



Licensing Board for the City of Boston

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

Hearing List for: **Wednesday, May 14, 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 BBP SP 1 LLC

D/B/A: PopUp Bagels

70 PIER 4 BL
BOSTON, MA 02210

License #: LB-595181

Has applied for a Common Victualler License to be exercised on the above -737SF Take-out bagel shop with an employee restroom in the rear left, two walk-in refrigerators, and kitchen equipment. No basement and no seating.

Manager: Alex Rivero

Hours of Operation: 7:00 AM to 3:00 PM

2 CHIPOTLE MEXICAN GRILL OF COLORADO, LLC

D/B/A: CHIPOTLE MEXICAN GRILL # 5670

462 WASHINGTON ST
BRIGHTON, MA 02135

License #: LB-594614

Has applied for a Common Victualler License to be exercised on the above -1st Floor – 2,200SF restaurant including a dining area with 22 interior seats, two public restrooms, a service counter, cookline, back workroom, walk-in cooler, and office.

Manager: Guy Levin

Hours of Operation: 10:00 AM to 11:00 PM

3 Luke's Lobster MA LLC

D/B/A: Luke's Lobster

191W ATLANTIC AV
BOSTON, MA 02110

License #: LB-595598

Has applied for a Common Victualler License to be exercised on the above -200SF Takeout-only refurbished storage container located on federal land (National Park Service Harbor Islands Welcome Center) used to sell seafood rolls. Restrooms are available in the National Park Service Welcome Center.

Manager: Mike Holden

Hours of Operation: 11:00 AM to 9:00 PM

4 1010 Morrissey Corp

D/B/A: Milkweed

1010 WILLIAM T MORRISSEY BL
DORCHESTER, MA 02122

License #: LB-595701

Has applied for a Common Victualler License to be exercised on the above -2,373SF Full-service restaurant with takeout, all located on one floor. The dining room seats 77. There is no basement. Storage and food prep areas are located in the rear, behind the kitchen. The space also includes a small office and two bathrooms on the same level. There is a main dining counter and a separate, smaller counter for takeout.

Manager: Holly-Beth Renaud

Hours of Operation: 6:00 AM to 11:00 PM

5 Selhi Associates, LLC

D/B/A: MCDONALD'S

301 WARREN ST
ROXBURY, MA 02119

License #: LB-100320

Holder of a Common Victualler License has petitioned to change the Hours of the licensed business From : 1:00 AM Drive thru Closing only To: 3:00 AM Closing for Drive thru & deliveries only.

6 Selhi Group 2, LLC

D/B/A: McDonald's

146 - 146A TREMONT ST
BOSTON, MA 02111

License #: LB-128574

Holder of a Common Victualler License has petitioned to change the Hours of the licensed business From : 12:00 AM Drive thru Closing only To: 3:00 AM Closing for Drive thru & deliveries only.

7 851 Beacon St SPE, LLC

D/B/A: 851 Beacon St. SPE, LLC

851 BEACON ST
BOSTON, MA 02215

License #: LB-595508

Has applied for a Lodging House License to be exercised on the above - Four story building with basement unit. There are kitchens and bathrooms on all floors. Consists of 10 rooms with 15 residents. 1 room in the basement. 3 rooms on the 1st floor. 2 rooms on the 2nd floor. 2 rooms on the 3rd floor. 2 rooms on the 4th floor. Office on the 1st Floor.

Manager: Yan Schechter

8 RAIL STOP, LLC

D/B/A:

94 - 160 GUEST ST
BRIGHTON, MA 02135

License #: LB-99322

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: Raymond Johnston To: Amelia Monday.

9 MINOT HOSPITALITY GROUP LLC

D/B/A: Beacon Hill Hotel

25 - 29 CHARLES ST

BOSTON, MA 02108

License #: LB-101659

Holder of an Innholder All-Alcoholic Beverages License has petitioned to change the manager of the licensed business

- From: Thomas Santaniello To: Jayson Ira Goldstein.

Attorney: Dennis A. Quilty

10 DIAMONDROCK BOSTON BROAD STREET TENANT, LLC

D/B/A: HILTON BOSTON DOWNTOWN/FANEUIL HALL

89 BROAD ST

BOSTON, MA 02110

License #: LB-101650

Holder of an Innholder All-Alcoholic Beverages License has petitioned for a change of Officers/Directors/LLC Managers.

Secondly, has petitioned to change the DBA of the licensed business - From: Hilton Boston Downtown/Faneuil Hall To:

The Dagney Boston.

11 DIAMONDROCK BOSTON TENANT, LLC

D/B/A: WESTIN BOSTON WATERFRONT

425 SUMMER ST

BOSTON, MA 02210

License #: LB-101660

Holder of an Innholder All-Alcoholic Beverages License has petitioned for a change of Officers/Directors/LLC Managers.

12 PATINA BOS, LLC

D/B/A: Banners Kitchen & Tap and Hub Hall featuring Momosan Ramen by Morimoto

80 - 82 CAUSEWAY ST

BOSTON, MA 02114

License #: LB-99098

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a change of Officers/Directors/LLC Managers.

Attorney: Kristen L. Scanlon

13 Shippy's Inc.

D/B/A: Beacon Street Liquors

842 BEACON ST

BOSTON, MA 02215

License #: LB-334563

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned to pledge the license to Brookline Bank.

14 SEAPORT SOCIAL LIMITED PARTNERSHIP

D/B/A: SEAPORT SOCIAL
225 NORTHERN AV
BOSTON, MA 02210
License #: LB-98891

Holder of a Common Victualler 7-Day All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: SGH Seaport, LLC dba Bambola! (at the same location). Richard Sullivan II, Manager. 2:00 AM Closing Hour. Secondly, has petitioned to amend the description of the licensed business - From: 6,374 S.F. In one main room on ground floor with main dining room and bar seating; one main entrance/exit on Northern Avenue, and three exits. Kitchen and storage in rear of premises. Seasonal (April-October) outdoor seating on public property. To: Full service 6,374 square foot restaurant on one floor with 2 dining rooms with 71 seats, 2 bars with 46 seats, kitchen, storage, and two annual patios with a total area of 1,550 square feet 60 seats on private property that close at 11:00 PM. 3 Exits and 1 entrance. Attorney: Thomas P. Miller

15 Fresh Boston Retail LLC

D/B/A: Fresh Boston
232 OLD COLONY AV
SOUTH BOSTON, MA 02127
License #: LB-481086

Holder of a Retail Package Store All-Alcoholic Beverages License has petitioned for a Change of Ownership Interest. Secondly, has petitioned for a Change of Officers/Directors/LLC Managers. Lastly, has petitioned to change the manager of the licensed business - From: Alexis Sillery To: Charles Merritt.
Attorney: Thomas P. Miller

16 STADIUM RESTAURANT LLC

D/B/A:
232 OLD COLONY AV
SOUTH BOSTON, MA 02127
License #: LB-99188

Holder of a Common Victualler 7-Day All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: RSCM Holdings, LLC dba Fresh Boston (at the same location). Charles Merritt, Manager. 2:00 AM Closing Hour. Secondly, has petitioned to amend the description of the licensed business - From: In two rooms and kitchen on first floor; One room and kitchen on the second floor; one room and kitchen and stock room in basement. To: (2,594 SF) On one floor in three rooms with table and bar seating for 34 in the front, food prep, kitchen and restrooms in the rear.
Attorney: Thomas P. Miller

17 Lola Burger Restaurant Boston LLC

D/B/A: Lola Burger
11 FAN PIER BL
BOSTON, MA 02210
License #: LB-99562

Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned to transfer the license and the location From: Lola Burger Restaurant Boston LLC located at 11 Fan Pier Blvd, Boston MA 02210. To: Selfup, LLC dba Selfup Cooking Classes located at 19 Kingston Street, Boston, MA 02111. Premise consists of - Multi-level commercial building is approximately 3,800 sq. ft. located at 19 Kingston Street, Units 1 and 2. First floor is 1,900 sq. ft. with two kitchens, two bathrooms and storage; Second floor is 1,900 sq. ft. consisting of a large open space, one bathroom and storage, and two kitchens. 49 person occupancy per floor. Gegham Artsruni, Manager. 11:00 PM Closing Hour. Secondly, has petitioned to change the license type - From: Section 12 Restaurant To: Section 12 General On-Premises.
Attorney: Elizabeth Pisano

18 Hot Eastern Inc.

D/B/A: Friendship BBQ

40 HARRISON AV
BOSTON, MA 02111

License #: LB-99652

Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned to transfer the license and the location From: Hot Eastern, Inc. located at 40 Harrison Ave, Boston, MA 02111. To: Seaport 50 Hospitality, LLC dba Tacos El Chikis located at 50 Northern Ave, Boston, MA 02210. Premise consists of - 2,123 square foot full service restaurant with 20 seats, a dining room, service area, kitchen, walk-in cooler, storage and bathrooms with two entrances and four exits and an annual 224 square foot outdoor patio with 18 seats on private property. Patio closes at 11:00 PM with all patrons off by 11:30 PM. Indoor closing hours - 1:00 AM Sun-Thurs; 3:00 AM Fri-Sat with Alcohol Service closing at 1:00 AM. Dominick Minots, Manager.

Attorney: Thomas P. Miller

19 Seaport 50 Hospitality, LLC

D/B/A: Tacos El Chikis

50 NORTHERN AV
BOSTON, MA 02210

License #: LB-594990

Has applied for a Retail Package Store Wines and Malt Beverages License to be exercised on the above - Sales Counter, and walk-in cooler for storage of products in approximately 156 square feet with one entrance and one exit.

Manager: Dominick Minots

Closing Time: 11:00 PM

Attorney: Thomas P. Miller

20 Petrova Chocolates, LLC

D/B/A: Petrova Chcolates

61 SALEM ST
BOSTON, MA 02113

License #: LB-595016

Has applied for a Retail Package Store Wines and Malt Beverages License to be exercised on the above - Premise located at 61 Salem St. Boston, MA 02113; 850 sf total: approx. 425sf on ground floor, one main entrance/exit on Salem St. 425sf basement for storage, office, private restroom.

Manager: Blagovesta Petrova

Closing Time: 7:00 PM

Attorney: Kristen L. Scanlon

21 Flores Mantilla, Inc.

D/B/A: Flores Mantilla

595 TREMONT ST
ROXBURY, MA 02118

License #: LB-595019

Has applied for a Retail Package Store Wines and Malt Beverages License to be exercised on the above - Retail store on lower level of building located at 595 Tremont Street; Retail space is approximately 750 sq. ft. with storage in the basement that is approximately 750 sq. ft.; Two entrances and two exits.

Manager: Nancy Mantilla

Closing Time: 7:00 PM

Attorney: Andrew F. Upton

22 FAS, LLC

D/B/A: Mesob Restaurant

1746 - 1752 WASHINGTON ST
ROXBURY, MA 02118

License #: LB-595045

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - Premise identified as: 1746-1752 Washington St, Suite C, Boston, MA 02118; 983sf total: in three rooms on ground floor, including one main dining area for seated guests, kitchen, and a back room housing a walk-in refrigerator and sinks. Main entrance/exit on Washington Street. Emergency exit in rear.

Manager: Ariam Berhane

Closing Time: 1:00 AM

Attorney: Kristen L. Scanlon

23 KKR Holdings, LLC

D/B/A: District 7 Cafe

376 WARREN ST
ROXBURY, MA 02119

License #: LB-595032

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above – The leased premises consists of approximately 1235 sq. ft. of space with 2 exits on the 1st floor of a commercial/residential building. When you walk into the café on 376 Warren St., you can place orders at the barista counter to the right, use one of the restrooms in the back of the cafe, or walk left and continue on the to seating and bar side of the cafe which also has an exit onto Maywood St. Alcohol will be stored in a locked closet in the basement.

Manager: Royal Smith

Closing Time: 2:00 AM

24 (Im)Possible Shows, LLC

D/B/A: The Conjurers' Club

40 FRANKLIN ST
BOSTON, MA 02110

License #: LB-595031

Has applied for a General On-Premise All-Alcoholic Beverages License to be exercised on the above - 5,789 SF on 1 floor (ground level) with 3 entrances/exits used for immersive theatrical experience. To include a main performance space (The Parlor) with seating for approximately 45, as well as 5 smaller rooms/performance areas with various amounts of seating. Storage located in employee area of space. Alcohol served in all guest facing rooms.

Manager: Jonathan Lang

Closing Time: 12:00 AM

25 First Watch Restaurants, Inc.

D/B/A: First Watch #1180
777 BOYLSTON ST
BOSTON, MA 02116
License #: LB-595198

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 3,109 SQ. FT. interior restaurant space on 1st floor with 2 entrances and 3 exits; to include dining area with seating for approximately 108 and 10 bar/counter seats, women's and men's restrooms, and kitchen in the rear. All alcohol will be stored in the back bar area, within lockable cooler and dry storage cabinets. Floor 2, basement consisting of 1,410 SQ. FT. will be used for additional prep, storage, and employee break room. Also to include a 585 sq. ft. private patio for annual dining, weather permitting. The patio will close at 2:30 p.m.

Manager: Michael Lankowki
Closing Time: 2:30 PM

26 Cranberry Cafe, Inc.

D/B/A: Deja Brew
704 E BROADWAY
SOUTH BOSTON, MA 02127

License #: LB-595036

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - Deja Brew is approximately 1200 SF on 1 floor with 1 entrance and 2 exits. Includes a small bar with seating for 7 and (6) two top tables. Bathroom, kitchen and storage located in the rear.

Manager: Marissa Walsh
Closing Time: 1:00 AM

27 HB and BHH Management, LLC

D/B/A: Broadway Pastry/Pizzeria 260
258 W BROADWAY
SOUTH BOSTON, MA 02127

License #: LB-595074

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - Premise identified as: 258-260 West Broadway, Boston, MA 02127; In two rooms on first floor connected in an "H" configuration. The left side, i.e., "258 Section", consists of a seating area of 16 seats, food preparation area and bathroom, with a capacity of 38 persons. The right side, i.e., the "260 Section" consists of a seating area of 16 seats, full kitchen and bathroom, with a capacity of 34 persons. Secondly, has petitioned for the approval of a Management Agreement between HB and BHH Management, LLC and AOBH, Inc. and Laberia, Inc.

Manager: Arian Hysenaj
Closing Time: 11:00 PM
Attorney: Carolyn M. Conway

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

A handwritten signature in blue ink that reads "Daniel R. Green". The signature is written in a cursive style with a large initial 'D'.

Daniel R. Green
Executive Secretary