025 between the hours of 7 p.m. - 11 p.m.

Manager: Victoria Pitula

**Granted**

---

**All Special One Day Alcohol Licenses have been approved**

---

**Old and New Business:**

1. Board discussion regarding the granting of new alcoholic beverages licenses pursuant to Chapter 202 of the Acts of 2024.

**The Board discussed broad principles to guide the evaluation of applications for new unrestricted licenses pursuant to Chapter 202 of the Acts of 2024. More details can be found in the attached statement prepared by Chairwoman Joyce.**

**The Board will schedule a voting hearing to evaluate the applications for new licenses that were submitted and complete prior to the December 6, 2024 deadline.**

**Additionally, the Board voted to hold all applications for new alcoholic beverages licenses in an active status for a period of two years.**

---

## **STATEMENT REGARDING THE STATUS OF LEGISLATURE-APPROVED LIQUOR LICENSES**

As prepared by Kathleen Joyce, Chair of the Boston Licensing Board

*Thursday, January 23, 2025*

I appreciate the Legislature's thoughtful rollout of the zip code restricted licenses, which limits the annual distribution of licenses per zip code to three all-alcohol and two beer & wine licenses beginning in 2024. I believe the intent behind this measured approach was to ensure a balanced market that avoids oversaturation, while allowing operators to have ample time to prepare comprehensive and thoughtful business plans and applications. This process also ensures that community and neighborhood input is fully considered, fostering an inclusive and collaborative approach to local development, and avoiding a rushed or haphazard licensing process that could undermine these goals.

Similarly, I view the awarding of the 12 unrestricted licenses as an historic opportunity, one that holds the potential to reshape the economic landscape for generations to come. These licenses will serve as critical on-ramps to generational wealth, opening doors to individuals and businesses that have historically been excluded from such opportunities. The Board's consideration of applications will reflect this broader vision and will factor in—though this list is not exhaustive—evolving neighborhood needs, market realities, the strength and sustainability of the business plan, and its potential to act as an economic engine that stimulates further growth for surrounding businesses. We will also be attentive to applications that reflect a deep commitment to community engagement and those that propose innovative and unique concepts that contribute positively to the city's vibrancy and diversity.

We also need to make sure we are staying true to the intent of this legislation, which is to provide an economic onramp to applicants who had previously been priced out of the liquor license market. The applications that the Board has heard since the legislation passed represent those who were well-positioned to get an application and run a community process quickly. They also overwhelmingly already hold beer and wine licenses. I think it would be prudent of the Board to hear more applications from businesses who were not able to submit an application immediately before we make such an important decision.

This phased approach to the distribution of licenses allows time for exceptional applications to fully develop, ensuring that those who receive licenses are well-positioned for long-term success. By thoughtfully pacing the process, we are confident that this

approach serves the public good, promotes equity, and aligns with the Board's commitment to addressing public needs in a deliberate and forward-thinking manner.

## **PUBLIC NEED**

Public need is shaped and influenced by the Board's evaluation of how an applicant's proposal will contribute to the surrounding community's social, cultural, and economic fabric. While the Legislature has acknowledged a public need for additional liquor licenses in certain zip codes and for specific types of businesses, the Board is tasked with determining where the unrestricted licenses will best meet public demand and create the most positive impact.

To assess public need, I will ask the Board to evaluate, amongst other things, the following criteria:

- **Whether the proposed license will provide cultural and economic enhancement:**
  - The proposal should contribute to the vibrancy of the neighborhood and also promote economic development by attracting both local residents and visitors, thus fostering increased foot traffic and generating employment opportunities. The ability to provide a new or needed amenity, improve the area's appeal, or fill a gap in the market will be highly valued.
- **Location:**
  - The Board will give consideration to establishments located in Main Streets Districts, transit-oriented areas, or other commercial zones that have been designated as development priorities by the City. These areas are targeted for growth and revitalization, and a new liquor license can act as a catalyst for further investment and activity in these regions.
- **Saturation Consideration:**
  - The Board will consider whether the proposed establishment is located in an area with few or no existing liquor licenses, addressing a gap in service. Conversely, if the proposed location is already saturated with liquor licenses, the applicant must demonstrate how their concept differs significantly from existing options in the area and how it will serve a new or distinct customer base. A unique or innovative concept is key in ensuring the license provides something that benefits the neighborhood in a distinctive way.

- **Multi-Concept Establishments:**

- Establishments that can integrate multiple concepts within one premise will be viewed favorably. This could include a space that offers a restaurant or two, an entertainment venue, or bar within one business, thereby maximizing the impact of a single license. Such models help serve a broader audience and provide more varied experiences for patrons, enhancing the business's utility within the community.

- **Commitment to Longevity:**

- An applicant's commitment to operating for a significant period at the proposed location will be taken into consideration. This commitment provides stability and predictability, contributing to the long-term success of both the business and the neighborhood in which it operates. The applicant should present plans for long-term operation and detail how they will invest in the community over the years.

- **Track Record of Successful Operation:**

- If the applicant has previously operated establishments licensed by the Board, the Board will review the applicant's track record and business reputation. A proven history of running successful, well-managed businesses without a significant disciplinary record will be a positive factor. This demonstrates the applicant's ability to meet regulatory standards and operate responsibly within the community, reducing potential risks associated with new licenses.