



City of Boston
Mayor Michelle Wu
Licensing Board

Commissioners:
Kathleen M. Joyce, Chairman
Keeana S. Saxon
Liam P. Curran
Executive Secretary:
Daniel R. Green

Voting Hearing Agenda
June 25, 2026
(all commissioners present)

Licensed Premise Inspection Hearing on Tuesday, June 16, 2026

1. Broadway Restaurant, LLC

Doing business as: Loco Taqueria & Oyster Bar
Location: 412 - 414 W Broadway South Boston, MA 02127
License#: LB-99304, Notice/Violation#: 010252, Category: CV7AL
Date: 04/11/2026
Notice: Assault and battery dangerous weapon patron on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 15A.

No Violation

2. Broadway Restaurant, LLC

Doing business as: Loco Taqueria & Oyster Bar
Location: 412 - 414 W Broadway South Boston, MA 02127
License#: LB-99304, Notice/Violation#: 010253, Category: CV7AL
Date: 04/12/2026
Notice: Patron overserved (passed out in bar, left in ambulance) in violation of M.G.L. ch. 138 s. 69.

No Violation

3. Broadway Restaurant, LLC

Doing business as: Loco Taqueria & Oyster Bar
Location: 412 - 414 W Broadway South Boston, MA 02127
License#: LB-99304, Notice/Violation#: 010181, Category: CV7AL
Date: 04/16/2026
Notice: Assault and battery patron on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A

No Violation

4. Dorset Restaurant Group LLC

Doing business as: Landmark Public House

Location: 772 Adams St Dorchester, MA 02122

License#: LB-157964, Notice/Violation#: 010151, Category: CV7ALN

Date: 03/15/2026

Notice: Assault and battery employee on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

No Violation

Correspondence from the Board

5. Tom English's Cottage, Inc.

Doing business as: Tom English's Tavern

Location: 112 - 118 Emerson St South Boston, MA 02127

License#: LB-99065, Notice/Violation#: 010251, Category: CV7AL

Date: 03/06/2026

Notice: Assault and battery patron on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

No Violation

The Board notes that the Licensee should have called police

6. 186 Harvard Ave Bar LLC

Doing business as: Han

Location: 178 - 188 Harvard Av Allston, MA 02134

License#: LB-99093, Notice/Violation#: 007532, Category: CV7AL

Date: 03/29/2026

Notice: Assault and battery employee on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

Deferred to allow the Licensee to submit video evidence

7. Land Of Fire Azerbaijan, Inc.

Doing business as: Land Of Fire Pizzeria

Location: 1696 Commonwealth Av Brighton, MA 02135

License#: LB-100056, Notice/Violation#: 020530, Category: CVICT

Date: 01/25/2026

Notice: Assault and battery patron on employee in violation of M.G.L. ch.140 s. 9.

No Common Victualler license posted in violation of M.G.L. ch. 140 s. 9.

No ISD posted.

No Violation

8. Concorde Entertainment, Inc.

Doing business as: Bill's Bar/The Lansdowne Pub

Location: 9 Lansdowne St Boston, MA 02215

License#: LB-99448, Notice/Violation#: 054761, Category: CV7AL

Date: 04/03/2026

Notice: Service of more than 2 alcohol drinks in violation of M.G.L. ch. 138 s. 64.

Correspondence from the Board

9. Bleacher Bar, LLC

Doing business as: Bleacher Bar

Location: 82A Lansdowne St Boston, MA 02215

License#: LB-99017, Notice/Violation#: 054762, Category: CV7AL

Date: 04/03/2026

Notice: Service of more than 2 drinks to one patron at a time (bucket) in violation of M.G.L. ch. 138 s. 64.

Correspondence from the Board

10. Amf Bowling Centers Inc.,

doing business as: Jillian's Billiard's Club

Location: 145 Ipswich St Boston, MA 02215

License#: LB-98964, Notice/Violation#: 054760, Category: CV7AL

Date: 04/03/2026

Notice: Service of more than 2 alcohol drinks to one patron at a time in violation of M.G.L. ch. 138 s. 64.

Correspondence from the Board

Notice: Overcrowded patio - 52 people, capacity 40 in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.03J, 1.06A,F.

Violation - Warning

Licensed Premise Inspection Hearing on Tuesday, June 23, 2026

(Commissioner Saxon not present)

1. Stretford End, Inc.

Doing business as: Brighton Music Hall

Location: 158 Brighton Av Allston, MA 02134

License#: LB-98954, Notice/Violation#: 003718, Category: CV7AL

Date: 04/04/2026

Notice: Over intoxicated patron in violation of M.G.L. ch. 138 s. 64.

Expired ISD certificate in violation of M.G.L. ch. 138 s. 64 and Board's rule 1.02B.

No Violation

2. 175 Ipswich Street, LLC

Location: 175 Ipswich St Boston, MA 02215

License#: LB-99377, Notice/Violation#: 016988

3/13/26, Category: CV7AL

Date: 03/06/2026

Notice: Assault and battery patron on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

No Violation

3. Big Causeway LLC

Doing business as: Big Night Live/Studio B/Play

Location: 110 Causeway St Boston, MA 02114

License#: LB-99117, Notice/Violation#: 018127, Category: CV7AL

Date: 12/17/2025

Notice: Assault and battery patron vs patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

No Violation

4. 425 Broadway, LLC

Location: 425 W Broadway South Boston, MA 02127

License#: LB-99049, Notice/Violation#: 010138, Category: CV7AL

Date: 04/05/2026

Notice: Assault and battery patron on patron in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

No Violation

5. CMG CP1, LLC

Doing business as: Caveau

Location: 1 - 3 Center Pz Boston, MA 02114

License#: LB-99457, Notice/Violation#: 054770, Category: CV7AL

Date: 04/06/2026

Notice: Assault and battery patron on patron in front of premise in violation of M.G.L. ch. 138 s. 64, ch. 265 s. 13A.

Continued to the next available hearing date

6. Brewed Intentions, LLC

Doing business as: The Fourth Wall

Location: 228 Tremont St Boston, MA 02116

License#: LB-99250, Notice/Violation#: 054725, Category: CV7AL

Date: 04/16/2026

Notice: Service of alcohol to persons under 21 in violation of M.G.L. ch. 138 s. 34-34A, 41, 64-64 A and Board's rule 1.08F.

Failure to properly ID patrons in violation of M.G.L. ch. 138 s. 64.

Violation - 3-Day Suspension

7. Boston Doner King Inc

Doing business as: Boston Doner

Location: 55 Causeway St Boston, MA 02114

License#: LB-565106, Notice/Violation#: 054721, Category: CVICT

Date: 04/14/2026

Notice: Alcohol on premise (raki + wine) in violation of M.G.L. ch. 140 s. 9.

Expired ISD certificate - 10/30/25 in violation of M.G.L. ch. 140 s. 9.

No entertainment license.

Correspondence from the Board

8. Bb Social Club, LLC

Doing business as: Back Bay Social Club

Location: 867 Boylston St Boston, MA 02116

License#: LB-99026, Notice/Violation#: 055310, Category: CV7AL

Date: 04/20/2026

Notice: Patio overcrowding - 52 police count and capacity 32 in violation of M.G.L. ch. 138 s. 64 and Board's Rule 1.03J, 1.06A,F.

Violation - 2nd Warning

9. Bostoninfour, LLC

Doing business as: A.T. O’Keeffe’S

Location: 911 Boylston St Boston, MA 02115

License#: LB-99198, Notice/Violation#: 055309, Category: CV7AL

Date: 04/20/2026

Notice: Person under 21 in possession of alcohol in violation of M.G.L. ch. 138 s. 34A, 34C, 64-64A.

Violation - Warning

Transactional Hearing on Wednesday, June 24, 2026

1. The Greers LLC

Doing business as: The Peach Cobbler Factory

77 Summer St, Boston, MA 02111

License #: LB-628114

Has applied for a Common Victualler License to be exercised on the above - The premises consist of approximately 1,632SF and operate as a full-service dessert restaurant with 12 indoor dining seats.

Located on a single street-level floor, the space includes a baking kitchen in the center of the premises, a restroom at the front, and a small office in the rear. Operating Hours: Monday - Wednesday: 12:00 PM to 10:00 PM, Thursday - Sunday 12:00PM - 1:00 AM, with delivery service only continuing from 10:00 PM - 1:00 AM

Manager: Victoria L Greer

Hours of Operation: 12:00 PM to 1:00 AM

Granted

2. Casa Azul Restaurant & Grill LLC

Doing business as: Casa Azul Restaurant & Grill

1328-1334 Blue Hill Ave, Mattapan, MA 02126

License #: LB-627450

Has applied for a Common Victualler License to be exercised on the above : Premise located at 1330 Blue Hill Avenue. Single floor of approx. 480 SF with a counter for takeout. 1 bathroom in the front and the kitchen is in the rear of the building. Basement for storage.

Manager: Victoria Cruz Cabral

Hours of Operation: 7:00 AM to 11:00 PM

Granted

3. Tranova, Inc.

Doing business as: Gong Cha

120-126 Emerson St, South Boston, MA 02127

License #: LB-628179

Has applied for a Common Victualler License to be exercised on the above - 871SF Bubble tea store located on the ground floor. The space includes a rear kitchen area, a front preparation area, one restroom, and a storage room, with seating for up to 8 customers.

Manager: Huyen Trang Tranova

Hours of Operation: 10:00 AM to 9:30 PM

Granted

4. Alis Uyghur Kitchen LLC

Doing business as: Noodle Lab

122 Brighton Ave, Allston, MA 02134

License #: LB-627490

Has applied for a Common Victualler License to be exercised on the above - A 400SF kiosk located in food court Space No. 9. The operation is for takeout service only. Restrooms are located in the common area. Shared seating is available for customers within the food court.

Manager: Nueraili Neurmaiti

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

Granted

5. Fortune Equity Holdings Inc

Doing business as: Baby Cafe/MiNori Sushi

122 Brighton Ave, Allston, MA 02134

Has applied for a Common Victualler License to be exercised on the above -Restaurant located in Food Court Stall #7/8, consisting of a 430SF space, offering Asian-style cuisine. The operation utilizes a single kitchen located within the space. All kitchen equipment is contained within the unit, with additional storage provided by the food court.

Manager: Winson Chen

Hours of Operation: 8:00 AM to 12:00 AM

Granted

6. Life Alive Cafe LLC

Doing business as: Life Alive Organic Cafe
200 Seaport Blvd, Boston, MA 02210
License #: LB-628224

Has applied for a Common Victualler License to be exercised on the above - The premises, located on the ground level (first floor) of the building commonly known as Commonwealth Pier at 200 Seaport Boulevard, consists of a 3,828SF restaurant containing a kitchen, juice bar, dining area with 83 seats, and three restrooms, as well as a private seasonal patio with 8 seats available for use from April through November and operating during the same hours as the restaurant.

Manager: Chris Hogan
Hours of Operation: 7:00 AM to 9:00 PM

Granted

7. Salt & Straw LLC

Doing business as: Salt & Straw
200 Seaport Blvd, Boston, MA 02210
License #: LB-628263

Has applied for a Common Victualler License to be exercised on the above -The premises, located on Level One (West Retail 2) of the building commonly known as Commonwealth Pier at 200 Seaport Boulevard, consists of a 1,753-square-foot ice cream shop with no customer seating and includes a service counter, one public restroom, one employee restroom, a walk-in freezer, a kitchen area, and a ware washing area.

Manager: Alaina Calvano
Hours of Operation: 11:00 AM to 11:00 PM

Granted

8. Meltwich Massachusetts Franchisee, LLC

Doing business as: Meltwich Food Co.
1102 Commonwealth Ave, Boston, MA 02446
License #: LB-627228

Has applied for a Common Victualler License to be exercised on the above : 1100 SFT full service restaurant on the first floor with takeout, seating for up to 20 people. Kitchen in the back. 2 Bathrooms.

Manager: Sohel Dugla
Hours of Operation: 11:00 AM to 2:00 AM

Granted

9. Selhi & Sons Associates 1 LLC

Doing business as: McDonald's Restaurant
1223 Commonwealth Ave, allston, MA 02134
License #: LB-100616

Holder of a Common Victualler has petitioned to change the Operating Hours of the licensed business from : 5:00 AM - 3:00 AM (Indoor Lobby) To: 5:00 AM - 3:00 AM (Indoor Lobby) AND 3:00 AM - 5:00 AM (Delivery Only, in Vestibule)

Granted

10. Shake Shack Massachusetts LLC

Doing business as: Shake Shack #1431
800 Boylston St, Boston, MA 02199
License #: LB-512506

Holder of a Common Victualler has petitioned to change the Operating Hours of the licensed business From : 11:00 AM - 11:00 PM To: 10:00 AM - 12:00 AM
Attorney: Joseph H. Devlin

Granted

11. 1750 Washington Inc.

Doing business as: Nan Xiang Express
1750 Washington St, Roxbury, MA 02118
License #: LB-603690

Holder of a (Zip Code Restricted) Common Victualler 7 Day Wines and Malt Beverages License has petitioned to change the d/b/a of the licensed business - From: Nan Xiang Express To: Novo Lantern.
Attorney: Carolyn M. Conway

Granted

12. PPF Boston Harbor TRS LLC

Doing business as: Boston Harbor Hotel
70 Rowes Wharf., Boston, MA 02110
License #: LB-101633

Holder of an Innholder All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: Stephen G. Johnston To: William Brodsky.
Attorney: Carolyn M. Conway

Granted

13. Legends Music, LLC

800 Boylston St, Boston, MA 02199

License #: LB-98942

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: Justin Rink To: James F. Davis.

Attorney: Andrew F. Upton

Granted

14. W Entertainment Group Inc.

Doing business as: Viva Karaoke & Studios

204 Tremont St, Boston, MA 02116

License #: LB-99646

Holder of a Common Victualler 7 Day (Restricted) All-Alcoholic Beverages License has petitioned to remove the following condition from license - No alcohol service in individual studios unless all present are over 21 years of age.

Attorney: Dennis A. Quilty

Granted

15. AMF Bowling Centers Inc.

Doing business as: Jillian's Billiard's Club

145 Ipswich St, Boston, MA 02215

License #: LB-98964

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

Attorney: Joseph H. Devlin

Granted

16. The Cheesecake Factory Restaurants Inc

Doing business as: The Cheesecake Factory

115 Huntington Ave, Boston, MA 02199

License #: LB-99130

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

Attorney: Andrew F. Upton

Granted

17. BM Merrimac Hotel, LLC

Doing business as: Bulfinch Social at the Boxer Hotel

119 Merrimac St, Boston, MA 02114

License #: LB-101663

Holder of an Innholder All-Alcoholic Beverages License has petitioned for the approval of a Management Agreement between BM Merrimac Hotel LLC and BFSG LLC.

Attorney: Dennis A. Quilty

Granted

18. Museum of Fine Arts

Doing business as: Museum of Fine Arts

465 Huntington Ave, Boston, MA 02115

License #: LB-99104

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for the approval of a Management Agreement between Museum of Fine Arts and Gourmet Caterers, Inc.

Attorney: Dennis A. Quilty

Granted

19. Newbury Guest House Inc

Doing business as: Newbury Guest House

257-261 Newbury St, Boston, MA 02116

License #: LB-99104

Holder of an Innholder 7 Day All-Alcoholic Beverages License has petitioned for a Change of Officers/Directors. Secondly, has petitioned for a Change of Stock Interest.

Attorney: Dennis A. Quilty

Granted

20. Mile 22 Inc.

Doing business as: Cityside in the Circle

1958-1969 Beacon St, Brighton, MA 02135

License #: LB-98902

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a Change of Officers/Directors. Secondly, has petitioned for a Change of Stock Interest. Lastly, has petitioned to Pledge the License to Tru-North Bank.

Attorney: Steffani Boudreau

Granted

21. Early Monsoon LLC

Doing business as: Don't Tell Aunty
1080 Boylston St, Boston, MA 02115
License #: LB-99092

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned for a Change of LLC Manager. Secondly, has petitioned for a Change of Ownership Interest. Lastly, has petitioned to change the manager of the licensed business - From: Niral Patel To: Vishal R. Patel.

Attorney: Jon D. Aieta

Granted

22. The Comfort Collective LLC

Doing business as: AMA
100 Western Ave, Allston, MA 02134
License #: LB-599551

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to Change the Hours on the license - From: 2:00 AM indoors; 11:00 PM first floor patio; 12:00 AM rooftop terrace To: 2:00 AM indoors; 11:00 PM first floor patio; 1:00 AM rooftop terrace. Secondly, has petitioned to change the manager of the licensed business - From: Biplaw Rai To: Renato Rodriguez.

Attorney: Dennis A. Quilty

Granted

23. Unique Concepts LLC

Doing business as: Anoushella
35 W Newton St, Roxbury, MA 02118
License #: LB-202231

Holder of a (Neighborhood Restricted) Common Victualler 7 Day Wines and Malt Beverages w/ Liqueurs License has petitioned to change the classification of its license - To: a (restricted) All-Alcoholic Beverages License pursuant to the authority contained in M.G.L. Chapter 138, Section 12D.

Granted

24. M&K Restaurant Group, LLC

Doing business as: Blasi Cafe
762 Adams St, Dorchester, MA 02122
License #: LB-99755

Holder of a Common Victualler 7 Day Wines and Malt Beverages w/ Liqueurs License has petitioned to change the classification of its license - To: a (restricted) All-Alcoholic Beverages License pursuant to the authority contained in M.G.L. Chapter 138, Section 12D.

Attorney: Ryan Spitz

Granted

25. Mi Finca Mexican Foods LLC

Doing business as: Mi Finca Mexican Restaurant and Pizzeria
4249 Washington St, Roslindale, MA 02131
License #: LB-582370

Holder of a (Zip Code Restricted) Common Victualler 7 Day Wines and Malt Beverages License has petitioned to change the classification of its license - To: a (restricted) All-Alcoholic Beverages License pursuant to the authority contained in M.G.L. Chapter 138, Section 12D.

Granted

26. Jung Enterprises Inc

Doing business as: @UNION
174 Harvard Ave, Allston, MA 02134
License #: LB-138284

Holder of a (Neighborhood Restricted) Common Victualler 7 Day Wines and Malt Beverages w/ Liqueurs License has petitioned to change the classification of its license - To: a (restricted) All-Alcoholic Beverages License pursuant to the authority contained in M.G.L. Chapter 138, Section 12D.

Granted

27. 429 Broadway LLC

429 W Broadway, South Boston, MA 02127
License #: LB-99242

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to amend the description of the licensed business - From: The premise consists of 2,400SF on ground floor in one room with a bar, dining area (seating for 44), kitchen, two restrooms and storage. To: Premise known as 429-431 West Broadway. 9,655SF restaurant on 2 floors with 1 entrance/ 2 exits. First floor consists of 4,880SF and includes 2 bars, 2 dining areas, kitchen and cafe with seating for approximately 226 patrons and standing for 37 patrons. Basement consists of 4,775SF and includes a bar, dining area, storage, office, mechanicals and restrooms with seating for approximately 78 patrons and standing for 19 patrons. Secondly, has petitioned to change the DBA of the licensed business - To: Dalia.
Attorney: Ryan Spitz

Granted

28. A&B Burgers - Causeway LLC

Doing business as: A&B Burgers
101 Beverly St, Boston, MA 02114
License #: LB-99314

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: Sport & Leisure Boston, LLC dba Sport & Leisure (at the same location). Joseph Thomas Spano, Jr., Manager. Updating the description of premise as follows: In one large room on ground floor of the property located at 101 Beverly Street a/k/a 115 Beverly Street including a dining room with various seating areas and a bar with 17 seats; kitchen, restrooms, storage and office space in rear (interior 4,000sf); together with seasonal (April-October) outdoor patio on private property consisting of 1,000sf with 39 seats and an 11:00PM patio closing hour. Interior closing hour 2:00AM. All together comprised of 5,000sf with 1 entrance and 3 exits.
Attorney: Dennis A. Quilty

Granted

29. Mission Hill Hospitality, LLC

Doing business as: Yellow Door Taqueria-Mission Hill
1619 Tremont St, Mission Hill, MA 02120
License #: LB-99248

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above – To: BUPRIVA 1619 LLC dba Flann O'Brien's (at the same location). R Scott Prince, Manager. 1:00AM Closing Hour. Updating the description of premise as follows: 2,603sf TOTAL: 1,443sf on first floor, with bar seating and main dining area seating; kitchen located off of bar; additional seating in rear TV room; restrooms in rear; 1,160sf basement for office, storage and prep area. One main entrance/exit on Tremont St.; additional egress on Wigglesworth St. in rear of premises. Secondly, has petitioned to Pledge the License and Inventory to MH Tremont LLC.
Attorney: Kristen L. Scanlon

Granted

30. Brasserie 560 LLC

Doing business as: Brasserie

560 Harrison Ave, Roxbury, MA 02118

License #: LB-99194

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license from the above - To: 560 Harrison Ave., LLC (at the same location). William Clark, Manager. 2:00 AM Closing Hour. Secondly, has petitioned to amend the description of premise - From: Existing Premises as Described: In Dining Room and Café with Kitchen and Storage on ground floor; entrance from building lobby; additional exit to Harrison Avenue, and Emergency Exit to Waltham Street and to include an outdoor seasonal patio from April through October for 64 patrons on private property and adding 2,250 square feet for a total of 8,038 square feet. To: 8,038SF total restaurant space, which includes both indoors and outdoors, on 1 floor with 1 entrance/2 exits. Indoor space includes dining room and cafe, bar with seating for approximately 31, kitchen and storage. Entrance from building lobby with exit to Harrison Ave and emergency exit to Waltham St. Outdoor space is a seasonal patio (April through October) with a bar on private property for 152 patrons and a closing hour of 2:00am. Thirdly, has petitioned to remove the following conditions from the license - Indoors: Alcohol at tables to be served only in conjunction with meals. Patio: Alcoholic beverages to be served only in conjunction with meals; no bar. Lastly, has petitioned to Pledge the License to Brasserie 560, LLC. Attorney: Ryan Spitz

Granted

31. SC JM Boston Beverage Company Inc.

Doing business as: Four Seasons at One Dalton

1 Dalton St, Boston, MA 02115

License #: LB-99319

Holder of an Innholder All-Alcoholic Beverages License has petitioned to amend the description of the licensed business - From: Sixty-one story building, outdoor ground level patio is not to be licensed.

Basement to be licensed on level 3, 6 rooms 2 entrances, 2 exits (21,919 Sq. Ft.); Floor 1 to be licensed, 6 rooms, 5 entrances 7 exits (15,148 Sq. Ft.); Floor 2 to be licensed, 3 rooms 2 entrances 2 exits (16,238 Sq. Ft.); Floor 3 to be licensed 6 rooms, 2 entrances 2 exits (16,160 Sq. Ft.); Floor 6 through 7 to be licensed 12 rooms on each floor, 2 entrances and 2 exits (14,465 Sq. Ft.); Floor 6 outdoor patio (1,695 Sq. Ft.); Floor 8 outdoor patio (920 Sq. Ft.) Floor 8 through 25 to be licensed, 12 rooms on each floor, 2 entrances and 2 exits (13,544 Sq. Ft.); Floor 26 through 48 to be licensed, 4 rooms on each floor, 2 entrances and 2 exits (13,365 Sq. Ft.); Floor 49 through 60 to be licensed, 4 rooms on each floor, 2 entrances and 2 exits (13,218 Sq. Ft.). Patios on floors 50 through 60 to be licensed are each 150 Sq. Ft. (Total=1650 Sq. Ft.); Floor 61 to be licensed, 3 rooms, 2 entrances and 2 exits (11,656 Sq. Ft.) Outdoor rooftop patio (1,710 Sq. Ft.); Indoor total = 856,359 Sq. Ft. Outdoor total = 5,975 Sq. Ft. Indoor hours of operation 8:00 A.M. – 2:00 A.M. Outdoor seasonal (March-October) patios including floors 6, 8 and 61 will have the same hours as indoors. To: Sixty-one story building, outdoor ground level patio is not to be licensed. Basement to be licensed on level 3, 6 rooms 2 entrances, 2 exits (21,919 sq. ft.); Floor 1 to be licensed, 6 rooms, 5 entrances 7 exits (15,148 sq. ft.); Floor 2 to be licensed, excluding dining room and kitchen, 3 rooms 2 entrances 2 exits (13,928 sq.ft.); floor 3 to be licensed 6 rooms, 2 entrances 2 exits (16,160 sq. ft.); Floor 6 through 7 to be licensed 12 rooms on each floor, 2 entrances and 2 exits (13,875 sq. ft.); Floor 6 outdoor patio {1,695 sq. ft); Floor 6 prep kitchen is not to be licensed (590 sq. ft) floor 8 outdoor patio (920 sq. ft.) Floor 8 through 25 to be licensed, 12 rooms on each floor, 2 entrances and 2 exits (13,544 sq. ft.); Floor 26 through 48 to be licensed, 4 rooms on each floor, 2 entrances and 2 exits (13,365 sq. ft.); Floor 49 through 60 to be licensed, 4 rooms on each floor, 2 entrances and 2 exits (13,218 sq. ft.). Patios on floors 50 through 60 to be licensed are each 150 sq. ft. (total= 1650 sq. ft.); floor 61 to be licensed, 3 rooms, 2 entrances and 2 exits (11,656 sq. ft.) Outdoor rooftop patio (1,710 sq. ft.); Indoor total= 856,359 sq. ft. Outdoor total= 5,975 sq. ft.

Attorney: Andrew F. Upton

Granted

32. FM Restaurants Signature OpCo, LLC

Doing business as: SOL Mexican Cocina

116 Huntington Ave, Boston, MA 02116

License #: LB-99332

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to transfer the license and the location- From: FM Restaurants Signature, LLC located at 116 Huntington Ave, Boston, MA, 02116 To: La Petite Maison Boston LLC dba LPM Restaurant & Bar, located 1 Dalton St, Boston, MA 02199. Roberto Mena, Jr., Manager. 2:00 AM Closing Hour. Premise consists of - In one large room on second floor comprised of main dining room with seating for 70 patrons with service bar, and adjacent kitchen space; together with additional prep kitchen on sixth floor for food storage and preparation. All together comprised of 2,900 sf with 1 entrance and 2 exits. Additionally, has petitioned to remove the following patio conditions: 1) Alcoholic beverages to be served only in conjunction with meal, 2) To be staffed at all times, as there is no patio.

Attorney: Dennis A. Quilty

Granted

33. KLK, Inc.

Doing business as: Ten Tables

597 Centre St, Jamaica Plain, MA 02130

License #: LB-99804

Holder of a Common Victualler 7 Day Wines and Malt Beverages w/ Liqueurs License has petitioned to transfer the license and the location - From: KLK, Inc. located at 597 Centre St, Jamaica Plain, MA 02130 To: Proctor Restaurant Enterprise, Inc. dba LuXXor/The Bloom Room located at 28-30 Kingston St, Boston, MA 02111. Ravinder Shahani, Manager. 2:00 AM Closing Hour. Premise consists of - In one large room on ground floor comprised of various dining areas (74 seats) and bar with seating for 8 patrons, kitchen in rear; together with room on lower level with additional dining areas (19 seats) and bar with seating for 12 patrons; food prep, storage, office space and restrooms on lower level. All together comprised of 3,742 sf with one entrance and four exits. (aka 100-106 Bedford St). Secondly, has petitioned to provide Bottle Service for up to 11 tables on the first floor and 5 tables on the lower level. Thirdly, has petitioned to remove the following condition from the license: Alcoholic beverages to be served only in conjunction with meals. Lastly, has petitioned to change the classification of its license - To: a (restricted) All-Alcoholic Beverages License pursuant to the authority contained in M.G.L. Chapter 138, Section 12D.

Attorney: Dennis A. Quilty

Granted

34. EKS Ventures, Inc.

Doing business as: Boston Harbor Distillery

12R Ericsson St, Dorchester, MA 02122

License #: LB-628286

Has applied for a 19B Farmer Winery Pouring License to be exercised on the above -Winery production 7.5 sf and wine pouring area 7.5 sf (1 floor, 1 entrance, 1 exit).

Manager: Rhonda Kallman

Closing Time: 11:00 PM

Granted

35. EKS Ventures, Inc.

Doing business as: Boston Harbor Distillery

12R Ericsson St, Dorchester, MA 02122

License #: LB-628290

Has applied for a 19C Farmer Brewery Pouring License to be exercised on the above - Brewery production 7.5 sf and brewery pouring area 7.5 sf (1 floor, 1 entrance, 1 exit).

Manager: Rhonda Kallman

Closing Time: 11:00 PM

Granted

36. EKS Ventures, Inc.

Doing business as: Boston Harbor Distillery

12R Ericsson St, Dorchester, MA 02122

License #: LB-628291

Has applied for a 19E Farmer Distillery Pouring License to be exercised on the above - 1,988 sf spirits production area. 1,988 sf spirits pouring area. All on one floor. (5 entrances/5 exits).

Manager: Rhonda Kallman

Closing Time: 11:00 PM

Granted

37. EKS Ventures, Inc.

Doing business as: Boston Harbor Distillery

12R Ericsson St, Dorchester, MA 02122

License #: LB-628291

Has applied for a 19H (Winery, Brewery & Distillery) Pouring License to be exercised on the above.

The premise to be licensed under G.L. c. 138 § 19H consists of - Spirits: 1,988 sf production, 1,988 sf pouring; Malt: 7.5 sf production, 7.5 sf pouring; Wine: 7.5 sf production, 7.5 sf pouring. Combined is 4,006 sf. All on one floor. (6 entrances/6 exits).

Manager: Rhonda Kallman

Closing Time: 11:00 PM

Granted

38. CabanaLV, Inc.

Doing business as: Cabana Grill

254 Bennington St, East Boston, MA 02128

License #: LB-628119

Has applied for a Common Victualler 7 Day Wines and Malt Beverages w/ Liqueurs License to be exercised on the above - 3,122 s.f. of restaurant/function space on 3 floors with 2 entrances and 2 exits; restaurant on the first floor includes dining area with seating for approximately 34 , 2 restrooms, and kitchen; function space on second floor includes bar with seating for 5 and various dining/standing areas, and 3 additional restrooms. Basement includes office, walk in cooler, storage and additional kitchen. Secondly, has petitioned to change the classification of its license - To: a (restricted) All-Alcoholic Beverages License pursuant to the authority contained in M.G.L. Chapter 138, Section 12D.

Manager: Pedro Lopez

Closing Time: 2:00 AM

Attorney: Lorene A. Schettino

Granted

39. Lanzhou Beef Noodle LLC

Doing business as: Zhiwei Cafe

104 South St, Boston, MA 02111

License #: LB-628125

Has applied for a Common Victualler 7 Day Wines and Malt Beverages License to be exercised on the above - 1743 Sqft restaurant on first floor with 1 entrance/1 exit. Includes dining are, small bar area and restroom in the front of space; kitchen, storage, cashier and loading dock in the rear of space.

Manager: Jin Ci Tan

Closing Time: 10:00 PM

Deferred due to license availability

40. Pho Que, Inc.

Doing business as: Pho Que Restaurant

291 Adams St, Dorchester, MA 02122

License #: LB-628154

Has applied for a Common Victualler 7 Day Wines and Malt Beverages License to be exercised on the above - 1400SF restaurant space on 1 floor with 1 entrance/2 exits. There are two rooms, one room includes dining/lounge area to the right, bar with seating for 5 patrons on the left, restrooms, kitchen, and storage in the rear. The other room is a game room which is used for socialization, entertainment and birthday parties.

Manager: Daniel Lam

Closing Time: 10:00 PM

Granted an 02122 Zip Code Restricted License pursuant to the authority contained in Chapter 202 of the Acts of 2024

41. Pena Bani Restaurant Inc

Doing business as: Pena Bani Restaurant

4541 Washington St, Roslindale, MA

License #: LB-628157

Has applied for a Common Victualler 7 Day Wines and Malt Beverages License to be exercised on the above - 1500 SF restaurant space on 2 floors with 1 entrance/2 exits. 750 SF on first floor includes dining area and service counter in the front of the space; kitchen/storage and restroom in the rear of space. Also includes 750 SF basement for office and additional storage.

Manager: Fleming Pena Franco

Closing Time: 10:00 PM

Granted an 02131 Zip Code Restricted License pursuant to the authority contained in Chapter 202 of the Acts of 2024

42. Los Compadres Taqueria Sport Bar Inc

Doing business as: Los Compadres Taqueria Sport Bar

26 Province St, Boston, MA 02108

License #: LB-628225

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - A 3,300 square foot two-level commercial space featuring 1,650 square feet on the first floor with a full kitchen, seating for 18, an

ADA-compliant restroom, and two entrances with proper egress. The basement offers an additional 1,650 square feet dedicated to storage and food preparation.

Manager: Leidy Lopera

Closing Time: 2:00 AM

Deferred due to license availability

43. TandoorTales LLC

Doing business as: TandoorTales

1035 Tremont St, Mission Hill, MA 02120

License #: LB-628230

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 942SF restaurant on first floor of multi-use building with 1 entrance and 1 exit. Includes dining room with approximately 40 seats in the front, restrooms and ordering counter in the middle, storage and full kitchen in the rear.

Manager: Umopathy Subam

Closing Time: 11:00 PM

Deferred due to license availability

44. Marabou Cafe, LLC

Doing business as: Marabou Cafe Restaurant

1592 Blue Hill Ave, Mattapan, MA 02126

License #: LB-628240

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 2009SF restaurant space with 1 entrance/2 exits on 2 floors. 1st floor includes dining area in the front, takeout counter & bathroom in the middle, kitchen, office, storage, & additional bathroom in the rear of space. Basement for additional storage only. Manager: Marie Paulette Firmin

Closing Time: 1:00 AM

Granted an 02126 Zip Code Restricted License pursuant to the authority contained in Chapter 202 of the Acts of 2024

45. Buona Vita Corporation

Doing business as: Milano's Delicatessen

978 Saratoga St, East Boston, MA 02128

License #: LB-628254

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 1800SF restaurant on one floor with 2 entrances/3 exits. Includes a main dining area with 15 seats, service counter, food preparation areas and 1 restroom.

Manager: Stephanie Maldonado

Closing Time: 11:00 PM

Deferred to the July 16, 2026 Voting Hearing

46. Gangnam Spice LLC

Doing business as: Gangnam Spice
225 Centre St, Jamaica Plain, MA 02119
License #: LB-628257

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 1,823SF restaurant on first floor of multi-use building with 1 entrance/2 exits. Includes dining area with seating for approximately 33, kitchen/prep and storage, and 1 bathroom in the rear.

Manager: Richard Kim
Closing Time: 11:00 PM

Granted an 02119 Zip Code Restricted License pursuant to the authority contained in Chapter 202 of the Acts of 2024

47. Ana's Best Dominican Food, Inc.

Doing business as: La Perla del Sur Quintanilla
456 Hyde Park Ave, Roslindale, MA 02131
License #: LB-628266

Has applied for a Common Victualler 7 Day All-Alcoholic Beverages License to be exercised on the above - 2144 SF restaurant space on 2 floors with 1 entrance and 2 exits. 1311 SF first floor includes dining area with seating for approximately 16, kitchen, restroom and storage. 833 SF basement for storage only.

Manager: Ana Quintanilla
Closing Time: 7:00 PM

Granted an 02131 Zip Code Restricted License pursuant to the authority contained in Chapter 202 of the Acts of 2024

Non-Hearing Transactions

The following are applying for a new Common Victualler License at a previously licensed location:

1. Madame Chervilo LLC

Doing business as: Mona Sweets

206 Faneuil Hall Marketplace, Boston, MA 02109

License #: LB-628077

Has applied for a Common Victualler License to be exercised at a previously licensed location - Unit No. Q-2105, located within Quincy Market, consists of approximately 415 square feet and includes a front service counter, food preparation area, and storage space. No indoor seating is provided within the premises, as customers utilize the common seating areas available throughout Quincy Market.

Manager: Hasan Pasin

Hours of Operation: 10:00 AM to 9:00 PM

Granted

2. Chae's LLC

Doing business as: byChae

222 Newbury St., Boston, MA 02116

License #: LB-627953

Has applied for a Common Victualler License to be exercised at a previously licensed location - The premises is a 1,279SF single-floor café with a rear kitchen and food preparation area. The front includes counter service, dining, waiting area, and window display. There is one restroom, one front entrance, one rear exit, and seating for 18 customers.

Manager: David Chae

Hours of Operation: 7:00 AM to 9:00 PM

Granted

3. Kokoro Food Group Inc

Doing business as: Kokoro Everyday Japanese Food

6 Tremont St., Brighton, MA 02135

License #: LB-627942

Has applied for a Common Victualler License to be exercised at a previously licensed location - The 500SF layout consists of a customer service area, food assembly and holding area, restroom, storage space, refrigerators, a TurboChef oven, and a microwave, as well as a basement used for storage. There is no customer seating area or outdoor patio. The space also includes a rear access door and a dumpster for waste disposal.

Manager: Areeya Likhitcharoennukul

Hours of Operation: 11:00 AM to 10:30 PM

Granted

4. Air Ventures, LLC

Doing business as: Mike's Pastry

300 Logan Airport Terminal C, East Boston, MA 02128

License #: LB-628439

Has applied for a Common Victualler License to be exercised at a previously licensed location - The premises consist of a 375-square-foot take-out-only restaurant located on one floor in Boston Logan Airport, Terminal C, Unit CM2-A08. The premises contain one entrance/exit, no customer seating, and access to shared restroom facilities within the terminal.

Manager: Jennifer Clarke

Hours of Operation: 5:00 AM to 10:00 PM

Granted

5. Tong De, Inc

Doing business as: Dumpling Center

179 Massachusetts Av., Boston, MA 02115

License #: LB-628835

Has applied for a Common Victualler License to be exercised at a previously licensed location - The premises consists of approximately 1,750SF on the first floor and includes a takeout counter, 12 tables with seating for up to 48 patrons, and two restrooms located in the rear of the space. The property also includes an approximately 700SF basement.

Manager: De An Li

Hours of Operation: 11:00 AM to 3:00 AM

Granted

6. JetBlue Airways Corporation

Doing business as: JetBlue Lounge

300 Logan Airport Terminal C, East Boston, MA 02128

License #: LB-628839

Has applied for a Common Victualler License to be exercised at a previously licensed location - The premises consists of approximately 12,712 square feet and is located within Boston Logan International Airport near Terminal C. The space features three entrances/exits and includes seating areas, restrooms, and seating for 26 patrons. The lounge is located on the second floor adjacent to the Departures Level.

Manager: Sandra Palmer

Hours of Operation: 4:00 AM to 12:00 AM

Granted

7. Marzae, LLC

Doing business as: Marzae Cellar + Provisions

100 Hanover St., Boston, MA 02108

License #: LB-628931

Has applied for a Common Victualler License to be exercised at a previously licensed location - 3300 SQFT Full service restaurant 24 seat bar & lounge area + 60 seat counter service restaurant + retail.

Two bathrooms adjacent to the dining area. Back of house area with kitchen + storage/office/winery/brewery/distillery (no alcohol license)

Manager: Eliot Martin

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

Granted

The following is applying to add an outdoor patio to their licensed premise:

1. Sante Fe Burrito Grill East Boston LLC

Doing business as: Santa Fe Burrito Grill

303 Sumner St., East Boston, MA 02128

License #: LB-99370

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to update the description of the licensed premise to include an Annual (weather permitting) patio on Private Property, approx 150 SF with outdoor seating for 20. Patio hours of operation as follows: Monday-Saturday 11:00 AM - 10:00 PM, Sunday 11:00 AM - 9:00 PM.

Granted

2. Inishowen, Inc.

Doing business as: The Dubliner

2 Center Pz., Boston, MA 02114

License #: LB-99408

Holder of a Common Victualler 7 Day All-Alcoholic Beverages License has petitioned to update the description of the licensed premise from: In two rooms on the first floor; kitchen and storage in the rear, with seasonal (March-October) outdoor dining in front of premises and satellite service bar on outdoor patio. The Patio is 1,600SF on private property, has 80 seats, patio hours 11:00AM-10:00PM. To: In two rooms on the first floor; kitchen and storage in the rear, with 2 patio areas: the first is a seasonal (March-October) outdoor dining in front of premises with satellite service bar totaling 1,600 SF with 80 seats; and the second is an outdoor dining area located behind the premises with satellite service bar totaling 2,082 SF with 203 seats. Both patios are on private property and the patio hours are 11:00AM - 10:00PM.

Granted

Old and New Business:

1. The Board is in receipt of correspondence from 21 Merchants Row Corporation d/b/a Clarke's, 21 Merchants Row, Boston, MA 02109, License #: LB-99153 notifying the Board of its permanent closure and intent to transfer the license.

Acknowledged

2. The Board is in receipt of correspondence showing that the Trial Court of Massachusetts, BMC Department, has issued an Execution on Money Judgment against Essenex, Inc. d/b/a Woody's Grill and Tap, 58 Hemenway St., Boston, MA 02115, License #: LB-99566 in the amount of \$115,244.28.

Acknowledged
