



*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 7, 2026
(all commissioners present)

There was no Licensed Premise Inspection Hearing on Tuesday, May 5, 2026

Transactional Hearing on Wednesday, May 6, 2026

1. Sweet Teez, Inc.

Doing business as: Sweet Teez Bakery
1211 Dorchester Ave, Dorchester, MA 02125
License #: LB-624673

Has applied for a Common Victualler License to be exercised on the above - 2,000SF Full-service bakery with takeout, located on one floor within the "Dot Block" community. The first floor includes 25 seats and a full kitchen in the rear. Restrooms are located at the back of the first floor.

Manager: Teresa Maynard
Hours of Operation: 8:00 AM to 7:00 PM

Granted

2. Tuki Family Day Care LLC

Doing business as: Edelin's Restaurant Pizzeria
445 Columbia Rd. Dorchester, MA 02125
License #: LB-623973

Has applied for a Common Victualler License to be exercised on the above - 870 Square-Foot Full-service restaurant, one floor, with 20 seats and a full kitchen in the rear. The bathroom is also located at the back of the first floor.

Manager: Monica Acevedo
Hours of Operation: 8:00 AM to 11:00 PM

3. Cisco Brewers, Distillers & Vintners Fenway, Inc.

Doing business as: Cisco Fenway

1301-1305 Boylston St, Boston, MA 02215

License #: LB-590360

Holder of a 19H (Wines, Malts, Distillery) Combined Pouring License has petitioned to change the d/b/a of the licensed business - From: Cisco Fenway To: Cisco Brewers Fenway.

Attorney: Dennis A. Quilty

Granted

4. PBL 24, LLC

Doing business as: The Flagrant Fowl

173-179 Portland St, Boston, MA 02114

License #: LB-99321

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: David Savoie To: Jean Scarborough.

Attorney: Dennis A. Quilty

Granted

5. Mahabali Corporation

Doing business as: Rotary Liquors

295 Old Colony Ave, South Boston, MA 02127

License #: LB-101909

Holder of a Retail Package All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: Dhiren Patel To: Jayeshkumar Patel.

Attorney: Matthew S. Porter

Granted

6. Boqueria Fort Point LLC

Doing business as: Boqueria Tapas Bar and Restaurant

25 Thomson Place, Boston, MA 02210

License #: LB-98947

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business – From: Zachary Monahan To: Raymond Jose Ramirez.

Granted

7. GRNA GRB of MA LLC

Doing business as: Gordon Ramsay Burger
120 John F. Fitzgerald Surface Rd, Boston, MA 02109
License #: LB-99274

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a change of LLC Manager.

Granted

8. GRNA RK of MA LLC

Doing business as: Ramsay's Kitchen
776 Boylston St, Boston, MA 02199
License #: LB-99223

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a change of LLC Manager.

Granted

9. Sweet Rice Thai Sushi, Inc.

187 Main St, Charlestown, MA 02129
License #: LB-99597

Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned for a Change of Stock Interest. Secondly, has petitioned for a Change of Officers/Directors. Lastly, has petitioned to change the manager of the licensed business - From: Natthasit Nitsakulchai To: Wanalee Chamchoy.
Attorney: Meihuei Hu

Granted

10. Sofia's Food Enterprise, Corp.

Doing business as: La Gran Manzana
22 Central Sq, East Boston, MA 02128
License #: LB-146396

Holder of a (Neighborhood Restricted) Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License has petitioned to change the classification of its license - To: a (restricted) All-Alcoholic Beverages License pursuant to the authority contained in M.G.L. Chapter 138, Section 12D.
Attorney: Lorene A. Schettino

Granted

11. The Back Deck, Inc.

Doing business as: French Quarter
545 Washington St, Boston, MA 02111
License #: LB-99454

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: 545 Washington, LLC d/b/a SEVEN Restaurant & Cocktail Lounge (at the same location). Stephen W. Bisson, Jr, Manager. 2:00 AM Closing Hour. Updating the description of premise as follows: 3756 SF restaurant space on 2 floors with one entrance/ one exit. 2670 SF on the first floor to include dining area (seating for 64; standing room for 30), bar (seating for 26), and storage. 1086 SF basement includes additional storage and restrooms.
Attorney: Thomas P. Miller

Granted

12. Upper Spectacle, LLC

Doing business as: Hook + Line
10 Fan Pier Blvd, Boston, MA 02210
License #: LB-99175

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above – To: Himmel Seaport Restaurant LLC d/b/a Le Boulevard (at the same location). Jaime Campos II, Manager. 2:00AM Closing Hour. Secondly, has petitioned to amend the description of premise - From: In one large room on ground floor consisting of main dining area and bar; kitchen, restrooms, storage and office space in rear; private dining room with additional seating for 36 patrons; separate seafood market area with additional seats for 10 patrons; together with seasonal (April-October) outdoor patio on private property with seating for 72 patrons. Indoor closing hour 2:00AM, outdoor closing hour 11:00PM. To: On one floor with approximately 7,317 square feet. Interior 5,148 square feet; annual outdoor patio is 2,169 square feet. One entrance, three exits. Five rooms in front on ground floor, consisting of two dining rooms on the left and right sides with seating for 134 and bar room centrally located with seating for 18 and bar seating for 21. Kitchen, restrooms, storage space and office in rear. Annual outdoor patio on private property with seating for 142 patrons with a closing hour of 11:00PM.
Attorney: Thomas P. Miller

Granted, with a patio closing hour of 10:00 PM

The Board requests that the Licensee engage in further community process with the Seaport Neighborhood Association

The Licensee may apply to amend the patio closing hour in six months

13. Galleon Ventures, Inc.

134-140 Smith St, Roxbury, MA 02120

License #: LB-99155

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license and the location - From: Galleon Ventures, Inc. located at 134-140 Smith St, Boston, MA 02120 To: First Street Distillers, LLC dba King Bee located at 202 W. First Street, Boston, MA 02127. Jack Bardy, Manager. 1:00 AM Closing Hour. Premise consists of - In 13,514 sf on two floors with 2 entrances and 5 exits and 2,129 sf annual patio on private property with seating for 94 and a closing hour of 10:30PM daily. First Floor consisting of approx. 8,423 sf in 4 rooms. Primary entrance and patio on C Street. Kitchen, coolers and retail space along W. 1st St. with restrooms. Restaurant and performance area in the rear with bar seating for 38, table and booth seating for 217 and stage in rear. Second Floor consisting of approx. 2,962 sf in 4 rooms. Restaurant areas with bar seating for 10 and table seating for 68, restrooms, storage and office space and upper mezzanine area.

Attorney: Thomas P. Miller

Granted

14. Marzae, LLC

Doing business as: Marzae Cellar + Provisions

100 Hanover St. Boston, MA 02108

License #: LB-624243

Has applied for a 19B Farmer Winery Pouring License to be exercised on the above - Total premise of 3300 SQFT located in a stand alone dedicated space in the Boston Public Market on 1 floor with 2 entrances/2 exits and bathrooms. Includes a 500 SQFT Winery Pouring/seating area (and 100 SQFT Winery Production/Bonded Area).

Manager: Eliot Martin

Closing Time: 12:00 AM

Granted

15. Marzae, LLC

Doing business as: Marzae Cellar + Provisions

100 Hanover St. Boston, MA 02108

License #: LB-624244

Has applied for a 19C Farmer Brewery Pouring License to be exercised on the above - Total premise of 3300 SQFT located in a stand alone dedicated space in the Boston Public Market on 1 floor with 2 entrances/2 exits and bathrooms. Includes a 500 SQFT Brewery Pouring/seating area (and 80 SQFT Brewery Production/Bonded Area).

Manager: Eliot Martin

Closing Time: 12:00 AM

Granted

16. Marzae, LLC

Doing business as: Marzae Cellar + Provisions

100 Hanover St. Boston, MA 02108

License #: LB-624245

Has applied for a 19E Farmer Distillery Pouring License to be exercised on the above - Total premise of 3300 SQFT located in a stand alone dedicated space in the Boston Public Market on 1 floor with 2 entrances/2 exits and bathrooms. Includes a 500 SQFT Distillery Pouring/seating area (and 90 SQFT Distillery Production/ Bonded Area).

Manager: Eliot Martin

Closing Time: 12:00 AM

Granted

17. Marzae, LLC

Doing business as: Marzae Cellar + Provisions

100 Hanover St. Boston, MA 02108

License #: LB-624243

Has applied for a 19H (Winery, Brewery & Distillery) Pouring License to be exercised on the above. The premise to be licensed under G.L. c. 138 § 19H consists of - Total premise of 3300 SQFT located in a stand alone dedicated space in the Boston Public Market on 1 floor with 2 entrances/2 exits and bathrooms. Includes a combined 1500 SQFT Winery/Brewery/Distillery Pouring/seating area. Back of house includes kitchen and bonded areas.

Manager: Eliot Martin

Closing Time: 12:00 AM

Granted

18. Feng Hua, Inc.

Doing business as: Karma

1166 Washington St. Roxbury, MA 02118

License #: LB-624275

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 6,195 sq.ft. restaurant with 1 entrance, 2 exits on two floors. Three rooms on the 1st fl. with dining, bar, kitchen, and storage in rear; 4 bathrooms; one room in basement for dining and office, 2 bathrooms, includes 1 handicap access; and to include a seasonal outdoor patio, 312 sq.ft. on public sidewalk from April to October for 30 patrons between the hours of 11:00AM-10:30PM.

Manager: Gabrielle E. Morriseau

Closing Time: 2:00 AM

Attorney: Brian E. Burke

Granted a Restricted All-Alcoholic Beverages License pursuant to the authority contained in Chapter 383 of the Acts of 2006

Non-Hearing Transactions

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

1. Gori and Company, LLC

Doing business as: Gori and Co
660B Centre St., Jamaica Plain, MA 02130
License #: LB 624679

Has applied for a Common Victualler License to be exercised at a previously licensed location 875SF Ground floor cafe. Includes customer seating area with a total capacity of 18 persons, tables, service counter, and a kitchen/prep area equipped with an ice shaver, refrigeration, and prep surfaces. One restroom and one storage closet. Two means of egress. No outdoor seating.

Manager: Delasie Dela Seshie
Hours of Operation: 8:00 AM to 10:00 PM

Granted

2. G & V Cambridge St. Restaurant, Inc.

Doing business as: Shahs Halal Food
106 120 Cambridge St., Boston, MA 02114
License #: LB 624681

Has applied for a Common Victualler License to be exercised at a previously licensed location 661SF Single floor space with a counter for takeout and seating for 10 at one table. The bathroom is located in the basement. The kitchen is located in the rear of the building.

Manager: Narinder Guhanja
Hours of Operation: 11:00 AM to 11:00 PM

Granted

3. OM Huntington Ave., Inc.

Doing business as: Desi Quick Bite (DQB)
273 Huntington Av., Boston, MA 02115
License #: LB 624685

Has applied for a Common Victualler License to be exercised at a previously licensed location 1,600SF Fast food casual restaurant, open floor space with kitchen and prep room, storage and office at the back and bathroom on the side.

Manager: Narinder Guhanja
Hours of Operation: 11:00 AM to 11:00 PM

Granted

4. Coffee United Inc

Doing business as: Phinista Cafe

1092 1104 Commonwealth Av., Boston, MA 02446

License #: LB 624689

Has applied for a Common Victualler License to be exercised at a previously licensed location 2,000SF Coffee shop with takeout. The first floor includes 20 seats and a restroom located in the rear of the store. There is no full kitchen; the space is open with a coffee machine and oven located behind the service counter. The basement is used for storage and includes an employee restroom.

Manager: Pakkapol Sapkasem

Hours of Operation: 8:00 AM to 8:00 PM

Granted

5. Mochiko Hawaiian MBCG 2 LLC

Doing business as: Mochiko Hawaiian Brighton

133 Guest St., Brighton, MA 02135

License #: LB 624695

Has applied for a Common Victualler License to be exercised at a previously licensed location 2,200SF Quick service restaurant with counter and takeout service. The unit includes 35 seats and a full kitchen along the west wall, with storage located on the south wall and two bathrooms on the east wall. No patio.

Manager: Sean Ross

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

Granted

6. Zenial LLC

Doing business as: Emack & Bolio's

100 City Sq., Charlestown, MA 02129

License #: LB 624697

Has applied for a Common Victualler License to be exercised at a previously licensed location 1,200SF Ice cream retail store on a single floor with seating for up to 12 people. The premises is also known as 1 Chelsea Street, Charlestown, MA 02129. The space includes a refrigerator and freezer for beverages and ice cream, as well as dipping cabinets for ice cream service. An employee bathroom is located near the front of the store. The premises also includes a public patio to be used seasonally from (May - October), with hours of operation from 12:00 PM to 10:00 PM.

Manager: Benjamin Steger

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

Granted

7. Paradies Lagardere @ Logan, LLC

Doing business as: Cava

1 Harborside Dr., East Boston, MA 02128

License #: LB 624741

Has applied for a Common Victualler License to be exercised at a previously licensed location 1,007SF Takeout restaurant located on one floor at Boston Logan Airport, near Terminal C (Unit BB2 A17), with a kitchen and storage in the rear.

Manager: Antonio Alicea

Hours of Operation: 4:00 AM to 8:00 PM

Granted

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

1. Triple Coast LLC

Doing business as: Ula Cafe

284 Amory St., Jamaica Plain, MA 02130

License #: LB 100822

Holder of a Common Victualler has petitioned to change the manager of the licensed business From: Michael Behme To: Jonathan Sanchez Secondly, has petitioned to change the Closing Hours of the licensed business From: 7:00 AM 7:00 PM To: 7:00 AM 10:00 PM

Granted

The Following have applied for a new Lodging House License at a previously licensed location:

1, Nicosia Family 2012 Irrevocable Trust

162 Saint Botolph St., Boston, MA 02115

License #: LB-624887

Has applied for a new Lodging House license at a previously licensed location.

Manager: Jordan Park

Granted

2. Nicosia Family 2012 Irrevocable Trust

164 Saint Botolph St., Boston, MA 02115

License #: LB-625006

Has applied for a new Lodging House license at a previously licensed location.

Manager: Jordan Park

Granted

3. Nicosia Family 2012 Irrevocable Trust

172 Saint Botolph St., Boston, MA 02115

License #: LB-625030

Has applied for a new Lodging House license at a previously licensed location.

Manager: Jordan Park

Granted

4. Nicosia Family 2012 Irrevocable Trust

174 Saint Botolph St., Boston, MA 02115

License #: LB-625032

Has applied for a new Lodging House license at a previously licensed location.

Manager: Jordan Park

Granted

5. Nicosia Family 2012 Irrevocable Trust

177 Saint Botolph St., Boston, MA 02115

License #: LB-625021

Has applied for a new Lodging House license at a previously licensed location.

Manager: Jordan Park

Granted

6. Nicosia Family 2012 Irrevocable Trust

185 Saint Botolph St., Boston, MA 02115

License #: LB-625033

Has applied for a new Lodging House license at a previously licensed location.

Manager: Jordan Park

Granted

The Following Has Applied to make changes to their existing Lodging House and/or Dormitory License:

1. Peter Faneuil Development Group, Inc.

Doing business as: Peter Faneuil House

60 Joy St., Boston, MA 02114

License #: LB-101837

Has applied to change the Manager From: Laura Trilling To: Walter Ramos

Granted

2. Omicron of Alpha Chi Omega, Inc.

Doing business as: M.I.T

478 Commonwealth Av., Boston, MA 02215

License #: LB-101476

Has applied to change the Manager From: Catherine Higgins To: Janis Hurter

Granted

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

1. Emergency Exit Brewing, LLC - LBS-624707

Doing business as: Distraction Brewing Company

2 Belgrade Av., Roslindale, MA 02131

License #: LB-358431

Has applied for a one day amendment to existing license to include a later closing hour of 11:30 p.m. June 12 and June 25, 2026, and 12:30 a.m. on June 13, 2026 for World Cup viewing parties.

Manager: Joseph Leanza

Granted

2. Mass. Bay Brewing Co. Inc. - LBS-624717

Doing business as: Harpoon Brewery

306 Northern Av., Boston, MA 02210

License #: LB-463565

Has applied for a one day amendment to existing license to include extending into contiguous private property within the Ray Flynn Marine Park for a Road Race and Fitness Festival on May 15 between the hours of 4:30 p.m. and 10 p.m., May 16 between the hours of 10 a.m. and 5 p.m., and May 17 between the hours of 10 a.m. and 4 p.m.

Manager: Charles Storey

Granted

3. The Catered Affair, Inc. - LBS-624721

Doing business as: The Catered Affair
700 Boylston St., Boston, MA 02116
License #: LB-99386

Has applied for a one day amendment to existing license to include a later bar closing time of 1:00 a.m. for a wedding on June 6, with all patrons off the premise by 2 a.m.
Manager: Alexander Marconi

Granted

4. Fenway Food Hall LLC - LBS-624814

Doing business as: Time Out Market
401 Park Dr., Boston, MA 02215
License #: LB-99113

Has applied for a one day amendment to existing license to extend onto the contiguous lawn for a Promotional Event on June 18 between the hours of 2 p.m. and 6 p.m.
Manager: Michael Minichello

Granted

All Special One Day Alcohol Licenses have been approved

Old and New Business:

1. The Board is in receipt of correspondence from PBL 24, LLC d/b/a The Flagrant Fowl, 173-179 Portland St., Boston, MA 02114, License # LB-99321, notifying the Board of the termination of an existing management agreement between PBL 24, LLC and Flagrant Fowl, Inc.

Acknowledged
