

Minutes of the March 28, 2017 meeting of the City of Chelsea Licensing Commission.

Meeting opened at 6:04 p.m. by Chair Silvia Guzman (Guzman).

Commission members present: Michael McAteer (McAteer), Roseann Bongiovanni (Bongiovanni), James Guido (Guido), Silvia Guzman (Chair), Mark Rossi (Vice Chair).

Also present, Captain Keith Houghton on behalf of Chelsea Police Department, City Solicitor Cheryl Watson Fisher and Licensing Administrator Jenny Builes.

Vice Chair Rossi moved to adopt the minutes of the February 28, 2017 meeting. McAteer second. Vote unanimous.

Clerk's Update/New Business:

Rossi motioned to request a public hearing regarding the Chelsea Police Department Investigation report at Bar La Cueva 802 Broadway Chelsea, MA. Guido second. Vote unanimous.

Chair requested the communication from Chelsea Law Department as to the New Rule Progressive Discipline to be postponed until the April Licensing Meeting.

All other communications read, accepted and filed.

Chair opened the continued public hearing to consider an All Alcohol Beverages License to Colwen Management d/b/a Holiday Inn Chelsea of 1012 Broadway. Attorney Karen Simeo appeared on behalf of the hotel. Also present, Christopher Moulton manager of the hotel. Bongiovanni removed herself from the hearing at 6:08 p.m. Attorney Simeo stated construction has begun. Guido motioned to approve the All Alcohol Beverages License. Rossi second. Vote unanimous.

Chair opened the public hearing to consider a Rooming House License to Fifth Street Investment LLC c/o New Boston Management of 16 Fifth Street. Attorney Cory D. Rhoades appeared with Rick Costa, manager of the Rooming House. Attorney Rhoades mentioned Rick Costa is a Real Estate professional, does not have any violations with the city, and is a great property manager. Rick Costa mentioned tenants will receive free Wi-Fi. Guido questioned the number of kitchens in the building. Costa mentions that two small kitchens will be available for the tenants. Guido questioned the Rules and Guidelines for the tenants. Costa mentioned there will be no grills, no pets, no smoking and no drugs on the property. Rossi questioned about prices to rent a room. Costa mentions rooms are being priced between six hundred and seven hundred dollars. Chair questioned the time period tenants can rent a room and whether Costa will consider renting rooms like Airbnb. Costa mentions his main focus is to have monthly tenants but will consider day-to-day tenants. Chair questioned the applications process. Costa mentions he will have an application as well as a credit check and criminal background check upon approval. Chair opened the public speaking portion. Tom Ambrosino, City Manager of Chelsea spoke and strongly encourages approval of the license. Maryann Winship of 62 Beacon Street, spoke and encouraged the idea of a rooming house and also questioned if there will be a building manager for the property. Public portion is closed. Captain Houghton stated he has no issues with the rooming house. Bongiovanni questioned if there is going to be a manager onsite. Costa stated there will be a phone line available 24 hours/7 days a week, 365 days a year, to call for any emergencies. Bongiovanni questioned alcohol and drug uses on site

and if there are common hallways inside of the property. Costa stated he will not allow any drugs on the property and there are no common hallways. Rossi questioned Costa if he has managed other rooming houses. Costa stated he will be managing the old Diranian rooming house across the street located on Chestnut St. Chair questioned lighting and cameras on the property. Costa stated there will be cameras monitoring with full surveillance and lighting in the front entrance along with side entrance. Rossi motioned to approve the license. McAteer second. Vote unanimous.

Chair opened the public hearing to consider an extension of hours on the All Alcohol Beverages License to Cuzcatlan Restaurant Corporation d/b/a Cuzcatlan Restaurant of 142 Broadway. Delmy Galdamez, President, Jose Galdamez, Manager and Daniel Magunia appeared and requested to the commission to extend the hours Monday through Thursday until 12:00 a.m. and Friday, Saturday and Sunday until 1 a.m. Chair opened the public speaking portion. No one spoke. Public portion closed. Captain Houghton stated he does not have any issues with this establishment. He is concerned regarding the establishment being open until 1 a.m., because three other direct establishments have an alcohol license issued until 1 a.m. as well. Guido suggested the establishment close at 12 a.m. Bongiovanni questioned the number of patrons attending the establishment on a regular basis. Bongiovanni also questioned if the employees are TIP certified. Galdamez stated thirty five customers come into the establishment, usually more customers come in during the weekends, including deliveries. He further confirmed that his employees are TIP certified. Rossi questioned the reasoning behind the original hourly extension request. Galdamez stated he receives large family parties that want to stay in the establishment beyond closing time. Rossi suggested extending the operating hours by one hour, until midnight. Chair questioned about cameras in the establishment. Galdamez stated they have eight cameras and can keep three months' worth of video surveillance. Guido motioned to approve the extension of hours to: Monday through Thursday until 11 p.m. and Friday, Saturday and Sunday until 12 a.m. Rossi second. Vote Unanimous.

Chair opened the Licensing Commission Election. Bongiovanni nominated Silvia Guzman as Chairman and nominated Mark Rossi as Vice Chairman. No other nominations were stated. McAteer second. Vote Unanimous.

Meeting adjourned at 6:50 p.m.

Adoption Date: 5/23/17



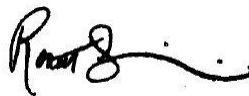
Silvia Guzman, Chair



Mark Rossi, Vice Chair



Michael McAteer, Director ISD



Roseanne Bongiovanni, Member