

## **Minutes of the November 28, 2017 meeting of the City of Chelsea Licensing Commission.**

Meeting opened at 6:04 p.m. by Vice Chair Mark Rossi.

Commission members present: Michael McAteer (McAteer), Mark Rossi (Vice Chair) and Jim Guido (Guido)

Also present: Captain Keith Houghton on behalf of Chelsea PD and Licensing Administrator Jenny Builes.

Guido moved to adopt the minutes of the October 24, 2017 meeting. McAteer second. Vote unanimous.

### **Clerk's Update/New Business:**

Communication from John L. Dodge, Esq. regarding the status of the All Alcoholic Beverage License of Bella Villa. McAteer motioned to accept and file. Guido Second. Vote unanimous. A Conference will be scheduled on the December Licensing meeting.

### **Public Hearing: The Winnisimmet Lounge- 73 Winnisimmet Street**

Vice Chair Rossi opened the public hearing to consider an All Alcoholic Beverage License to The Winnisimmet Lounge LLC d/b/a The Lounge at Winnisimmet located at 73 Winnisimmet Street, Chelsea, MA 02150. Edson Coimbra appeared as the owner of the establishment. Jason Roback also appeared as the Developer. Vice Chair Rossi opened the public hearing portion. Maureen Cowley of 150 Captains Row, Chelsea MA spoke and strongly encourages the commission to approve the beer and wine license to Edson the owner of Ciao Pizza and Pasta. Conley mentioned that she has never seen any problems of drinking at Ciao Pizza. Allison Shepard of 24 Pembroke St. Chelsea MA spoke and believes Edson will run a great establishment but the location is not best for the neighborhood. Shepard commented that the intersection is very dangerous and this route is always congested with trucks and traffic. The neighborhood is already struggling with parking and if this establishment opens, there will not be any parking for the residents. She also mentioned that this route will be the route to take to the casino in Everett. Richard S. of 52 Medford St. Chelsea, MA also spoke and mentioned he is the Chair of Waterfront Association. He grew up on Medford Street and has fought to remove the old local bars such as John's Tavern and Beacon Café. He has been to the planning board meetings and this building was supposed to be residential and commercial spaces would be open until 7p.m. He proposes to the commission to table the application. He also recommends the hours to be restricted until 7 p.m. or 9 p.m. Public speaking was then closed. Vice Chair Rossi mentioned that last month's public hearing was postponed because the certified mail was not sent to the abutters. Guido questioned on how many seats there are in the establishment. Coimbra mentioned that there at 75 seats including the bar, which seats 15-20 seats. The employees live in Chelsea. The hours requested are Sunday-Wednesday 11am to 10pm and Thursday 11am to 11:30 p.m. Coimbra also mentions that the customers that visit Ciao Pizza & Pasta, take and Uber, walk or take the MBTA. Roback mentions that the Silver Line will also be available for transit. Guido questioned if the space in the building was already approved for a restaurant by the City of Chelsea. Coimbra mentions that he has appeared before the City multiple times. He also mentions he has lived in Chelsea for 15 years. Roback mentions that they have conducted many parking surveys, and found that there are plenty of parking on Winnisimmet Street. Guido questioned about satellite parking. Roback mentioned that they will have satellite parking across the street from the establishment. Vice Chair Rossi questioned on why apply for a Beer and Wine License at Ciao. Coimbra mentioned that the beer and wine was a great addition to Ciao Pizza and believes that the all alcohol

license for the Winnisimmet Lounge will be a different environment with lots of space. Captain Houghton had no comments. Guido questioned on distributor deliveries. Roback mentioned that, behind the establishment there is a loading area. Rossi questioned about lighting and cameras. Roback's plan is to extend the sidewalk, recess the lighting and add lighting in the parking lot. Coimbra will add cameras in the establishment and is willing to work with the police department with any requests. Guido motioned to approve the license. McAteer Second. Vote Unanimous.

**Public Hearing: Nilam LLC d/b/a Caribbean Liquors 399 Broadway**

Vice Chair Rossi opened the public hearing to consider an All Alcoholic Beverage License Transfer application to Nilam, LLC d/b/a Caribbean Liquors at 399 Broadway. Attorney John M. Mooradian appeared along with owners Mayank Patel and Utkal Patel. Vice Chair Rossi opened the public hearing portion. No one spoke. Public hearing portion was then closed. Captain Houghton mentioned this establishment is proactive and are never selling to intoxicated customers. Attorney Mooradian mentioned that his clients purchased the establishment. Utkal Patel will be the manager, he is TIP certified, and he currently manages a store and is looking for an approval from the commission. Guido questioned the residence of owners. Mr. Patel mentioned he lives in Lynn, MA. Vice Chair Rossi questions the amount of employees and the hours of operation. Patel mentions that he will have 2 full time and 2 part time employees at the establishment and the hours will be the same as the current licensee. Guido motioned to approve the application. McAteer Second. Vote Unanimous.

**Public Hearing: Abdul Samad Bhatti d/b/a Family Food Mart**

Vice Chair Rossi opened the public hearing to consider a wines and malt beverage license transfer application to Abdul Samad Bhatti d/b/a Family Food Mart at 324 Revere Beach Parkway. Attorney James A. Cutelis appeared along with owner Abdul Bhatti. Vice Chair Rossi opened the public speaking portion. No one spoke. Public speaking portion was then closed. Captain Houghton has no issues with this establishment, but he is concerned that the current owner is not opening or closing the establishment as stated on the license. Attorney Cutelis mentions that his client had owned a convenience store for two years and is experience in customer service. He also mentions that the owner will seek the TIP certification. Bhatti will be the only employee and will hire employees if necessary. Guido motioned to approve the application. McAteer Second. Vote Unanimous.

**Public Hearing: Colwen Management d/b/a TownePlace Suites by Marriott**

Vice Chair Rossi opened the public hearing to consider a Change of Beneficial Interest or Transfer/Issuance of Stock application to Colwen Management d/b/a TownePlace by Marriott at 30 Eastern Ave. Attorney Albert A. DeNapoli appeared on behalf of Colwen Management and mentions there is no change in the license. The beneficial interest has changed and he is seeking approval by the licensing commission. Vice Chair opened the public speaking portion. No one spoke. Public speaking portion was then closed. Captain Houghton had no comment. Guido motioned to approve the application. McAteer Second. Vote Unanimous.

**Public Hearing: Northshore Community Trust d/b/a A New Start LLC**

Vice Chair opened the public hearing to consider a Rooming House license to A New Start LLC at 207 Shurtleff St. James D’Amico appeared as the owner. Vice Chair opened the public speaking portion. No one spoke. Public speaking portion was then closed. Captain Houghton commented that Mr. D’Amico helps police with placing cameras and he is great to the community. D’Amico requests 47 rooms. Guido motioned to approve the application for 47 rooms. McAteer Second. Vote Unanimous.

**2017-18 Rooming House License Renewals**

Guido motioned to approve all rooming house renewals. McAteer second. Vote unanimous.

Meeting Adjourned at 7:04 p.m.

Respectfully submitted by,



Jenny Builes  
Licensing Administrator

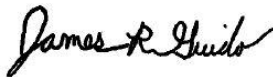
**Adoption Date: 12/12/2017**



Silvia Guzman, Chair



Mark Rossi, Vice Chair



James Guido, Member



Michael McAteer, Director ISD