



City of Chelsea
LICENSING COMMISSION
City Hall, 500 Broadway
Chelsea, MA 02150

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dclayman@chelseama.gov

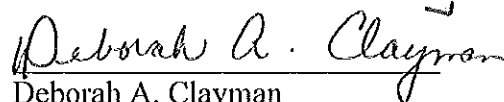
Deborah A. Clayman
City Clerk

NOTICE

There will be a meeting of the Chelsea Licensing Commission on Tuesday, September 30, 2014, at 6:00 p.m., at the Chelsea Public Library Auditorium, 569 Broadway, Chelsea, MA.

REVISED AGENDA

- 1) Minutes of Licensing Commission meeting of July 15, 2014
- 2) New Business (reading of new communications)
 - Police Reports from Chelsea Police Dept.
 - Communication re Chelsea City Taxi
 - Communication from ABCC re King Arthur's
 - Communication re French Naturalization Club
 - Communication re Council #84 Knights of Columbus
 - Communication re Ventura Taxi
- 3) Pepper Dining, Inc., d/b/a Chili's Grill & Bar
1040 Revere Beach Pkwy. (conference re change of manager)
- 4) Taqueria Eucalipto Corporation
388 Broadway (conference re change of d/b/a)
- 5) Colwen Management, Inc., d/b/a TownePlace Suites by Marriott Chelsea
30 Eastern Ave. (conference re change of manager application)
- 6) L & D Variety, Inc., d/b/a Broadway Variety Two
469 Broadway (public hearing re transfer of package store license)
- 7) MMN Corporation, formerly of 8 Washington Ave.
(public hearing re transfer of package store license)
- 8) Fifth Avenue Steak House, Inc., d/b/a Floramo's Fifth Avenue
213 Everett Ave. (public hearing re transfer of liquor license)
- 9) Diranian Realty Co., LLC, d/b/a The Diranian
255 Chestnut St. (public hearing re Rooming House License application)
- 10) Edd's Auto Sales, Inc.
48 Pearl St. (public hearing re Class II License application)
- 11) Colwen Management, Inc.
d/b/a TownePlace Suites by Marriott Chelsea
30 Eastern Ave. (conference re change of manager)


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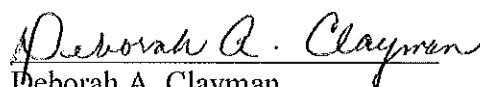
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Deborah A. Clayman
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September 30, 2014

Meeting of the Chelsea Licensing Commission commenced on this date at 6:00 p.m. at the Chelsea Public Library, 569 Broadway. Present: Chairman Jim Dwyer, Commissioners Joe Cooney, Silvia Guzman, Roy Avellaneda, and Ken Umemba. Also present: City Clerk Deborah Clayman and Captain Keith Houghton of the Chelsea Police Department.

Minutes of July 15, 2014 Licensing Commission meeting were unanimously accepted and filed.

Late communication from Evelyn Diranian withdrawing Rooming House License application of Diranian Realty Co., LLC, d/b/a The Diranian, 255 Chestnut St., was unanimously accepted and filed.

Police report #14-3131-OF submitted by Chelsea Police Department was read. On a motion made by Guzman and seconded by Cooney, it was unanimously determined that a conference will be scheduled for the next Commission meeting with Las Palmas Restaurant of 44 Central Ave. and Fatima Washington Deli of 373 Washington Ave.

Police report #14-3378-OF submitted by Chelsea Police Department was read. On a motion made by Guzman and seconded by Cooney, it was unanimously determined that a conference will be scheduled for the next Commission meeting with El Xielo of 423 Eastern Ave.

Police report #14-1848-OF submitted by Chelsea Police Department was read. On a motion made by Guzman and seconded by Cooney, it was unanimously determined that a conference will be scheduled for the next Commission meeting with El Xielo of 423 Eastern Ave.

Police report #14-1932-OF submitted by Chelsea Police Department was read. On a motion made by Guzman and seconded by Cooney, it was unanimously determined that a conference will be scheduled for the next Commission meeting with Bella Villa of 15 Fifth St.; Nazca Café of 13 Fifth St.; and Bar Los Recuerdos of 14 Fifth St.

Police report #14-3594-OF submitted by Chelsea Police Department was read. On a motion made by Guzman and seconded by Cooney, it was unanimously

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determined that a conference will be scheduled for the next Commission meeting with El Xielo of 423 Eastern Ave. and El Carriel of 9-11 Williams St.

Police report #14-3242-OF submitted by Chelsea Police Department was read. On a motion made by Guzman and seconded by Cooney, it was unanimously determined that a conference will be scheduled for the next Commission meeting with Dockside Restaurant, of 170 Everett Ave.

Police report #14-3189-OF submitted by Chelsea Police Department was read. On a motion made by Guzman and seconded by Cooney, it was unanimously determined that a conference will be scheduled for the next Commission meeting with Las Pupusas del Chino, 92 Washington Ave.

Police report #14-1304-OF submitted by Chelsea Police Department was read. On a motion made by Guzman and seconded by Cooney, it was unanimously determined that a conference will be scheduled for the next Commission meeting with Heller's Liquor Mart, 429 Broadway.

Email communication from City Manager Jay Ash, dated September 10, 2014, re Chelsea City Taxi in connection with communication of Cathy McEwen re Chelsea City Taxi was read. On a motion made by Guzman and seconded by Cooney, it was unanimously determined that a conference will be scheduled for the next Commission meeting with Chelsea City Taxi.

Communication from ABCC re rescheduling of appeal hearing re King Arthur's was accepted and filed.

Communication from Cheryl Graham on behalf of French Naturalization Club re hours of operation was accepted and filed.

Communication from City Clerk Deborah Clayman re 194 Broadway (Council #83 Knights of Columbus) was read. On a motion made by Guzman and seconded by Cooney, it was unanimously determined that a public hearing will be scheduled for the next Commission meeting re disciplinary action in connection with delinquent tax issue.

Communication from Deborah Walker of July 1, 2014 re Ventura Taxi Cab Company was read. On a motion made by Guzman and seconded by Cooney, it was unanimously determined that a conference will be scheduled for the next Commission meeting with Ventura Taxi Cab.

Email communication of Nancy Slater of September 23, 2014 re Compliance of Settlement Agreement re Heller's Liquor Mart was unanimously accepted and filed.

Conference commenced re change of manager application of Pepper Dining, Inc., d/b/a Chili's Grill & Bar, 1040 Revere Beach Pkwy. James Kocot, III, appeared on behalf of Chili's and stated that he recently took over as manager due to department of the former manager. He has been with the company since 2001 and is TIPS certified. All employees serving alcoholic beverages at the bar are TIPS certified and they also conduct house training with all other employees. Guzman made motion to approve application for change of manager subject to CORI and ABCC approval; seconded by Cooney. On the motion: Umemba – yes; Guzman – yes; Avellaneda – yes; Cooney – yes; Dwyer – yes.

Conference commenced re change of d/b/a application of Taqueria Eucalipto Corporation of 388 Broadway. Raul Santos appeared on behalf of Taqueria Eucalipto and stated that he wanted to change the name of the restaurant to Las Vegas Restaurant because the current name is difficult for people to say. Avellaneda made motion to approve application for change of d/b/a; seconded by Umemba. On the motion: Umemba – yes; Guzman – yes; Avellaneda – yes; Cooney – yes; Dwyer – yes.

Conference commenced re change of manager application of Colwen Management, Inc., d/b/a TownePlace Suites by Marriott Chelsea of 30 Eastern Ave. Michelle Haselhuhn (proposed new manager) appeared with John Mitchell (Vice President of Operations and former manager) appeared on behalf of TownePlace Suites. Michelle Haselhuhn was formerly general manager of Sonesta in Burling and is TIPS certified. Cooney made motion to approve application for change of manager subject to CORI and ABCC approval; seconded by Umemba. On the motion: Umemba – yes; Guzman – yes; Avellaneda – yes; Cooney – yes; Dwyer – yes.

Public hearing commenced re L & D Variety d/b/a Broadway Variety Two of 469 Eastern Ave. in connection with it's application to transfer it's Wine and Malt Package Store License to Canadian Liquors, Inc., d/b/a Broadway Variety II, 469 Eastern Ave. Attorney Stephen Miller appeared with Surinder Saini and his sister Parminderjit Saini. Attorney Miller stated that the purchase price is \$80,000 and there is a five year lease with an additional five year option. They have another sister who owns One Stop Liquors on Central Ave. since 2011 and Surinder has

experience in the business as he has worked at that store since 2011 and has assumed more management functions over the years. If application is approved, he will be working at the store full time and subject to the Commission's approval, he will provide TIPS certification to the Commission. There is no pledge and he is paying for it outright. There is a promissory note for the inventory. He is financing \$80,000 from Parminderjit's husband and the money is provided from the husband to his wife. The husband has no interest in the business.

Cooney made motion to approve application for transfer pending CORI and ABCC approval; seconded by Umemba. On the motion: Umemba – yes; Guzman – yes; Avellaneda – yes; Cooney – yes; Dwyer – yes.

Public hearing commenced re application for change of location and transfer of the Wine and Malt Package Store License of MMN Corporation, formerly of 8 Washington Ave. to Praas Corp., d/b/a Family Food Mart, 324 Revere Beach Pkwy. Attorney Samuel Vitali and Mohamed Nasra also appeared on behalf of MMN Corp. Attorney S. Craig Herndon appeared on behalf of Mr. Patel on behalf of Family Food Mart and stated that he is seeking the transfer and change of location of the license of MMN Corp. Mr. Patel has ownership of two other stores in Watertown and Harwich, stated Attorney Herndon. Herndon stated that \$40,000 is the price for the license and financing is from Rockland Trust to cover the costs. The lease was originally in his wife's name. There is no pledge of the license.

Guzman made motion to approve application for transfer and change of location pending CORI and ABCC approval as well as tax compliance clearance and zoning approval; seconded by Cooney. On the motion: Umemba – yes; Guzman – yes; Avellaneda – yes; Cooney – yes; Dwyer – yes.

Public hearing commenced re application for transfer of ownership, transfer of stock, new officer, director, stockholder, and change of manager relative to the Restaurant All Alcoholic Beverages License of Fifth Avenue Steak House d/b/a Floramo's Fifth Ave., 213 Everett Ave. Attorney John Connell appeared with John Floramo, the petitioner, and Tom and Pat Floramo, the current owners. Atty. Connell stated they are requesting a stock transfer from Tom and Pat Floramo to their son John. John is also petitioning to be the sole director, officer, and manager and they would like to be closed for business on Sundays. He is holding the license as a corporation and there will be no financing. John is not TIPS certified but will provide certification upon approval of his petition. Two of the current bartenders are TIPS certified. John's parents own the real estate and there will be a lease between the corporation and the parents.

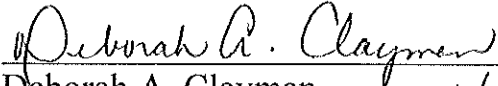
Avellaneda made motion to approve application pending CORI and ABCC approval as well as tax compliance clearance; seconded by Cooney. On the motion: Umemba – yes; Guzman – yes; Avellaneda – yes; Cooney – yes; Dwyer – yes.

Public hearing re Diranian Realty Co., LLC, d/b/a The Diranian of 255 Chestnut St. was cancelled as a result of Evelyn Diranian's communication to the Commission requesting withdrawal of the application.

Public hearing commenced re Class II Used Car Dealer License application of Edd's Auto Sales, Inc., 48 Pearl St. Ed Brown and John Longtin appeared on behalf of Edd's Auto Sales. Ed stated that he had worked with the Ray Nickerson, the former operator of Eddie's Auto, for a number of years and then operated his own business on Rt. 1. They service only their own vehicles for repair at the location of 48 Pearl St. and they hope to sell approximately 25 vehicles a month, stated Longtin. They have already been granted and received a Certificate of Occupancy from the Dept. of Inspectional Services, stated Commissioner Cooney.

Guzman made motion to approve license application; seconded by Cooney. On the motion: Umemba – yes; Guzman – yes; Avellaneda – yes; Cooney – yes; Dwyer – yes.

Meeting adjourned at 7:45 p.m.


Deborah A. Clayman 10/28/14
City Clerk

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