

Minutes of the September 26, 2017 meeting of the City of Chelsea Licensing Commission.

Meeting opened at 6:08 p.m. by Chair Silvia Guzman.

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

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

Vice Chair Rossi moved to adopt the minutes of the June 27, 2017 meeting. McAteer second. Vote unanimous.

Clerk's Update/New Business:

Email Communication from the Chelsea Police Dept. regarding Eversource Company, to terminate electricity on two alcoholic beverages licensed establishments due to non-payment. The Chelsea Station is now open and operating. The 9-11 Winnisimmet has not closed. Rossi motioned to accepted and file. McAteer second. Vote Unanimous.

Public Hearing: Las Pupusas Del Chino at 92 Washington Ave

Chair opened the public hearing to consider amending the current Amusement/Entertainment License of Las Pupusas Del Chino at 92 Washington Avenue in Chelsea, MA 02150. Mr. Gustavo Cerna appeared on behalf of the establishment and asked the commission if he can add two more T.v.'s and keep the jukebox. Chair opened the public speaking portion. No one spoke, public portion was then closed.

Captain Houghton spoke and asked the establishment to amend their license with the licensing commission because the police was in the establishment for an investigation non-related to Las Pupusas Del Chino, but noticed they were not licensed for three T.v.'s. Guido motioned to approve three T.V.'s and juke box. Rossi second. Vote unanimous.

Public Hearing: Pepper Dining, Inc. d/b/a Chili's Bar & Grill

Chair opened the public hearing to consider a Change of Officer/Director for Pepper Dining, Inc. d/b/a Chili's Bar & Grill at 1040 Revere Beach Parkway, Chelsea, MA 02150. Attorney Andrew Upton appeared on behalf of the establishment and expressed that the headquarters in Texas are changing directors and notification to the local licensing authority is required by the ABCC. Chair opened the public speaking portion. No one spoke, the public speaking portion was then closed. Captain Houghton had no comment. Guido moved to approve the change of Officers. Bongiovanni second. Vote Unanimous.

Public Hearing: Sixth Street Investment, LLC c/o New Boston Management

Chair opened the public hearing to consider a Rooming House Application for Sixth Street Investment, LLC c/o New Boston Management at 9 Sixth Street, Chelsea, MA 02150. Attorney Cory Rhoades appeared along with Rick Costa. Attorney Rhoades mentioned Rick Costa is a real estate professional and also manages other rooming houses. This location is a nine rooming house that will be monitored 24 hours per day and will be maintained clean and in order. Chair opened the public speaking portion. Miryam Cisero of 337 Broadway, Revere, MA spoke and mentions that this company make tenants sign notices to quit and pretend to file paperwork. Attorney Rhoades spoke and has no personal knowledge

of this matter. He asks Cisero which buildings she is referring to. She responds with 12, 14, 16 and 18. Rick Costa spoke and says Miryam represents clients at Bar Los Recuerdos. Vice Chair spoke and questions Costa how many rooms are in this establishment and how many people per room can he rent to. Costa responds that the rooming house has about nine to ten rooms and can fit two people per room. He also mentions that he will be remodeling the house. He will be adding kitchens and new bathrooms inside each room. He prefers long term tenants instead of nightly tenants. The weekly rate at the moment is \$150.00 per week. A 24 hour surveillance will be downloaded (backed up) into a DVR cloud system, available for 30-45 days. Captain Houghton commented on how he has no issues so far. Bongiovanni questioned the application process. Costa mentions that a background check, employment recommendations and any other documentation will be required from a potential tenant. Bongiovanni and Rossi questioned if undocumented applicants are able to apply. Costa welcomes any undocumented applicant as long as the applicant has a good employment history. Rossi asks if there are any typical renters or any students from Boston. Costa mentioned that at his moment the need for housing are locals. Students from Boston are tough to attract. Bongiovanni mentions that she prefers local people. Rossi motioned to approve the Rooming House License. McAteer Second. Vote unanimous.

Public Hearing: Crown Fried Chicken-895 Broadway

Chair opened the public hearing to consider a proposal to suspend, revoke and/or modify the Restaurant/Common Victualer License of Eman Corporation d/b/a Crown Fried Chicken at 895 Broadway, Chelsea MA 02150. Attorney William Cintolo from Cosgrove, Eisenberg & Kiley, P.C. appeared along with owner Adalat Khan at 175 Clark Ave Chelsea, MA, owner of Crown Fried Chicken. Chair opened the public speaking portion. No one spoke, the public speaking portion was then closed. Cheryl Watson Fisher, City Solicitor spoke and mentioned CFC does not exist in the Secretary of State website. The name was changed in 2016 to Halat Chicken & Pizza Inc. and other directors are listed in the organization. As of this moment Crown Friend Chicken is not an active corporation and was found guilty in federal court for wage theft. Attorney Cintolo spoke and mentioned that Mr. Khan is not familiar with the City of Chelsea rules and regulations. Chair commented on how he has owned this establishment since 2016 and he should recognize the rules and regulations by now. CFC currently does not have a license to operate. Attorney Cintolo mentioned Mr. Khan's case with the federal court is much complicated than it really is. The federal court's conviction is not final yet, and there are many cases currently happening. He mentions the local licensing authority in Boston has decided to postpone the hearing because of this case. Chair explains that this corporation has existed since 2014. This commission postponed meetings to let Mr. Khan seek an attorney. Attorney Fisher explains that Mr. Khan will have to provide the good standing certificate from the Mass. Department of revenue and register as a corporation to receive a common victualer license form the City of Chelsea. The licensing commission is the voice of the community and Vice Chair Rossi would like to hear what is being proposed to this commission. Attorney Cintolo proposes to resolve this issue in one week. He explains Mr. Khan hired a business partner to show and explain to him how a business operates. Afterwards, he will then own the establishment. Guido motions to give the establishment a 48 hour limit to have a chance and retrieve the paperwork necessary to apply for a common victualer license. McAteer second. Opposed-Bongiovanni, Chair and Rossi. Vice Chair Rossi motioned to suspend the license effective immediately until, this establishment has presented the certificate of good standing and register Eman

Corporation with the Secretary of State. These documents must be presented and accepted by the City Solicitor. Bongiovanni second. Vote unanimous.

Public Hearing- Taqueria Del Sol- 22 Washington Ave

Chair opened the public hearing to consider a Change of Location to the Wines and Malt Beverages License of Taqueria Del Sol at 22 Washington Ave Chelsea, MA. Attorney Miryam Cisero appeared along with Salvador Rauda, owner of the establishment. Attorney Cisero mentions that Mr. Rauda has owned the restaurant for 17 years and has had the liquor license for 10 years. He lost the lease at 55 Everett Avenue, non-related to this establishment. She proposes for a change of location to the old Pollo El Chalan at 22 Washington Ave. Chair opened the public speaking portion. Ginny Diranian at 22 Washington Ave in Chelsea, spoke and introduces herself as the owner of the building that Mr. Rauda is renting from. She mentions that she has a legal issue at Chelsea Court house with Mr. Rauda. Attorney Cisero mentions there have been criminal complaints about an assault and battery. She claims that the owner wanted American food to be sold at this location. Diranian mentions that she is in the process of eviction because Mr. Rauda has violated his lease stating she did not allow beer and wine until the commission approved his license. She wanted the establishment to be a breakfast place with American and Hispanic foods. No one else spoke. Public speaking portion was then closed. Captain Houghton spoke and mentioned the assault is pending and the hearing was re-scheduled at Chelsea District Court. Attorney Cisero is trying to come to an agreement with Ms. Diranian. Bongiovanni motioned to approve the change of location. Guido second. Vote unanimous.

Hackney Driver Appeals:

Chair opened the Hackney Driver Appeals. Chair opened the public speaking portion. Sergio Lopez of 75 Shawmut Street, Chelsea, MA spoke and mentioned he was a taxi driver before and says all of the taxi drivers now run through stop signs, they throw trash out of the taxi windows and have no respect for the public people on the streets. Damali Vidot also spoke in support of the cab companies and to have the commission take in consideration on how hard working these drivers are. Marisol Santiago spoke in support of the Blue and Red taxi companies. She is very pleased with their services for over 15 years. Public speaking portion was then closed. Captain Houghton spoke and explained there was an issue with the former Licensing Director where she reviewed all applications. He reviewed the applications this year but, usually the trafficking division would review the applications to be approved or denied. He suggests the applications be re-evaluated by the trafficking division. Chair Guzman and Vice Chair Rossi moved the appeals to be re-evaluated by the Chelsea Police Trafficking Division. Jose D. Ramos employed by Ventura Taxi appeared to conduct his appealing process with the Licensing Commission. Mr. Ramos explained the criminal case on his record. He stated he was driving the taxi cab and a woman crossed the street while a bus had stopped. She was running to cross the street when she claimed that Mr. Ramos had hit her with the cab. At the moment of the incident Mr. Ramos claims that there were no police officers, ambulances or witnesses. He stated that this woman claimed the incident to her insurance company and is now fighting this case in court. Rossi recommends Mr. Ramos to seek a lawyer and questioned his next trial date. Mr. Ramos' next trial date is to be scheduled on November 30, 2017. Rossi motioned to continue the appeal to December's licensing meeting. Bongiovanni second. Vote unanimous.

Meeting adjourned at 9:05 p.m.

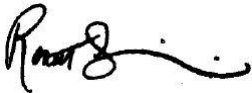
Adoption Date: 10/24/2017



Mark Rossi, Vice Chair



Michael McAteer, Director ISD



Roseanne Bongiovanni, Member