



Licensing Board for the City of Boston

1 City Hall Plaza, Room 809, Boston, MA 02201 Phone: 617-635-4170

Hearing List for: **Wednesday, June 4, 2025**

Time: 10:00 AM

Virtual Hearing Zoom Link:

<https://us02web.zoom.us/j/83713136310?pwd=eXFySTNBMERHZ1dHZXRvb1FLU1hEQT09>

Meeting ID: 837 1313 6310; Passcode: 330215; Dial in #: (646) 876-9923

Commissioners:

Kathleen M. Joyce, Chairman

Keeana S. Saxon

Liam P. Curran

Executive Secretary:

Daniel R. Green

1 KEANKRUTA LLC

D/B/A: BRASSICA KITCHEN + CAFE

3710A WASHINGTON ST
JAMAICA PLAIN, MA 02130

License #: LB-155715

Holder of a Common Victualler 7 Day (Neighborhood Restricted) All-Alcoholic Beverages License has petitioned to amend the description of the licensed business- From: One story building with licensed premises consisting of approx. 4,460 square feet, with seating for 126 indoors, along with four dining areas, two bars, kitchen, storage, and restrooms. Two seasonal patio areas on private property with seating for 25 (patio A) and 18 (patio B). Patio Closing hour 10:00 PM Sun-Thurs, 11:00 PM Fri & Sat. Two means of ingress and six means of egress. To: Premises identified as 3710-3712 Washington St, Jamaica Plain, MA 02130; Space A and Space B are connected through a vestibule in the rear. Space A (3710 side) is approx. 1,307 SF with dining area with seating for 26, bar with seating for 5, kitchen, storage, and restrooms, and Patio A, which is a seasonal (April-Nov) approx. 440 SF patio on private property, seating for 25. Space B (3712 side) is approx. 3,161 SF with 3 dining areas with seating for 80, bar with seating for 15, kitchen, storage and restrooms, and Patio B, which is a seasonal (April-Nov) approx. 227 SF patio on private property, seating 18. Boston patios have a closing hour of 10:00 PM Sun-Thurs and 11:00 PM Fri & Sat. Two means of ingress and six means of egress.

Attorney: Adam Barnosky

RECEIVED

By OFFICE OF THE CITY CLERK at 4:11 pm, May 29, 2025

2 Markiro Market Place, Inc.

D/B/A: Lambert's Market Place

10 TEMPLE PL
BOSTON, MA 02111

License #: LB-387124

Holder of a Retail Package Store Wines & Malt Beverages License has petitioned to change the category of the license- From: Retail Package Store Wines & Malt Beverages. To: Retail Package Store All-Alcoholic Beverages

Attorney: Louis A. Cassis

3 PASTA BEACH ROWES WHARF, LLC

D/B/A: PASTA BEACH

30 ROWES WHARF
BOSTON, MA 02110

License #: LB-99452

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: 1928 Boston Harbor, LLC dba 1928 Rowes Wharf (at the same location). Kristin Jenkins, Manager. 1:00 AM Closing Hour. Updating the description of premise as follows: 5,303sf TOTAL: 2,953sf on ground floor with main dining area and bar seating; kitchen and storage in rear; mezzanine level for additional equipment and storage; 2 entrance/ exits of Atlantic Ave.; additional entrance/exit on northern side of premises. 2,350sf annual patio on private property with seating for 70, closing hour 11pm.

Attorney: Kristen L. Scanlon

4 Harvard Convenience Inc.

D/B/A: Harvard Convenience

157 BRIGHTON AV
ALLSTON, MA 02134

License #: LB-540101

Holder of a Retail Package Store Wines and Malt Beverages License has petitioned to transfer the license from the above - To: Patel Harvard, Inc. dba Harvard Convenience (at the same location). Tushar Kanubhai Patel, Manager. 2:00 AM Closing Hour (with alcohol sales ceasing at 11:00 PM). Secondly, has petitioned to pledge the license and inventory to Rockland Trust Company.

Attorney: Jackson L. Christian

5 WATER DRAGON, LLC

D/B/A: BLUE DRAGON

324 A ST
BOSTON, MA 02210

License #: LB-99388

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license and the location - From: Water Dragon, LLC located at 324 A Street, Boston, MA 02210. To: Maple & Ash Boston, LLC dba Maple & Ash located at 131 Seaport Blvd, Boston, MA 02210. Premise consists of - In one room on ground floor with lobby for main entrance; one large room on second floor with dining room, with kitchen, storage and office space; service bar and wine room; additional room in rear with additional dining and bar, reception area, and restrooms (11,237sf). Annual outdoor terrace (on private property) on second floor (1,100sf) with approximately 56 seats and 11:00PM patio closing hour. All together comprised of approximately 12,337sf with 3 exits and 1 entrance. 2:00AM interior closing hour. Sean Gildea, Manager.

Attorney: Dennis A. Quilty

6 Third Cliff Bakery, LLC

D/B/A: Third Cliff Bakery

3531 WASHINGTON ST
JAMAICA PLAIN, MA 02130

License #: LB-596693

Has applied for a Common Victualler 7 Day Wines and Malt Beverages with Liqueurs License to be exercised on the above - Approx. 1418 SF across 1 floor of shared building w/ 2 public and 1 private entrance/exit, 2 bathrooms, front service area with 25 seats, kitchen, and storage area. Also to include seasonal patio (Apr-Nov) on private property with 10 seats (approx 400SF). Patio closing hour 5PM. Alcohol will be stored inside cages in dry storage area and under-counter fridge for service.

Manager: Margaret Crowley

Closing Time: 10:00 PM

7 Wash EI Beverages, LLC

D/B/A:

1395 - 1405 WASHINGTON ST
ROXBURY, MA 02118

License #: LB-596687

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 7,393 SF on the 1st floor and basement of a mixed-use building, consisting of three (3) spaces, connected by a rear area on the 1st floor. Space 1 includes 1,240 SF on the 1st floor and 1,476 SF in the basement for storage; Space 2 includes 1,098 SF on the 1st floor and 1,268 SF in the basement for storage; Space 3 includes 1,434 SF on the 1st floor and 927 SF in the basement for storage.

Manager: Peter Georgantas

Closing Time: 2:00 AM

8 Mr Drinky LLC

D/B/A: Mr Drinky
606 CENTRE ST
JAMAICA PLAIN, MA 02130

License #: LB-596653

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 500 SF on 1 floor with 1 entrance/ 2 exits. Includes a bar that covers length of space with seating for approx. 8-10 and additional booth seating along the wall and front of space, with restroom in the rear. Also includes 400 SF basement for prep space, storage, and office space.

Manager: Alan Wong
Closing Time: 1:00 AM

9 O'Brien & Armstrong, Inc.

D/B/A: The Green T Coffee Shop
873 SOUTH ST
ROSLINDALE, MA 02131

License #: LB-596679

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 970SF business on the ground floor with 1 entrance and 2 exits. Includes counter style seating for approximately 17, 60SF kitchen area, and ADA compliant bathroom. Also to include a 970SF basement used for storage, refrigeration, baking and kitchen prep.

Manager: Braden Armstrong
Closing Time: 10:00 PM

THE ABOVE LISTED MATTERS FOR HEARINGS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE, EXCEPT TO THE PRINCIPALS. TO DETERMINE WHETHER THE MATTER IS STILL SCHEDULED FOR A HEARING ON THE NOTICED DATE, PLEASE CALL 617-635-4170 THE DAY PRIOR AND INQUIRE.

IN ADDITION, PLEASE NOTE THAT THE ORDER IN WHICH THE MATTERS ARE LISTED DOES NOT GUARANTEE IT IS THE ORDER IN WHICH THEY WILL BE CALLED. AS SUCH, PLEASE MAKE SURE YOU ARRIVE AT THE NOTICED TIME AT THE NOTICED TIME LISTED ABOVE.

For The Board



**Daniel R. Green
Executive Secretary**