

## **Minutes of the March 27, 2018 meeting of the City of Chelsea Licensing Commission.**

**Location: Chelsea Public Library 569 Broadway Chelsea, MA 02150**

Meeting opened at 6:15 p.m. by Mark Rossi (Vice Chair)

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

Also present: Captain Keith Houghton on behalf of Chelsea PD, Strephon Treadway on behalf of Chelsea Law Dept. and Licensing Administrator Jenny Builes.

Guido moved to adopt the minutes of the February 27, 2018 meeting. McAteer second. Bongiovanni-yes. Vice Chair- yes.

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

Licensing Admin read all communications to the commission and to all members of the public regarding two license approvals from the ABCC and a letter from The Neighborhood Developers supporting the license application of Ciao Market at 212 Broadway. Bongiovanni motioned to accept and file. Guido second. Vote unanimous.

### **Public Hearing: Ciao! Artisanal Pasta LLC d/b/a Ciao! Market 212 Broadway**

Chair opened the public hearing to consider a Wine and Malt Beverage license application to Ciao! Artisanal Pasta LLC d/b/a Ciao! Market at 212 Broadway. Edson Coimbra appeared as owner of Ciao Market. Vice Chair opened the public speaking portion. No one spoke, therefore the public speaking portion was then closed. Captain Houghton has no issues with this location. Coimbra mentioned that the closing time will be at 10 p.m. and last call will be at 9:30 p.m. There will be no outside seating except for the Side Walk Café permit, which the City of Chelsea does not allow alcohol to be served on city property. The City of Chelsea may change the regulation if the Licensing Commission is interested. Bongiovanni questioned whether the layout of the establishment will change. Coimbra mentioned that he will not change anything right away. He is planning on expanding the menu to serve more sandwiches. He also mentioned that Saturday mornings are very busy. The hours of operation will be 8 a.m. to 10 p.m. Monday through Saturday and to be closed on Sundays. Guido motioned to approve the application. Bongiovanni second. Vote Unanimous.

### **Public Hearing: Mi Salvador & Mexicano Restaurant at 220-222 Broadway**

Vice Chair read the notice to the members of the public and the public hearing was continued until the April licensing meeting.

### **Public Hearing: Gran Chimu, Inc. d/b/a Las Palmas Restaurant at 44-48 Central Ave**

Chair opened the public hearing to consider revoking, suspending or modifying the All Alcoholic Beverages License of Gran Chimu, Inc. d/b/a Las Palmas Restaurant at 44-48 Central Avenue relative to the police report #18-524-OF and violating City of Chelsea Licensing Commission Rules and Regulations Section 2.17(a). Attorney Audai Cote appeared on behalf of Liliana Rivera the owner of Las Palmas Restaurant. Vice Chair opened the public speaking portion. No one spoke, therefore the public speaking portion was closed. Captain Houghton spoke and mentioned that CPD has been monitoring this establishment since October to return

her license since her suspension. The establishment has been closed since then. Ever source and Chelsea Police was not able to access the building to shut off the utilities. Captain Houghton also mentioned that the building has a for sale sign and a padlock. Cote mentioned that Ms. Rivera is in Peru to take care of her mother and notified him last minute to attend the meeting. He mentions Ms. Rivera will be returning in a day or two. He asks the commission to not revoke the license but to suspend for at least thirty days. In the meantime Ms. Rivera would like to sell the license along with the building. He mentions that they do have a buyer and is close to an agreement between Ms. Rivera and the buyer. The establishment has been closed for five to six months. Yessenia Alvarado of 180 Haven St in Reading, MA appeared as Lilita Rivera's realtor from Keller Williams. Ms. Alvarado mentioned that this property has been on the market for a couple of months. They do have a buyer who is interested in buying the building with the liquor license. At this moment they have a verbal offer and are negotiating. The building originally was listed for \$799,000. The price dropped to \$750,000. The buyer is a business owner of three restaurants, one is called Pueblo Viejo on Lexington St. in East Boston. His name is Marvin Jimenez he also owns Montecristo at 902 Broadway in Chelsea. Ms. Alvarado mentions that Mr. Jimenez made a verbal offer one month ago. Bongiovanni questioned whether the new owner will open a restaurant at this location. Ms. Alvarado insures that Mr. Jimenez's intention is to open a restaurant. Captain Houghton commented that he does not recall any activity at that location. Bongiovanni motioned to suspend the license of Las Palmas Restaurant for thirty days and continues the hearing on the question of revocation if an application for transfer of the license has not received in that time. Guido second. Chair- yes and McAteer-yes.

**City of Chelsea Licensing Commission Election for Chair and Vice Chair 2018:**

Guido nominated Rossi as Chairman. Bongiovanni seconds. McAteer-yes. Bongiovanni nominated Guido as Vice Chair. McAteer second. Rossi-yes.

Meeting adjourned at 6:45 p.m.

Respectfully submitted by,

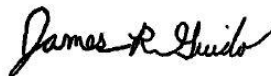


Jenny Builes  
Licensing Administrator

**Adoption Date: 4/24/2018**



Mark Rossi, Chair



James Guido, Vice Chair



Michael McAteer, Director ISD