

Minutes of the February 27, 2018 meeting of the City of Chelsea Licensing Commission.

Meeting opened at 6:10 p.m. by Silvia Guzman (Chair)

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

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

Vice Chair moved to adopt the minutes of the January 23, 2018 meeting. McAteer second. Bongiovanni-yes. Chair Guzman recused per her absence.

Clerk's Update/New Business:

Chair read all communications to the public. Rossi motioned the communications regarding Las Palmas and Mi Salvador & Mexicano to be scheduled for a public hearing next month. Communication regarding Banning Nips Sales will be forwarded to the City of Chelsea Law Department and have the City Solicitor comment. Chair Guzman mentioned that the ABCC will have to pass the ban. All other communications were accepted and filed. McAteer second. Vote unanimous.

Public Hearing: Molina's Butcher Shop d/b/a Rincon Hondureno at 194 Broadway

Chair opened the public hearing to consider an Alteration on Premise and Change of Hours application to Molina's Butcher Shop d/b/a Rincon Hondureno at 194 Broadway. Attorney David Mindlin along with Efrain Molina appeared to represent the establishment. The establishment would like to expand into the lower level of the building. The lower level will be utilized as a function hall and upper/street level will remain the restaurant and bar section. The applicant has filed an occupancy permit with the Inspectional Services Department and is expected to install a sprinkler system to be approved. This location was also known as the Knights of Columbus, which has been closed for several years. Molina would also like to change the closing hours from 11:00 p.m. to 1:00 a.m., seven nights a week. Chair opened the public speaking portion. No one spoke, the public speaking portion was then closed. Captain Houghton recommends the commission to not approve the extended hours. Captain Houghton comments that Mr. Molina is the manager at three other locations and CPD has had issues with a few of them. He has not had issues with this location. This establishment is near other establishments that close at 1:00 a.m. as well and fears there will be much more loitering. Bongiovanni questioned whether the lower level will remain as a function hall or have a mix use of a restaurant and bar. Molina confirmed that the lower level will only be utilized as a function hall for birthday parties, weddings and small events. A question was raised about closing one establishment at two different times of the night would be allowed. In conclusion, the establishment can only close at one certain time. The closing time for the function hall must be the same closing time as the restaurant. Molina is leasing both spaces at this time. Bongiovanni questioned about the restaurant Curley's, and how they utilized the space. Molina confirmed that he uses the establishment has a hall and restaurant. Mindlin and Molina change their original request to close at 12 midnight instead of 1:00 a.m. The total of employees in the restaurant are ten people and Molina's partner Juan helps him manage his other restaurants. Parking will only be available on the street which is residential parking from 12:00 a.m. to 5:00 a.m. Molina mentioned that there are seven cameras installed in the restaurant but, will add a new surveillance system for both the function hall and restaurant. The video surveillance at the moment only holds 15 days of memory. Vice Chair Rossi motioned to approve the application of Altering the Premises with the change of hours of

9:00 a.m. to 12:00 a.m. (midnight) seven days a week, upgrade the video recording system to 30 Days and also have Chelsea Police Department determine where to place cameras and add lighting inside and outside of the establishment. McAteer second on this motion. Bongiovanni- yes. Chair Guzman- yes.

Public Hearing: Colwen Management, Inc. d/b/a Homewood Suites by Hilton Chelsea at 145 Beech Street

Chair opened the public hearing to consider a change of manager application for Colwen Management, Inc. d/b/a Homewood Suites by Hilton Chelsea at 145 Beech Street. Bongiovanni recused herself from this public hearing. Rashi Mang, Michelle Haselhuhn and Michael Colavecchio appeared on behalf of Colwen Management, Inc. Chair opened the public speaking portion. No one spoke, the public speaking portion was then closed. Colwen Management is requesting a Change of Manager on record. This location has no violations and the proposed manager will be Michelle Haselhuhn, who has hospitality experience of twelve years and has been employed by Colwen for three years. Captain Houghton spoke and has no issues with this location. McAteer motioned to approve the application for a change of manager. Vice Chair Rossi second. Vote unanimous. Bongiovanni returned to the meeting.

Public Hearing: Pramukham d/b/a Bridge Liquors at 79 Williams Street

Chair opened the public hearing to consider a Change of Beneficial Interest/Transfer of Stock and Change of DBA to Pramukham Corporation d/b/a Bridge Liquors at 79 Williams Street. Attorney Matthew Porter, managers Vishal Patel and Shreyashkumar Patel appeared on behalf of the establishment. Chair opened the public speaking portion. No one spoke, the public speaking portion was then closed. Captain Houghton spoke and mentioned that there has been complaints from elderly residents that the side walk has been blocked off by beer cases being delivered to this location, from not opening the establishment on time. Vishal Patel has been the owner since 2014. Mr. Patel had the opportunity to buy out his partner of three years and would like to change the person of beneficial interest on file as well as change the DBA name to Bridge Liquors. Vishal is selling the share to his friend of four years which he met in his religious temple. He is not seeking a pledge, only a beneficial interest. Shreyaskumar bought the share for 350,000 and also owns two other establishments in Brockton. Nips Sales are a big part of the profit for this location. Vishal mentioned that 10-15% of profit come from the sale of nips. Bongiovanni questioned the number of employees working at this establishment. A gentleman named Flakito is usually there, but is not eTIPS certified. The Licensing Commission mentioned that the City of Chelsea is looking into banning nips sales in Chelsea. The Commission questioned on the estimated age group that usually comes in to buy liquor at this location. Vishal mentioned the usual age group would be 55 years or older. The Commission questioned whether he asks for an ID for everyone who purchases liquor. Vishal mentioned that he cards anyone who appears to be 30 years old or younger. The Licensing Commission requests that Vishal and his employees ask everyone for an ID to purchase liquor. Rossi questioned the estimated annual gross income. Vishal mentions he makes a rough estimate of 2.8 million. The commission asked Mr. Patel to upgrade his surveillance system to 30 days instead of 12 days. Captain Houghton mentions that this establishment has passed the underage inspections by CPD. Vice Chair Rossi motions to approve the applications to Change the Beneficial Interest and DBA name with the addition of upgrading the surveillance memory to 30 days. Also, all employees must be eTips certified and certificates will be emailed to the licensing administrator. Bongiovanni second. Vote unanimous.

Public Hearing: 180 Broadway Liquor, Inc. d/b/a Chelsea Liquor Mart at 180 Broadway

Chair opened the public hearing to consider a Package Store, All alcoholic Beverages License Transfer application to 180 Broadway Liquor, Inc. d/b/a Chelsea Liquor Mart at 180-182 Broadway. Attorney John Mooradian and Bijal Patel appeared on behalf of the establishment. They come before the commission to seek an approval for the transfer of license, pledge and change of manager. Chair opened the public speaking

portion. No one spoke, the public speaking portion was then closed. Captain Houghton spoke and mentions that this location is very popular for selling nips. This establishment is also working with the Downtown task force and has been very cooperative with CPD. He also mentions that this location sells many cases of beer and should search the amount of liquor they can sell to each person. The redemption center attracts many intoxicated people, which has caused many problems in the past and many arrest have occurred for trespassing. Chair questioned whether the business owner receives notification that a person has been arrested on the property. CPD mentions that the business owners do not get notified. Mr. Patel will be purchasing the business and the real estate. Patel will have 4-5 employees, a manager and family members will be on call. All employees will be eTips certified. He mentions that the redemption center is closed and he does not plan to open it. Patel owns two other liquor stores in Maverick Square, East Boston. His other locations have cameras inside and outside the establishments. Patel has complied with BPD and has no violations. He also mentions that he will use an advanced point of sale system which records each transaction and will utilize an ID detection system which detects inaccurate ID's. The systems cost about 3,000-5,000 dollars. Rossi motioned to approve the transfer of license with an addition to improving the awning, pledge of license and all employees must be eTips certified. Bongiovanni second. Vote unanimous.

Chair Silvia Guzman announced that she will not be re-appointing herself as a member on the Licensing Commission.

Meeting adjourned at 7:31 p.m.

Respectfully submitted by:



Jenny Builes
Licensing Administrator


Adoption Date: 3/27/2018



Mark Rossi, Vice Chair



Roseanne Bongiovanni, Member



James Guido, Member



Michael McAteer, Director ISD