



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
May 15, 2025
(all commissioners present)

Licensed Premise Inspection Hearing on Tuesday, May 13, 2025

1. Paga, Inc.

Doing business as: Nick's/Venu
Location: 100 Warrenton St Boston, MA 02116
License#: LB-99271, Notice/Violation#: 037928, Category: CV7AL
Date: 10/15/2024
Notice: Assault and battery patron on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.
Failure to call 911 in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.14B.

No Violation

2. The Next Place, LLC

Doing business as: The Greatest Bar
Location: 262 - 266 Friend St Boston, MA 02114
License#: LB-98937, Notice/Violation#: 044998, Category: CV7AL
Date: 02/21/2025
Notice: Assault and battery employee on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

No Violation

3. Jbond, LLC

Location: 25 Kingston St Boston, MA 02111
License#: LB-99413, Notice/Violation#: 019644, Category: CV7AL
Date: 03/02/2025
Notice: Assault and battery (robbery) in front of Licensed premise in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

No Violation

4. Jbond, LLC

Location: 25 Kingston St Boston, MA 02111

License#: LB-99413, Notice/Violation#: 021453, Category: CV7AL

Date: 03/08/2025

Notice: Assault and battery dangerous weapon (gun) patron on patron x2 in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 15A.

Deferred

The Board requested internal reports of the incident as well as any signed agreements regarding staff and/or third party security acknowledgment of the Licensee's security protocols

The Licensee must send the requested documents by Thursday, May 22, 2025

5. Food Fiesta Group, LLC

Doing business as: Casa Bonita Mexican Grill

Location: 1033 Massachusetts Av Roxbury, MA 02119

License#: LB-460883, Notice/Violation#: 026999, Category: CV7AL

Date: 03/10/2025

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

Violation - Warning

Notice: Serving under 21 alcoholic beverages in violation of M.G.L. ch. 138 s. 34-34A, 41, 64-64A and Board's rule 1.08F.

Violation - Warning

6. John J. Somers Co., Inc.

Doing business as: Green Dragon Tavern

Location: 11 Marshall St Boston, MA 02108

License#: LB-99137, Notice/Violation#: 021252, Category: CV7AL

Date: 03/15/2025

Notice: Overcrowding - 175 mechanical count, capacity 147, house count 136 in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.03J, 1.06A, F.

Violation - 2nd Warning

7. Fan Hall My Restaurant, LLC

Doing business as: Margaritaville

Location: 300 Faneuil Hall Marketplace Boston, MA 02109

License#: LB-99402, Notice/Violation#: 021255, Category: CV7AL

Date: 03/15/2025

Notice: Persons under 21 in possession of alcohol on premise in violation of M.G.L. ch. 138 s. 34A, 34C, 64-64A.

Violation - 2-day Suspension

8. Mass. Bay Brewing Company, Inc.

Doing business as: Harpoon Brewery

Location: 306 Northern Av Boston, MA 02210

License#: LB-463565, Notice/Violation#: 020812, Category: FBWPL

Date: 03/14/2025

Notice: Person under 21 in possession of alcohol on premise in violation of M.G.L. ch. 138 s. 34A, 34C, 64-64A.

Violation - Warning

9. Peabody Emarket Inc.

Doing business as: E Market

Location: 4 Park Pz Boston, MA 02116

License#: LB-489600, Notice/Violation#: 021269, Category: RETMW

Date: 03/20/2025

Notice: Service to persons under 21 in violation of M.G.L. ch. 138 s. 34-34A, 41, 64-64A and Board's rule 1.08F.

Failure to ID for service of alcohol in violation of M.G.L. ch. 138 s. 64

Violation - Warning

Transactional Hearing on Wednesday, May 14, 2025

1. BBP SP 1 LLC

Doing business as: PopUp Bagels

70 Pier 4 Blvd, Boston, MA 02210

License #: LB-595181

Has applied for a Common Victualler License to be exercised on the above -737SF Take-out bagel shop with an employee restroom in the rear left, two walk-in refrigerators, and kitchen equipment. No basement and no seating.

Manager: Alex Rivero

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

Granted

2. Chipotle Mexican Grill of Colorado, LLC

Doing business as: Chipotle Mexican Grill #5670

462 Washington St, Brighton, MA 02135

License #: LB-594614

Has applied for a Common Victualler License to be exercised on the above -1st Floor – 2,200SF restaurant including a dining area with 22 interior seats, two public restrooms, a service counter, cookline, back workroom, walk-in cooler, and office.

Manager: Guy Levin

Hours of Operation: 10:00 AM to 11:00 PM

Granted

3. Luke's Lobster MA LLC

Doing business as: Luke's Lobster

191 W Atlantic Ave, Boston, MA 02110

License #: LB-595598

Has applied for a Common Victualler License to be exercised on the above -200SF Takeout-only refurbished storage container located on federal land (National Park Service Harbor Islands Welcome Center) used to sell seafood rolls. Restrooms are available in the National Park Service Welcome Center.

Manager: Mike Holden

Hours of Operation: 11:00 AM to 9:00 PM

Granted

4. 1010 Morrissey Corp.

Doing business as: Milkweed

1010 William T Morrissey Blvd, Dorchester, MA 02122

License #: LB-595701

Has applied for a Common Victualler License to be exercised on the above -2,373SF Full-service restaurant with takeout, all located on one floor. The dining room seats 77. There is no basement. Storage and food prep areas are located in the rear, behind the kitchen. The space also includes a small office and two bathrooms on the same level. There is a main dining counter and a separate, smaller counter for takeout.

Manager: Holly-Beth Renaud

Hours of Operation: 6:00 AM to 11:00 PM

Granted

5. Selhi Associates, LLC

Doing business as: McDonald's

301 Warren St, Roxbury, MA 02119

License #: LB-100320

Holder of a Common Victualler License has petitioned to change the Hours of the licensed business
From : 1:00 AM Drive thru Closing only To: 3:00 AM Closing for Drive thru & deliveries only.

Deferred to the May 29, 2025 Voting Hearing

6. Selhi Group 2, LLC

Doing business as: McDonald's

146-146A Tremon T Boston, MA 02111

License #: LB-128574

Holder of a Common Victualler License has petitioned to change the Hours of the licensed business
From : 12:00 AM Drive thru Closing only To: 3:00 AM Closing for Drive thru & deliveries only

Deferred to the May 29, 2025 Voting Hearing

7. 851 Beacon St SPE, LLC

851 Beacon St, Boston, MA 02215

License #: LB-595508

Has applied for a Lodging House License to be exercised on the above - Four story building with basement unit. There are kitchens and bathrooms on all floors. Consists of 10 rooms with 15 residents. 1 room in the basement. 3 rooms on the 1st floor. 2 rooms on the 2nd floor. 2 rooms on the 3rd floor. 2 rooms on the 4th floor. Office on the 1st Floor.

Manager: Yan Schecter

Granted

8. Rail Stop, LLC

94-160 Guest St, Brighton, MA 02135

License #: LB-99322

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: Raymond Johnston To: Amelia Monday.

Granted

9. Minot Hospitality Group, LLC

Doing business as: Beacon Hill Hotel

25-29 Charles St, Boston, MA 02108

License #: LB-101659

Holder of an Innholder All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: Thomas Santaniello To: Jayson Ira Goldstein.

Attorney: Dennis A. Quilty

Granted

10. DiamondRock Boston Broad Street Tenant, LLC

Doing business as: Hilton Boston Downtown/Faneuil Hall

89 Broad St, Boston, MA 02110

License #: LB-101650

Holder of an Innholder All-Alcoholic Beverages License has petitioned for a change of Officers/Directors/LLC Managers. Secondly, has petitioned to change the DBA of the licensed business - From: Hilton Boston Downtown/Faneuil Hall To: The Dagney Boston

Continued to the May 28, 2025 Transactional Hearing

11. DiamondRock Boston Tenant, LLC

Doing business as: Westin Boston Waterfront

425 Summer St, Boston, MA 02210

License #: LB-101660

Holder of an Innholder All-Alcoholic Beverages License has petitioned for a change of Officers/Directors/LLC Managers

Continued to the May 28, 2025 Transactional Hearing

12. Patina BOS, LLC

Doing business as: Banners Kitchen & Tap and Hub Hall featuring Momosan Ramen by Morimoto

80-82 Causeway St, Boston, MA 02114

License #: LB-99098

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a change of Officers/Directors/LLC Managers.

Attorney: Kristen L. Scanlon

Granted

13. Shippy's Inc.

Doing business as: Beacon Street Liquors

842 Beacon St, Boston, MA 02215

License #: LB-334563

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned to pledge the license to Brookline Bank.

Granted

14. Seaport Social Limited Partnership

Doing business as: Seaport Social

225 Northern Ave, Boston, MA 02210

License #: LB-98891

Holder of a Common Victualler 7-Day All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: SGH Seaport, LLC dba Bambola! (at the same location). Richard Sullivan II, Manager. 2:00 AM Closing Hour. Secondly, has petitioned to amend the description of the licensed business - From: 6,374 S.F. In one main room on ground floor with main dining room and bar seating; one main entrance/ exit on Northern Avenue, and three exits. Kitchen and storage in rear of premises. Seasonal (April-October) outdoor seating on public property. To: Full service 6,374 square foot restaurant on one floor with 2 dining rooms with 71 seats, 2 bars with 46 seats, kitchen, storage, and two annual patios with a total area of 1,550 square feet 60 seats on private property that close at 11:00 PM. 3 Exits and 1 entrance.

Attorney: Thomas P. Miller

Granted

15. Fresh Boston Retail, LLC

Doing business as: Fresh Boston

232 Old Colony Ave, South Boston, MA 02127

License #: LB-481086

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned for a Change of Ownership Interest. Secondly, has petitioned for a Change of Officers/Directors/LLC Managers. Lastly, has petitioned to change the manager of the licensed business – From: Alexis Sillery To: Charles Merritt.

Attorney: Thomas P. Miller

Granted

16. Stadium Restaurant, LLC

232 Old Colony Ave, South Boston, MA 02127

License #: LB-99188

Holder of a Common Victualler 7-Day All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: RSCM Holdings, LLC dba Fresh Boston (at the same location). Charles Merritt, Manager. 2:00 AM Closing Hour. Secondly, has petitioned to amend the description of the licensed business - From: In two rooms and kitchen on first floor; One room and kitchen on the second floor; one room and kitchen and stock room in basement. To: (2,594 SF) On one floor in three rooms with table and bar seating for 34 in the front, food prep, kitchen and restrooms in the rear.

Attorney: Thomas P. Miller

Granted

17. Lola Burger Restaurant Boston, LLC

Doing business as: Lola Burger

11 Fan Pier Blvd, Boston, MA 02210

License #: LB-99562

Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned to transfer the license and the location From: Lola Burger Restaurant Boston LLC located at 11 Fan Pier Blvd, Boston MA 02210. To: Selfup, LLC dba Selfup Cooking Classes located at 19 Kingston Street, Boston, MA 02111. Premise consists of - Multi-level commercial building is approximately 3,800 sq. ft. located at 19 Kingston Street, Units 1 and 2. First floor is 1,900 sq. ft. with two kitchens, two bathrooms and storage; Second floor is 1,900 sq. ft. consisting of a large open space, one bathroom and storage, and two kitchens. 49 person occupancy per floor. Gegham Artsruni, Manager. 11:00 PM Closing Hour. Secondly, has petitioned to change the license type - From: Section 12 Restaurant To: Section 12 General On-Premises.

Attorney: Elizabeth Pisano

Granted

18. Hot Eastern Inc.

Doing business as: Friendship BBQ

40 Harrison Ave, Boston, MA 02111

License #: LB-99652

Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned to transfer the license and the location From: Hot Eastern, Inc. located at 40 Harrison Ave, Boston, MA 02111. To: Seaport 50 Hospitality, LLC dba Tacos El Chikis located at 50 Northern Ave, Boston, MA 02210. Premise consists of - 2,123 square foot full service restaurant with 20 seats, a dining room, service area, kitchen, walk-in cooler, storage and bathrooms with two entrances and four exits and an annual 224 square foot outdoor patio with 18 seats on private property. Patio closes at 11:00 PM with all patrons off by 11:30 PM. Indoor closing hours - 1:00 AM Sun-Thurs; 3:00 AM Fri-Sat with Alcohol Service closing at 1:00 AM. Dominick Minots, Manager.

Attorney: Thomas P. Miller

Granted, with a closing hour of 2:00 AM on Friday-Saturday

19. Seaport 50 Hospitality, LLC

Doing business as: Tacos El Chikis

50 Northern Ave, Boston, MA 02210

License #: LB-594990

Has applied for a Retail Package Store Wines and Malt Beverages License to be exercised on the above
- Sales Counter, and walk-in cooler for storage of products in approximately 156 square feet with one entrance and one exit.

Manager: Dominick Minots

Closing Time: 11:00 PM

Attorney: Thomas P. Miller

Granted

20. Petrova Chocolates, LLC

Doing business as: Petrova Chocolates

61 Salem St. Boston, MA 02113

License #: LB-595016

Has applied for a Retail Package Store Wines and Malt Beverages License to be exercised on the above
- Premise located at 61 Salem St. Boston, MA 02113; 850 sf total: approx. 425sf on ground floor, one main entrance/exit on Salem St. 425sf basement for storage, office, private restroom.

Manager: Blagovesta Petrova

Closing Time: 7:00 PM

Attorney: Kristen L. Scanlon

Granted

21. Flores Mantilla, Inc.

Doing business as: Flores Mantilla

595 Tremont St, Roxbury, MA 02118

License #: LB-595019

Has applied for a Retail Package Store Wines and Malt Beverages License to be exercised on the above
- Retail store on lower level of building located at 595 Tremont Street; Retail space is approximately 750 sq. ft. with storage in the basement that is approximately 750 sq. ft.; Two entrances and two exits.

Manager: Nancy Mantilla

Closing Time: 7:00 PM

Attorney: Andrew F. Upton

Granted

**THE BOARD WILL DEFER DELIBERATION ON ALL NEW ALCOHOLIC BEVERAGES
LICENSE APPLICATIONS UNTIL ALL APPLICATIONS RECEIVED BY MAY 23 HAVE
BEEN HEARD**

22. FAS, LLC

Doing business as: Mesob Restaurant
1746-1752 Washington St, Boston, MA 02118
License #: LB-595045

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - Premise identified as: 1746-1752 Washington St, Suite C, Boston, MA 02118; 983sf total: in three rooms on ground floor, including one main dining area for seated guests, kitchen, and a back room housing a walk-in refrigerator and sinks. Main entrance/exit on Washington Street. Emergency exit in rear.

Manager: Ariam Berhane
Closing Time: 1:00 AM
Attorney: Kristen L. Scanlon

Deferred

23. KKR Holdings, LLC

Doing business as: District 7 Cafe
376 Warren St, Roxbury, MA 02119
License #: LB-595032

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above – The leased premises consists of approximately 1235 sq. ft. of space with 2 exits on the 1st floor of a commercial/residential building. When you walk into the café on 376 Warren St., you can place orders at the barista counter to the right, use one of the restrooms in the back of the cafe, or walk left and continue on the to seating and bar side of the cafe which also has an exit onto Maywood St. Alcohol will be stored in a locked closet in the basement.

Manager: Royal Smith
Closing Time: 2:00 AM

Deferred

24. (Im)Possible Shows, LLC

Doing business as: The Conjurors' Club

40 Franklin St, Boston, MA 02110

License #: LB-595031

Has applied for a General On-Premise All-Alcoholic Beverages License to be exercised on the above - 5,789 SF on 1 floor (ground level) with 3 entrances/exits used for immersive theatrical experience. To include a main performance space (The Parlor) with seating for approximately 45, as well as 5 smaller rooms/performance areas with various amounts of seating. Storage located in employee area of space. Alcohol served in all guest facing rooms.

Manager: Jonathan Lang

Closing Time: 12:00 AM

Deferred

25. First Watch Restaurants, Inc.

Doing business as: First Watch #1180

777 Boylston St, Boston, MA 02116

License #: LB-595198

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 3,109 SQ. FT. interior restaurant space on 1st floor with 2 entrances and 3 exits; to include dining area with seating for approximately 108 and 10 bar/counter seats, women's and men's restrooms, and kitchen in the rear. All alcohol will be stored in the back bar area, within lockable cooler and dry storage cabinets. Floor 2, basement consisting of 1,410 SQ. FT. will be used for additional prep, storage, and employee break room. Also to include a 585 sq. ft. private patio for annual dining, weather permitting. The patio will close at 2:30 p.m.

Manager: Michael Lankowski

Closing Time: 2:30 PM

Deferred

26. Cranberry Cafe, Inc.

Doing business as: Deja Brew

704 E Broadway, South Boston, MA 02127

License #: LB-595036

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - Deja Brew is approximately 1200 SF on 1 floor with 1 entrance and 2 exits. Includes a small bar with seating for 7 and (6) two top tables. Bathroom, kitchen and storage located in the rear.

Manager: Marissa Walsh

Closing Time: 1:00 AM

Deferred

27. HB and BHH Management, LLC

Doing business as: Broadway Pastry/Pizzeria 260

257 W Broadway, South Boston, MA 02127

License #: LB-595074

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - Premise identified as: 258-260 West Broadway, Boston, MA 02127; In two rooms on first floor connected in an "H" configuration. The left side, i.e., "258 Section", consists of a seating area of 16 seats, food preparation area and bathroom, with a capacity of 38 persons. The right side, i.e., the "260 Section" consists of a seating area of 16 seats, full kitchen and bathroom, with a capacity of 34 persons.

Secondly, has petitioned for the approval of a Management Agreement between HB and BHH

Management, LLC and AOBH, Inc. and Laberia, Inc.

Manager: Arian Hysenaj

Closing Time: 11:00 PM

Attorney: Carolyn M. Conway

Deferred

Non-Hearing Transactions

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

1. Kim Loan Banh Mi LLC

Doing business as: Banh Mi OK

44 School St., Boston, MA 02108

License #: LB-595171

Has applied for a Common Victualler License to be exercised at a previously licensed location -618SF
On the ground floor, 2 rooms, no kitchen. It's a fast-casual sub shop with no patio.

Manager: Kim Loan Pham

Hours of Operation: 11:00 AM to 5:00 PM

Granted

2. Gourmet Kreyol, LLC

Doing business as: Gourmet Kreyol

1210 Blue Hill Av., Mattapan, MA 02126

License #: LB-595466

Has applied for a Common Victualler License to be exercised at a previously licensed location -1,100SF
First-floor takeout restaurant with no customer seating. Includes one employee restroom, a kitchen/prep area, an order pickup/serving counter, and built-in cabinets and shelving throughout the space for storage.

Manager: Nathalie Lecorps

Hours of Operation: 7:00 AM to 9:00 PM

Granted

3. Scobie's at City Hall LLC

Doing business as: Scobie's at City Hall LLC

1 City Hall Pz., Boston, MA 02114

License #: LB-595475

Has applied for a Common Victualler License to be exercised at a previously licensed location -382SF
Coffee shop kiosk located on the 3rd floor of City Hall, with an adjacent hallway storage closet.

Manager: Anne Lydon

Hours of Operation: 7:00 AM to 5:00 PM

Granted

4. Navy Yard Market LLC

Doing business as: Golden Goose Market

1 First Av., Charlestown, MA 02129

License #: LB-595476

Has applied for a Common Victualler License to be exercised at a previously licensed location -3,500SF
Retail grocery store (Suite 104) selling dairy products, groceries, beverages, and cold sandwiches, with
no indoor seating.

Manager: Carlos Ernesto Mendez

Hours of Operation: 6:00 AM to 11:00 PM

Granted

5. Bertucci's Restaurants (Tremont), LLC

Doing business as: Bertucci's Pronto

18 Tremont St., Boston, MA 02108

License #: LB-595502

Has applied for a Common Victualler License to be exercised at a previously licensed location -2,363SF
Restaurant space located on a single floor, with two entrances and two exits. The total seating capacity
is 20. The space includes one bathroom and does not have an outdoor patio.

Manager: Joseph Enos

Hours of Operation: 7:00 AM to 9:00 PM

Granted

6. Yaba Sushi Inc

Doing business as: Yaba Sushi

106 - 120 Cambridge St., Boston, MA 02114

License #: LB-595575

Has applied for a Common Victualler License to be exercised at a previously licensed location -800SF Restaurant with a counter for takeout; the kitchen is located behind the counter, and there is one bathroom in the basement.

Manager: Xiau Liang Chen

Hours of Operation: 11:30 AM to 11:00 PM

Granted

7. Pixlcat Butter Mochi Inc

Doing business as: Pixlcat Coffee & Butter Mochi

32 Cambridge St., Charlestown, MA 02129

License #: LB-595586

Has applied for a Common Victualler License to be exercised at a previously licensed location -1,814SF Single-floor shared space divided into four stalls. There is a shared bathroom at the back of the space. The kitchen is located in the basement, where there is an existing, licensed kitchen facility approved for shared use.

Manager: Dennis Lee

Hours of Operation: 7:00 AM to 2:00 PM

Granted

8. Flik International Corp

Doing business as: Flik @ BXP

200 Clarendon St., Boston, MA 02116

License #: LB-595800

Has applied for a Common Victualler License to be exercised at a previously licensed location -8,132 SF located on the 3rd floor of an office building with 2 entrances/exits in a space known as the 200 Club with various meeting/function rooms, lounges, and an art gallery, with a total occupant load of approximately 445 persons.

Manager: Steven Morron

Hours of Operation: 6:00 AM to 9:00 PM

Granted

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

1. Dorset Restaurant Group LLC

Doing business as: Landmark Public House

772 Adams St., Dorchester, MA 02122

License #: LB-157964

Has applied for a one day amendment to existing license to include extending license onto the contiguous space for an “End of the Year Party” on June 21, 2025 between the hours of 11 a.m. - 9 p.m

Manager: Edward Brooks

Granted

All Special One Day Alcohol Licenses have been approved

Old and New Business:

1. The Board is in receipt of a Release of Pledge of License and Security Interests from Rockland Trust Company, releasing any previous pledges held on Shippy’s Inc. d/b/a Beacon Street Liquors, 842 Beacon Street, Boston, MA 02215, License # LB-334563.

Acknowledged