



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 16, 2025**  
(all commissioners present)

**Licensed Premise Inspection Hearing on Tuesday, January 14, 2025**

**1. Ulivo LLC**

Doing business as: Cunard Tavern  
Location: 24 Orleans St East Boston, MA 02128  
License#: LB-161343, Notice/Violation#: 021151, Category: CV7ALN  
Date: 08/30/2024  
Notice: Overly intoxicated employee (manger) possible drugging in violation of M.G.L. ch. 138 s. 64, ch. 138 s. 69.

**No Violation**

**The Board notes that the video camera was not working during the time of the incident**  
**Correspondence from the Board**

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**2. Adare, Inc.**

Doing business as: Ned Devine's  
Location: 2201 Faneuil Hall Market Pl Boston, MA 02109  
License#: LB-99128, Notice/Violation#: 017796, Category: CV7AL  
Date: 09/26/2024  
Notice: Possible drugging in violation of M.G.L. ch. 138 s. 64.

**Licensee failed to appear - will be rescheduled to the next available hearing date**

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**3. Zaakfl LLC**

Doing business as: Billares Colombia  
Location: 28 Bennington St East Boston, MA 02128  
License#: LB-99797, Notice/Violation#: 057531, Category: CV7MWL  
Date: 07/08/2024  
Notice: Assault and battery patron on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

**No Violation**

**The Board notes that the Licensee should have called the police, and also notes that the Licensee's video camera was not working during the time of the incident**

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#### **4. Guzbin LLC**

Doing business as: Medallo

Location: 411 Chelsea St East Boston, MA 02128

License#: LB-101578, Notice/Violation#: 057769, Category: GOPAL

Date: 09/01/2024

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

#### **No Violation**

**The Board notes that the Licensee should have called the police**

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#### **5. Tremont 958 Restaurant Corporation**

Doing business as: Slade's Bar & Grill

Location: 958 Tremont St Mission Hill, MA 02120

License#: LB-99258, Notice/Violation#: 017031, Category: CV7AL

Date: 09/22/2024

Notice: Failure to disperse - Large crowd at bar let out - excessive noise in violation of M.G.L. ch. 138 s. 64.

Expired Licenses in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.02B.

#### **Violation - Warning**

**The Board requests a written dispersal plan from the Licensee**

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#### **6. Courtyard Management LLC**

Doing business as: Courtyard Boston Downtown

Location: 275 Tremont St Boston, MA 02116

License#: LB-101640, Notice/Violation#: 017916

10/14/24, 11/11/24,, Category: INNAL

Date: 11/19/2024

Notice: Refusal to cooperate with Boston Police in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.10 A+B.

Refusal to identify oneself (valet) to Boston Police in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.10 A+B.

#### **Violation - Warning**

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## **7. Bartaco Fenway, LLC**

Doing business as: Bartaco

Location: 1321 Boylston St Boston, MA 02215

License#: LB-98992, Notice/Violation#: 017918, Category: CV7AL

Date: 11/21/2024

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

**Violation - 1-Day Suspension to be held in abeyance for 1 year**  
**The Board requests submission of a written plan for identifying patrons**

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## **8. Pag Tremont LLC**

Location: 645 - 647 Tremont St Boston, MA 02118

License#: LB-99213, Notice/Violation#: 017929, Category: CV7AL

Date: 12/07/2024

Notice: Blocked fire exit (blacked out curtain) in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.06A.

**Violation - Warning**

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## **Transactional Hearing on Wednesday, January 15, 2025**

### **1. Mothership Alewife, LLC**

Doing business as: Revival Cafe + Kitchen

15 Necco St, Boston, MA 02210

License #: LB-584447

Has applied for a Common Victualler License to be exercised on the above -1,804SF Single-floor space, with four tables and two high-top counters with seating. We are located on the base floor of 15 Necco Street, with lab and office space on the floors above. There is one bathroom at the back of the café, and the kitchen is located in the rear.

Manager: LIZA SHIRAZI

Hours of Operation: 7:00 AM to 4:00 PM

**Granted**

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## **2. Day & Night Exotic Cereal Bar Boston, LLC**

Doing business as: Day & Night Exotic Cereal Bar Boston, LLC

6 Tremont St, Brighton, MA 02135

License #: LB-532151

Holder of a Common Victualler License has petitioned to change the Corporate name of the license business - From: Day & Night Exotic Cereal Bar Boston LLC To: Sweet & Comfy Brighton LLC

Secondly, has petitioned to change the DBA of the licensed business From: Day & Night Exotic Cereal Bar Boston, LLC To: Sweet & Comfy. Lastly, has petitioned to change the Operating hours of the business - From: 9:00 AM - 11:00 PM To: 6:00 AM - 3:00 AM

**Granted, with closing hour of 2:00 AM**

**The Board requests submission of a written plan to manage the impact of takeout, delivery, and third party app-based delivery services**

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## **3. Mastoran Corporation**

Doing business as: Burger King

944 Bennington St, East Boston, MA 02128

License #: LB-100024

Holder of a Common Victualler license has petitioned to change the Operating hours of the business - From: 6:00 AM - 2:00 AM To: 24/Hrs

**Granted**

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## **4. Tuscan Kitchen of Boston, LLC**

Doing business as: Tuscan Kitchen

53 Northern Ave, Boston, MA 02210

License #: LB-99169

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business – From: Charles Wright To: Damaris Cercet.

**Granted**

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## **5. Bennington1004, LLC**

Doing business as: Renegades Pub

1004 Bennington St, East Boston, MA 02128

License #: LB-202196

Holder of a (Restricted) Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a change of Ownership Interest.

Attorney: Kristen L. Scanlon

**Granted**

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**THE BOARD WILL DEFER DELIBERATION ON ALL NEW ALCOHOLIC BEVERAGES LICENSE APPLICATIONS UNTIL ALL APPLICATIONS RECEIVED BY DECEMBER 6 HAVE BEEN HEARD**

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**6. Minina Cafe, Inc.**

Doing business as: Minina Cafe

432 Geneva Ave, Dorchester, MA 02122

License #: LB-584080

Has applied for a Common Victualler 7 Day Wines and Malt Beverages License to be exercised on the above - Single story building on the 1st floor: 2 rooms with table seating in front (capacity 16) and kitchen in rear; entrance in front and exit in rear. total 640 sq. ft.

Manager: Alejandra Rosa

Closing Time: 10:00 PM

Attorney: Jennifer Allen

**Deferred**

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**7. Cholo Brothers, LLC**

Doing business as: Peruvian Taste Restaurant

78 Arlington Ave, Charlestown, MA 02129

License #: LB-584097

Has applied for a Common Victualler 7 Day Wines and Malt Beverages License to be exercised on the above - 1,200sf total: In one room on ground level, with one main dining area for seating and small bar with seating for 3. Kitchen in rear, storage in basement. Main entrance/exit on Arlington Ave. 1 additional emergency exit in rear of premises.

Manager: Yoana Pleitez

Closing Time: 10:00 PM

Attorney: Kristen L. Scanlon

**Deferred**

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**8. Siraj Corporation**

Doing business as: El Centro

474 Shawmut Ave, Roxbury, MA 02118

License #: LB-584103

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 1600 sq.ft. total: on first floor with one main dining area and bar seating. Kitchen in rear. One main entrance/exit on corner of Shawmut Ave. and W. Concord St., with additional emergency exit in rear. Basement for storage and office. Two seasonal outdoor seating areas (May - October) located on public property with seating for 40, closing hour 10pm.

Manager: Rabiul Islam

Closing Time: 11:00 PM

Attorney: Kristen L. Scanlon

**Deferred**

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## **9. Altamira Banquets, LLC**

Doing business as: Mi Pueblito Orient Heights

964 Saratoga St, East Boston, MA 02128

License #: LB-584086

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 4,974 SF Total: 1,158sf in one room on the first floor, with one main dining room, and lounge area with bar for 8 seats; 954sf kitchen in rear of premises. 2,112sf basement level consists of function room with bar for 7 seats; storage rooms located on basement level. Approx 750sf seasonal outdoor patio on private property April - October (weather permitting) with seating for 40, closing hour 11:00pm. 1 main entrance/exit on Saratoga Street, 2 additional exits located on Saratoga Street and rear of premises.

Manager: Altamira Carpio

Closing Time: 11:00 PM

Attorney: Kristen L. Scanlon

**Deferred**

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## **10. Gigu, LLC**

Doing business as: Cafe Gigu

102 Meridian St, East Boston, MA 02128

License #: LB-584070

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 1500 SF restaurant with 1 entrance and 2 exits on 1 floor. To include-dining area with seating for 28; bar with seating for 8; restroom, food prep and storage area.

Manager: Paula A. Osorio

Closing Time: 1:00 AM

Attorney: James E. Costello

**Deferred**

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## **Non-Hearing Transactions**

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

### **1. Zarhan LLC**

Doing business as: Emmi Bakery & Cafe  
100 City Sq., Charlestown, MA 02129  
License #: LB-584421

Has applied for a Common Victualler License to be exercised at a previously licensed location- 1,805SF  
Retail bakery with 1 entrance, 1 exit, one room on the first floor, kitchen, office, and storage in the rear.  
Includes an outdoor seasonal patio (April - November) on private property for 42 patrons, operating during the same business hours as the restaurant.

Manager: Sezar Yavuz

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

**Granted**

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### **2. Ngan Phan Togo LLC**

Doing business as: Evan Togo  
411 Adams St., Dorchester, MA 02122  
License #: LB-584424

Has applied for a Common Victualler License to be exercised at a previously licensed location- 830SF  
Open - floor space with an open kitchen and sink, no rooms, no seating, and no patio.

Manager: Ngan Phan

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

**Granted**

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### **3. HJZ Boston LLC**

Doing business as: Heytea  
160 - 162 Harvard Av., Allston, MA 02134  
License #: LB-584433

Has applied for a Common Victualler License to be exercised at a previously licensed location - 844SF  
Open space, take-out only restaurant, with a kitchen (2 rooms) on the first floor and office space. The basement is for storage.

Manager: Jason D. Blackburn

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

**Granted**

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

**1. V!Healthy, LLC**

Doing business as: V-Healthy

4166 Washington St., Roslindale, MA 02131

License #: LB-523393

Holder of a Common Victualler license has petitioned to change the Operating hours of the business -

From: 7:00 AM - 4:00 PM ( Monday - Friday ) & ( Saturday ) 8:00 AM - 3:00 PM closed (Sunday ) To:  
8:00 AM - 5:00 PM ( Monday - Friday ) & ( Saturday ) 9:00 AM - 3:00 PM closed (Sunday)

**Granted**

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**2. Virtual Fulfillment Center, LLC**

Doing business as: Virtual Food Court (VFC)

313 Old Colony Av., South Boston, MA 02127

License #: LB-570847

Holder of a Common Victualler License has petitioned to change the DBA of the licensed business

From: Virtual Food Court (VFC) To: VFCeats

Secondly, has petitioned to change ownership interest From: Ahmed Kasem - Manager - 20%

Shares / Dany Abouelkhier - Manager - 20% Shares / Mohamed Kassem - Manager - 20% Shares /

Mohammed Ali - Manager - 20% Shares / Omar Neamatalla - Manager - 20% Shares

To: Ahmed Kasem - Manager - 25% Shares / Mohamed Kassem - Manager - 25% Shares / Mohammed  
Ali - Manager - 25% Shares / Omar Neamatalla - Manager - 25% Shares

Lastly, has petitioned to change the Manager of the licensed business From: Dany Abouelkhier To:  
Ahmed Kasem

**Granted**

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

**1. RIA Brewing, Inc.**

Doing business as: Democracy Brewing

29 - 35 Temple Pl, Boston, MA 02111

License #: LB-356763

Has applied for a one day amendment to existing license to include extending closing time one hour to  
2 a.m. for a DJ Night on January 18, 2025 between the hours of 10:30 p.m. - 2 a.m.

Manager: Alethia Alcaraz

**Granted**

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## **2. AHF Speedway Holdings, LLC**

Doing business as: Charles River Speedway  
1420 - 1440 Soldiers Field Rd., Brighton, MA 02135  
License #: LB-464491

Has applied for a one day amendment to existing license to include extending into the contiguous Annex for an Art Exhibit Opening Party on January 30, 2025 between the hours of 6 p.m. - 11 p.m.  
Manager: Alyssa Pasquale

### **Granted**

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

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#### **Old and New Business:**

1. The Board is in receipt of correspondence from Bennington 1004 LLC d/b/a Renegades Pub, 1004 Bennington St., East Boston, MA 02128, License # LB-202196, requesting administrative approval to increase the capacity of the interior of the Licensed Premise from 34 to 43.

### **Granted**

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

### **Postponed to the January 23, 2025 Voting Hearing**