



Deborah A. Clayman  
City Clerk

**City of Chelsea**  
LICENSING COMMISSION  
City Hall, 500 Broadway  
Chelsea, MA 02150

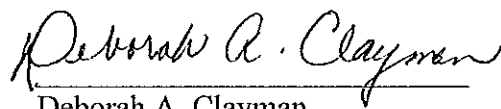
Telephone: 617-466-4050  
Fax: 617-466-4059  
dclayman@chelseama.gov

**NOTICE**

There will be a meeting of the Chelsea Licensing Commission on Tuesday, April 7, 2015, at 6:00 p.m., at the Chelsea Public Library Auditorium, 569 Broadway, Chelsea, MA.

**AGENDA**

- 1) Minutes of Licensing Commission meeting of February 3, 2015
- 2) New Business (any new business and other items not reasonably anticipated at the time of meeting posting)
- 3) SAR Brothers Convenience Corporation  
354 Washington Ave. (public hearing re change of location and transfer of package store wine/malt license)
- 4) Pugs & Jugs, Inc., d/b/a The Zone  
950 Broadway (public hearing re Common Victualer, Amusement/Entertainment, and Restaurant/All Alcoholic Beverages License applications)
- 5) Taqueria Eucalipto Corporation d/b/a Las Vegas Restaurant  
388 Broadway (public hearing re Hours of Operation and Amusement/Entertainment License application)



Deborah A. Clayman  
City Clerk

RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA  
2015 MAR 24 A 11:30

April 7, 2015

Meeting of the Chelsea Licensing Commission commenced on this date at 6:00 p.m., at the Chelsea Public Library Auditorium, 569 Broadway, Chelsea, MA. Present: Vice-Chairperson Roy Avellanada, Commissioners Joe Cooney, Ken Umemba, Rick Rossi. Absent: Chairman Silvia Guzman. Also present: Captain Keith Houghton of the Chelsea Police Department and City Clerk Deborah Clayman.

Minutes of Licensing Commission meeting of February 3, 2015 were tabled.

ABCC communication, dated December 3, 2014, re French Naturalization Club's application for change of manager, was accepted and filed.

Communication of December 9, 2014 from Capt. Keith Houghton, re Plaza Mexico, 168-170 Washington Ave., was accepted and filed. Public hearing will be scheduled.

ABCC communication, dated December 31, 2014, re King Arthur's re hearing on City's motion to vacate subpoenas of licensing commissioners for de novo appeal hearing and on licensee's opposition to said motion, was accepted and filed.

ABCC communication, dated January 12, 2015, re King Arthur's re Stipulation of Dismissal, withdrawing request for hearings, was accepted and filed.

Email communication of March 5, 2015 from Randi White re The Zone public hearing scheduled for this evening was read, accepted and filed.

ABCC approval, dated March 6, 2015, re change of manager from Juan Ingles to Erick Orellana re Fatima Washington Deli, Inc., of 373 Washington Ave., was accepted and filed.

Application re change of opening hours to 10:00 a.m. on Sundays from Prayosha Enterprises, Inc., d/b/a Prattville Mart, 383C Washington Ave., accepted and filed.

Email communication of March 31, 2015 from Suren Padmalingam re The Zone public hearing scheduled for this evening was read, accepted and filed.

Email communication of April 5, 2015 from Rocio Soto re The Zone public hearing scheduled for this evening was read, accepted and filed.

Email communication of April 6, 2015 from Katy Leveque re The Zone public hearing scheduled for this evening was read, accepted and filed.

Email communication of April 7, 2015 from Ted Resnikoff re The Zone public hearing scheduled for this evening was read, accepted and filed.

Email communication of April 7, 2015 from William Lee re The Zone public hearing scheduled for this evening was read, accepted and filed.

Email communication of April 7, 2015 from Nicole McLaughlin re The Zone public hearing scheduled for this evening was read, accepted and filed.

Email communication of April 7, 2015 from Derek Wilson re The Zone public hearing scheduled for this evening was read, accepted and filed.

Email communication of April 7, 2015 from Kathleen and Russell Bergeron re The Zone public hearing scheduled for this evening was read, accepted and filed.

Communication of April 7, 2015 from Captain Keith Houghton of the Chelsea Police Department re Las Palmas Restaurant of 44 Central Ave. was submitted. Public hearing will be scheduled.

Public hearing commenced re application for change of location and transfer of Package Store/Wine and Malt Beverages License from SAR Brothers Convenience Corp, dba Shop N Go, of 354 Washington Ave. to F & A, LLC, dba Park Street Convenience Store, Niaz Ali, Manager, 104-106 Park St. Attorney John McLaughlin appeared with Niaz Ali and Farman Ullah on behalf of F & A, LLC, and stated that they have been operating the store since February of 2014. The two of them run the business. This application is to expand the business to include the sale of beer and wine and transfer the license from 354 Washington Ave. to 104-106 Park St. They both have alcoholic beverage sales experience and Mr. Ullah's had extensive experience in the past in a convenience store selling alcoholic beverages in the Prattville store. They both have good employment records and have made a significant investment in the community. They have experience in regulating tobacco sales and are familiar with the laws. If approved, in order for them to open they will need a special permit from the Zoning Board of Appeals before this could be implemented.

No one appeared to speak during the public speaking portion of the hearing. The public speaking portion of the hearing was closed.

McLaughlin stated that Ullah had been service trained in the past and will receive a refresher course if approved.

Captain Houghton stated that Shop N Go only had one incident in the past but this establishment on Park St. has had no incidents.

Umemba stated that he wants to make certain that they get proper training and have all employees trained as well.

Mr. Ullah stated that he worked at Shop N Go from 2002 to 2007 and never violated the law or had any incidents while he was in charge. There will be no change of construction; they will just be relocating their inventory if the license application is approved. They have eight video surveillance cameras inside. Avellaneda stated that the Commission requests that surveillance be kept for 30 days and he would ask for that to be a prerequisite. Ullah stated that he doesn't see that as a problem. Houghton stated that he believes that the surveillance has been kept for only

14 days in the past. Cooney stated that he would be okay with 20 days. Umemba stated that he requests that they work with the police department.

Umemba made a motion to approve application with the stipulation that all employees receive alcohol service training. Cooney amended Umemba's motion to include that video surveillance be kept for 21 days; seconded by Rossi. On the motion: Rossi -- yes; Umemba -- yes; Cooney -- yes; Avellaneda -- yes.

Public hearing commenced re Common Victualer License application; Amusement/Entertainment License application; and Restaurant/All Alcoholic Beverages License application of Pugs & Jugs, Inc., d/b/a The Zone, Michael Rossetti, Manager, 950 Broadway, Chelsea. Attorney David Mindlin appeared with Michael Rossetti on behalf of Pugs & Jugs, Inc., dba The Zone, and stated that The Zone was operated by someone else for a very brief time in an improper manner. Anything done in the past should not be a reflection against Mr. Rossetti and he will be starting the business over from scratch. He has taken so much time to do this right. He would like to withdraw his request for smoking area outside because there will be no smoking at all outside the establishment. Mr. Rossetti has experience and has been at the Merritt Club in Chelsea for over 35 years on and off as a supervisor both upstairs and downstairs assisting the manager. He has retired within the last year. This would be his full-time job. The hours of operation would be from 11 am to 11 pm during the week and from 11 am to 12 midnight on weekends. Mr. Rossetti is very cognizant of the neighbors concerns. This is a mixed building. He must be respectful of the neighbors and will run a clean establishment. The seating capacity is 88 people. In support of Mr. Rossetti, he was born and raised in Chelsea, right across the street, and now lives in East Boston. This could be a nice place for the neighborhood.

Rossetti stated that the neighbors concerns are his concerns. He does care about the residents and that is why he is withdrawing his request for smoking outside. His door will be open to the neighbors and he will be available for them. The prior owner made a bad mistake.

David Catalano of 58 Pond Rd., Middleton, stated that he has known Mr. Rossetti since he was a young man. Rossetti ran his business for him and there was never a problem. Anything he ventures in will be successful. He is very responsible and whatever he does, he will do by the law. He stands behind him 100%.

Richie Smith of 120 Waite St., Revere, stated he is always in Chelsea and has been employed by the City of Chelsea for over 41 years. He has known Rossetti for 30 years. The Rossettis are a long time and respected family from the Mill Hill area of Chelsea. He would be a hands-on manager and an exceptional manager. He would not tolerate any misconduct on the premises.

Kathleen Bergeron of 950 Broadway stated she and her husband have owned at the location since 7/20/10. They are concerned about outside smoking and second hand smoke, entertainment, noise, trash, parking congestion, and no notice of the hearing.

Mrs. Bergeron read a communication from Rosie O. Soto.

April 7, 2015 (cont'd)

Russell Bergeron of 950 Broadway stated his concerns are smoking (requests posting of signage), 3/31/15 first notice; 12 midnight closing hour (he requests 11 pm closing).

Donald and Marina Demers, 950 Broadway, stated confusion would be helped if Mr. Rossetti would describe the layout of his club. Their additional concerns are the dance floor, live music, and parking concerns.

Shuvam Bhaumik of 950 Broadway noted his concerns are that he resides right above The Zone; not opposed to anything going in there; issues are noise; prior owner stated she sound-proofed and he would like to know more about that; security (previous owner had a bouncer); quiet hours; food odors through ventilation; smoking (he would like to see no smoking signs); vandalism.

Matthew Dickiman, 950 Broadway, noted his concerns are vandalism; breaking in cars; tagging on building; change of lay-out and/or construction; establishment is very dark.

Michael Griggs, 948 Broadway, stated he has lived there for seven years and many of the issues have been problematic long before Larry J's was there. He knows of Rossettis and he thinks a family business could be a good business for the area. This is not the same person who operated the prior Zone. He would have renamed the establishment. It is a good opportunity for putting in a good community restaurant.

Patricia Buckley stated she is Michael Rossetti's sister and grew up at 919 Broadway. She remembers many bars across the street from them. She lives on Clinton St. and knows her brother cars about people and would work with the neighbors and the City. He is very clean and business oriented. His dream has been to own a sports bar. She would like to see her brother get the chance. He would be very good in running a business in Chelsea.

John Carron of 131 Spencer Ave. stated that he has lived in Chelsea all his life and raised his family here. He has known Michael Rossetti all his life and can't remember any time when he has been in trouble or had any problems. He raised his family here in Chelsea. There should be no problem with him running the business. He will take complete control and not allow anybody to get out of hand.

Richard Telarico of 39 Warren Ave. stated he has known Michael Rossetti for 30 years and is a no nonsense guy. People going there would respect Michael Rossetti. If you have any complaints, he is the type of man who would take care of them.

City Councilor Matt Frank, 41 Gillooly Rd., stated a lot of local businesses would have reached out. He is beginning to piece together that this is not the same scenario as the former owner. He would like to see what the place is going to look like. It would be nice to know what the inside is going to look like. It is nice to know that some people from the neighborhood are connected to this. The Jugs & Pugs and The Zone name was a concern of his. He thought it might be like Hooters. He would like to see a little more outreach to the tenants because there is a real concern because of The Zone. He would love to see a neighborhood restaurant like Renos. He would like a little more information.

RECEIVED  
CITY OF BOSTON'S OFFICE  
APR 10 2015 10:00 AM  
700 5177

Matthew Dickiman stated that on the lease agreement there is another person who owns the establishment and wonders whether there is any relation to the previous owner.

Amaro Dunn of 23 Griffin Rd., Peabody, stated that Michael Rossetti is her father. She has been working with her father and her husband will be heading security. She plans to help her father establish a relationship with the police department. Mr. Catalano explained that her father was always available and she recalls her father always being available. He will always be available to the neighbors and plans to work very closely with them. He does not intend to turn this into a night club. Maybe in the future he would consider nice jazz bands on the weekends.

City Councilor Leo Robinson stated that he has been friends with Michael Rossetti and his family for a long time. He is a stand-up guy and will do whatever he can to make things work. He is very responsible.

Mike Ballian of 102 Court Rd., Winthrop, stated that he owns property on Carroll St. Over 30 years he has known Michael Rossetti. If he tells you it is a sports bar, it is a sports bar. He is a very honest guy and has lived in Chelsea all his life. It is good to see a Chelsea guy come back and buy a business here.

Mr. Bergeron stated that there have been two businesses there before and when they saw things were not going well, things got a little different. When the second owner realized it couldn't survive as originally planned, it led to other things. He requests that the Commission limit entertainment to only radio/tv.

Public speaking portion of hearing was closed.

Rossetti stated if he had the authority to do it, he would have ripped out the stage inside. He would like to take them down and build an office there. He doesn't understand why the stage was there in the first place. He has no objection to putting no smoking signs and requests radio and tv only for entertainment. He has 10 cameras on the property hook into a computer system for 24 hour surveillance.

Umemba stated that a lot of people spoke on Rossetti's behalf. People have legitimate concerns. He knows what has occurred there before with the former owner.

Rossetti stated that there will be no smoking and signs will be posted. A night club is something he is totally against. It is a sports bar only with no live entertainment. Atty. Mindlin stated if this doesn't work out, he has a six month period where he is leasing this business from the prior owner, and he will close down, walk away and move on. He plans to be there 60 hours a week.

Rossi stated that he had glowing recommendations and questioned what Rossetti would do differently. Rossetti stated he was going to talk to the Beth Israel Hospital re evening parking. The failure of the previous establishment was due to the person who ran the establishment. Trash is his pet peeve and he will have locked containers on site and the area will be swept regularly. The former owner told him that she had soundproofed. He will look into that and try

to remedy the situation. Rossi stated that he is hearing that Rossetti is willing to work with the neighbors.

Avellaneda questioned Houghton whether he was aware of any serious issues that they or the ABCC came across at the Merritt Club. Houghton stated he had no issues and they passed all compliance checks conducted by the police department.

Avellaneda made motion to approve Restaurant/All Alcoholic Beverage License application with conditions: 10 cameras with 21 day storage; sound proofing; parking option; proper trash disposal; noise reduction; posted operating hours; communication with neighbors; no smoking signage; no parking signage in front and back; alcohol service certification; seconded by Cooney. On the motion: Rossi – yes; Umemba – yes; Cooney – yes; Avellaneda – yes.

Cooney made motion to approve Common Victualer License application; seconded by Umemba. On the motion: Rossi – yes; Umemba – yes; Cooney – yes; Avellaneda – yes.

Cooney made motion to approve Amusement/Entertainment License application for seven TVs and radio; seconded by Umemba. . On the motion: Rossi – yes; Umemba – yes; Cooney – yes; Avellaneda – yes.

Public hearing commenced re Taqueria Eucalipto Corp d/b/a Las Vegas Restaurant of 388 Broadway re to an Amusement/Entertainment License application and a request for modification of hours of operation. Attorney Joel Mazer appeared with Raul Santos on behalf of Las Vegas Restaurant and stated that Mr. Santos has operated the business for over 10 years and has never had any problems or negative activity. He would like to have Karaoke because some of his competitors have it. He has eight video surveillance cameras. He would like to extend his operating hours to 1:00 a.m. on Saturday and Sunday.

No one appeared to speak during the public speaking portion of the hearing. The public speaking portion of the hearing was closed.

Captain Houghton stated that he did an inspection of the premises and noted the following: two TVs; jukebox; no proper signage. They had to tell his wife to lower the music. It is a very small place and he cannot see the place open until 1:00 a.m. It is a tough area. He has a wall-mounted jukebox there. The woman could not hear the police officer telling her to turn off the music. There was no Amusement/Entertainment License posted.

Santos stated that last time he was before the Commission he was denied entertainment but was approved for a jukebox and tv.

Avellaneda stated he would not be in favor to allow extension of hours because it is his impression that he is totally changing the character of the business. It was King Tacos, offering lunch and meals from 11:00 a.m. to 9:00 p.m. He has gone by there on many occasions and the business is not in operation past 9:00 p.m. As a restaurant with a liquor license, he is not currently operating as indicated on his license. If he is asking for an extension to 1:00 a.m. it is not to sell burritos. He is not in favor of this petition going forward. If he wants to revise the

RECEIVED  
CITY CLERK'S OFFICE  
APR 10 2015 10:10 AM

April 7, 2015 (cont'd)

Amusement/Entertainment License application, he would be open to that. He would be open to keeping the same hours with a jukebox and tv.

Mazer stated they would agree to revise the application for TV, Jukebox and Karaoke for whatever hours the Commission requires. They will withdraw request for extension of hours.

Cooney made motion to approve application for TV; Jukebox, and Karaoke (no DJ); seconded by Umemba. On the motion: Rossi – yes; Umemba – yes; Cooney – yes; Avellaneda – yes.

Meeting adjourned at 8:45 p.m.

  
Deborah A. Clayman 4/28/15  
City Clerk

/dac

2015 JUL -7 P 6:08

RECEIVED  
CITY CLERK'S OFFICE  
CHESTER, MA