

MINUTES  
**LICENSE COMMISSION MEETING**  
**6:00 p.m.**  
**Thursday, September 30, 2020**  
**Virtual ZOOM Meeting**  
**Brockton, Massachusetts**

---

The License Commission held its regular monthly meeting on Thursday, September 30, 2020 via ZOOM. Present were Chairman Henry Tartaglia, Commissioners Jeffrey Charnel, David Teixeira, and Eugene Marrow. Also present were License Agent Paul Bonanca, and Executive Assistant Silvia Carvalho.

1. Approval of the Minutes of the License Commission Meeting of August 27, 2020.

A motion was made by Commissioner Marrow to approve the minutes of the aforesaid meetings which motion was seconded by Commissioner Charnel and made unanimous by vote of the members present.

2. Approval of the following police officers as license agents for the month of September 2020: Lieuts. Paul Bonanca and David Farrell; Sgts. George Khoury and Christopher McDermott; Dets. Patrick Donahue, Erin Cummings, Jackie Congdon, Eric Clark, Santiago Cirino, Thomas Hyland, Michael Bunker, Nazaire Paul, James Cronshaw and Timothy Stanton.

A motion was made by Commissioner Charnel to approve the license agents as listed for the month of September 2020. The motion was seconded by Commissioner Teixeira and made unanimous by vote of the members present.

3. Hearing to discuss reduction of alcohol license renewal fees for restaurant, hotels, and club licenses in light of the financial hardship caused by Covid-19 pandemic.

Chairman Tartaglia read a letter into the record from Mayor Robert Sullivan requesting that the board vote to reduce the fees to provide much needed relief to the business owners due to Covid-19.

A motion was made by Commissioner Charnel to approve the reduction of fees. The motion was seconded by Commissioner Marrow and made unanimous by vote of the members present.

**4-0**

4. Hearing on a request from Ming Motor City, Inc. for a Class I Dealers license located at 970 Montello Street, Brockton, MA.

Present was Theresa Wei and Attorney Chin of 400 Hancock Street, Quincy, MA and Mingle Wu of 82 Walnut Street, Quincy, MA.

Mr. Mingle would like a license to buy, sell and exchange second-hand auto parts and has been at his location for many years. He is interested in selling new motorcycles. Lt. Bonanca informed the board

that upon his inspection of the location he observed a person testing out a moped in the parking lot without a helmet, and that poses a hazard when vehicles enter and exit the property. The parking lot had no lines, spaces or handicapped parking and he suggested they submit a parking plan. Mr. Mingle assured the board that he will address all the issues and will abide by the law, regarding to the helmets. It was advised that Mr. Mingle make the necessary adjustments and return when they have been addressed.

A motion was made by Commissioner Marrow to table the request until all the necessary adjustments have been addressed. The motion was seconded by Commissioner Charnel and made unanimous by vote of the members present.

**4-0**

5. Hearing on a request for a Transfer of a Lodging House license located at 19 Clinton Avenue from Paul Johnson of Saxon Management, LLC to Concepcion Perez of Perez Management, LLC.

Present was Erick Hagstrom of 125 Main Street, Suite L, Reading, MA, and Chris Chadzynski of 1266 Furnace Brook Parkway, Suite 410, Quincy, MA.

Mr. Perez is the purchaser of the Lodging House at 19 Clinton Avenue which consists of 3 apartments and has a total of 10 rooms. Chairman Tartaglia asked Mr. Perez if he has experience in the Lodging House business, and he replied that he does have management experience. Lt. Bonanca asked him if he will have an on-site manager? and he replied not, on-site, but he will be available 24 hours a day. Mr. Perez operates out of Everett and is the owner of 13 units in Brockton, this being his first Lodging House. The board asked him if he had any idea what the rules and regulations are to operate in Brockton, and he said he does.

A motion was made by Commissioner Marrow to approve the transfer upon the approval of all inspections. The motion was seconded by Commissioner Teixeira and made unanimous by vote of the members present.

**4-0**

6. Hearing on a request from Avon Auto Brokers for a Class II Dealers license located at 8 Montello Street, Brockton, MA.

Present was Mr. Dana Nessen of 24 Marshall Lane, North Easton, MA.

Mr. Nessen is the current owner of 8 Montello Street and is requesting that the board separate the two properties, which are currently on one license. Lt. Bonanca informed the board that he has inspected the property and there are no handicapped parking spaces. He also requested that Mr. Nessen pave the cracks in the asphalt and clear the property of the debris. Commissioner Charnel told Mr. Nessen that he has an issue with trying to split up the license and requested that we consult with the Law Dept first.

A motion was made by Commissioner Marrow to table the issue until the board consults with the Law Department. The motion was seconded by Commissioner Charnel and made unanimous by vote of the members present.

**4-0**

7. Hearing on a request from PCR BOST, LLC dba Wing Stop for a Transfer of a Common Victualer license locate at 21 Torrey Street, Brockton, MA.

Present was Seth Salzman of 235 Springdale Drive, Attleboro, MA.

This location has been in operation for 1 ½ years with a seating capacity of 44 seats and they are looking to transfer the license to a new owner. Commissioner Charnel asked Mr. Salzman about the safety precautions taken during the food preparation, especially now with Covid-19. The Commissioner understands that they use their bare hands to handle the raw chicken and if that is the case, that they should wash their hands every time they do. He informed the board that they operate in 25 states and have not been made to use gloves, with the exception, of Randolph. If the Board of Health requires them to do so, he will comply.

A motion was made by Commissioner Charnel to approve the transfer. The motion was seconded by Commissioner Teixeira and made unanimous by vote of the members present.

**4-0**

8. Hearing on a request from Conte Memorial Club for a Common Victualer license located at 88 West Ashland Street, Brockton, MA.

Present was Mr. Donald O'Brien of 11 High Street, West Bridgewater, MA.

Mr. O'Brien was asked how many seats he is requesting and replied that he has 68 upstairs and 20 downstairs. All the inspections have been completed, all four. Lt. Bonanca had a few issues the lot must be restriped and there is no HP space with a raised sign. He was informed that he needs 1 handicapped capped space per every 25 spaces. Mr. O'Brien asked the board that now that they are applying for a Common Victualer license, does it take away smoking from the club? Chairman Tartaglia replied that he checked on it and it is ok. They gave him 6 months to have the lot restriped and to add handicapped spaces.

A motion was made by Commissioner Marrow to approve the license. The motion was seconded by Commissioner Charnel and made unanimous by vote of the members present.

**4-0**

9. Hearing on a request from Rude Alves dba Khali's Kitchen for a Common Victualer license located at 880 Main Street, Brockton, MA.

Present was Mr. Rude Alves of 53 French Avenue, Brockton, MA.

Lt. Bonanca inspected the property yesterday and it was not complete inside, there was trash that must be removed from the property and the lot must be restriped, handicapped spaces must be added, and foliage cleared off. The interior has not been completed yet for the Lt. to inspect, and Mr. Alves told the board he had to rebuild the front area and it will be completed soon and the inspections are forthcoming. Commissioner Teixeira informed the board that he is familiar with the location and Mr. Alves has worked hard to complete the construction and should be done in one more week.

A motion was made by Commissioner Charnel to approve the license after Lt. Bonanca re-inspects the location. The motion was seconded by Commissioner Teixeira and made unanimous by vote of the members present.

4-0

A motion was made by Commissioner Marrow to adjourn the meeting. The motion was seconded by Commissioner Teixeira and made unanimous by vote of the members present.

4-0

Respectfully Submitted,



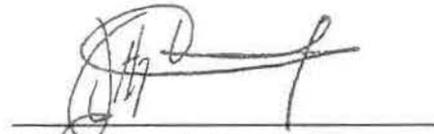
Henry Tartaglia

Chairman

---

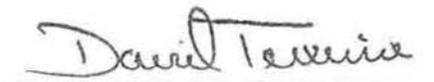
Henry Tartaglia, Chairman

APPROVED



---

Jeffrey Charnel, Commissioner



---

David Teixeira, Commissioner



---

Eugene Marrow, Commissioner



---

Paul Studenski, Commissioner