

MINUTES
LICENSE COMMISSION MEETING
6:00 p.m.
Thursday, February 16, 2023
G.A.R. Room, City Hall, 45 School Street

The License Commission held its regular monthly meeting on Thursday, February 16, 2023, in the G.A.R. Room, City Hall, 45 School Street. Present were Commissioners, Jeffrey Charnel, John McGarry, Robert P. Simpson, Paul Studenski, Scott D. Uhlman. Also, present were License Agent Paul Bonanca, Deputy Chief Edward Williams and Executive Assistant Silvia Carvalho.

1. Approval of the Minutes of the License Commission Meeting of January 19, 2023, and the Special Meeting of January 25, 2023.

A motion was made by Commissioner McGarry to waive the reading of the minutes, and to approve the previously mentioned meeting of January 19, 2023, and the Special Meeting of January 25, 2023. The motion was seconded by Commissioner Studenski and made unanimous by vote of the members present.

2. Approval of the following police officers as license agents for the month of February 2023: Lieuts. Paul Bonanca and David Farrell; Sgts. Christopher McDermott, Timothy Stanton; Captain John Hallisey; Dets. Erin Cummings, Jackie Congdon, Eric Clark, Santiago Cirino, Thomas Hyland, Michael Bunker, Nazaire Paul, James Cronshaw.

A motion was made by Commissioner McGarry to approve the license agents as listed for the month of February 2023. The motion was seconded by Commissioner Studenski and made unanimous by vote of the members present.

3. Hearing on a request from Brockton Arts, Inc. for a Special One Day Permit to Sell Wine and Malt Beverages for a Gallery Reception, to be held at Gallery 33- Stacy Adams, 33 Dover Street, on February 26, 2023, from 5:00 p.m. to 9:00 p.m.

Present was Mr. Arnie Danielson of 603 Summer Street, Brockton, MA and Jeremy Marcellus of 38 Nilson Drive, Randolph, MA.

Mr. Danielson informed the board that it is a small art opening they try to do it three times a year, and it is a smaller reception with fifty people. It is essentially a wine and cheese reception with a little bit of music. They have ample parking, it is a Sunday evening and they have plenty of space. Commissioner Charnel asked the Commissioners if they had any questions? he then opened it up to the public. He then asked if there was anyone in favor or opposition? or if any elected officials would like to speak. He closed the public portion of the meeting and asked the Commissioners if they had any questions? Deputy Chief Williams stated that the only request that he has is that there be a crowd manager present. Lieutenant Bonanca stated that it is a private event, so no detail is required and the Police Department has no objection.

A motion was made by Commissioner McGarry to approve the permit. The motion was seconded by Commissioner Studenski and made unanimous by vote of the members present.

4. Hearing on a request from Cardinal Spellman High School for a Special One Day Permit to Sell Wine and Malt Beverages for a Trivia Night Fundraiser, to be held at 738 Court Street, on March 25, 2023, from 6:00 p.m. to 10:00 p.m.

Present was Mr. Richard Bosmer of 27, Taunton Street, Lakeville, MA.

Mr. Bosmer informed the board that it is just a Trivia Night it is not open to the public. Friends and family only, they usually get 25 to 40 people, and it goes from 6:00 PM to 10:00 PM. Chairman Charnel asked the Commissioners if they had any questions? He then opened up the meeting to the public and asked if anyone was in favor or opposition and if there were any elected officials would like to speak, he closed that portion of the meeting. Deputy Chief Williams stated that he would like a crowd manager present and asked Silvia if she had his e-mail address? And stated that he could send them the information. Lieutenant Bonanca stated that it is not open to the public, so no detail is required and the Police Department has no objection.

A motion was made by Commissioner Studenski to approve the permit. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

5. Hearing on a request from Robert's Auto Sales for a Transfer of a Class II Used Car Dealers license located at 954 Centre Street, Brockton, MA.

Present was Mr. Brent Wilmot of 10 Powers Avenue, Taunton, MA, and Mr. Robert Pelligrine of 32 Partridge Way, Hanson, MA.

Mr. Pelligrini informed the board that he has been there for 30 years, and over the past 5-6 years he has slowed down, and Brent has been working with him for a long time, and they would like him to take over the used car license, and maybe within the next year or two the body shop license. At this time it is only the used car dealer license. They have had someone come out and paint the lines, and they have done a plan, and he is sure that the board has seen it. Chairman Charnel asked him if he had anything else to add? and he stated that it's an active license and they are trying to do the right thing and transfer it.

Chairman Charnel opened up the meeting to the public and asked if there was anyone in favor or opposition? or if there were any elected officials would like to speak? he then closed that portion of the meeting and asked the Commissioners if they had any questions? Commissioner McGarry asked them what is the requested number of cars? Mr. Pellegrini stated that he has been going over that with Mr. Williams. It originally was 18, but they think they are trying to get down to around 10 or 11. Deputy Chief Williams asked the Commissioner if he could speak, and he stated that he has been working with Lieutenant Bonanca on this over the past week or so.

Deputy Chief Williams stated that he went over to their business, they had submitted a plan that they were unable to use. They did provide a new plan that he received today. He has 14 spaces outside, two for employees, one for customers he thinks that it really should be two customers, because they have a body shop and used car dealer business, going at the same time. They can easily have two customers at once, and that would leave 10 spaces for the used car license. The used car dealer license is old, and you know that his grandfather built an addition onto the building about 20 years ago. Mr. Pellegrini stated about 15-20 years ago. Deputy Chief Williams stated that it took up spots, which could be used for used cars. Deputy Chief Williams stated that it is a 10-car license. The only other stipulation that he would have is that the vehicles must be parked within the lines.

Mr. Pellegrini informed the board that when you are in the used car business, what happens is that you bring a car in you put tires, and brakes on it and do body work on it to get it detail ready, and then it might disappear and go get tires on it for a day or two. Some may have a mechanical issue that may be out of their scope of services, and they may send it to another shop. What happens often when you are buying a car it may be sitting at the auction for three days, so the ten cars will be plenty. It is constantly plugging and playing. You're taking one car and you're getting it retail ready, and in the meantime there's another car that's having a front-end alignment done and another one slides into its space.

Chairman Charnel asked him how many cars he can have in the garage area? and he replied 5. Chairman Charnel asked Deputy Chief Williams if that was on the license as well? Deputy Chief Williams stated that there are no restrictions on his repair license. Commissioner Uhlman stated that he knows that the area kind of slopes down, and asked if that area was a flat surface? Mr. Wilmott stated that it is flat where the handicapped space will be. Mr. Pellegrini stated that it is a reasonable space for someone with a disability to get out of the car. Commissioner Uhlman stated that the ADA requires that they have a flat surface.

Lieutenant Bonanca stated that they have to get an ADA approved sign that stands up, not the one that is painted on the ground. Lieutenant Bonanca informed them that it is a stand-up sign, no more than 5 feet high, and no higher than 8 feet. Deputy Chief Williams stated that the reason for that is that when winter comes if there's snow on the ground you can't see the sign. Mr. Pellegrini stated that they have a porch on the front, so they can wire tie something to the spindles of the porch. That would be at windshield height. Deputy Chief Williams stated that if he could just screw that into the railing that would be perfect.

Mr. Wilmott stated that he asked both Lieutenant Bonanca, and Deputy Chief Williams, if he had anything else to do? he is unsure whether or not this will affect him getting the license or not. Mr. Wilmot informed the board that he had such a short period of time to get everything done. Chairman Charnel stated that the board is very reasonable. The board typically is predicated on their inspections and then the license will be issued. Lieutenant Bonanca stated that he mentioned the ADA sign to him, but the one that they have is not the approved sign, it has to be the stand-up sign. Chairman Charnel stated that the only other question he had was the hours of operation? Mr. Pellegrini replied that they are usually open 9:00 a.m. to 6:00 p.m.

Chairman Charnel asked Mr. Pellegrini if the owner of the building will remain the same? and Mr. Pellegrini replied yes, it is him. Chairman Charnel stated that the only other thing he would add is that the license shall not be transferred without approval from him. Mr. Pellegrini stated that when he got the license it was a non-conforming building. Thirty years ago, he went before Zoning to get a used car

license that is why he wants it to stay with the property. If Brent decides he wants out or somebody else decides they would like to go in there. Chairman Charnel stated that we have had issues in the past where they have taken the license and moved it unbeknownst to the Commission.

Commissioner McGarry stated that he just wanted clarification and asked if they did paint the lines? and they replied, yes. Mr. Pellegrini stated that they were inspected by the fire department. Deputy Chief stated that they are fine. Mr. Pellegrini asked if their only issue was the stand-up sign? and the board replied, yes.

A motion was made by Commissioner McGarry to approve the Transfer with stipulation that the handicapped sign is in place. The motion was seconded by Commissioner Studenski and made unanimous by vote of the members present.

6. Hearing on a request from Doyle's on the Green for a renewal of a Common Victualer license and a Seasonal Golf Course, One Day license at D.W. Field Golf Course- 331 Oak Street, Brockton, MA.

Present was Ann Ferrari of 229 Vernon Street, Bridgewater, MA.

Mrs. Ferrari informed the board that she has had the license the last two years and have had no issues. She worked there three years before that, and they have never had any issues. Chairman Charnel asked her if it was the same operations? and she replied yes. Chairman Charnel then opened up the meeting to the public, and asked if anyone were in favor or opposition? he asked if there were any elected officials that would like to speak? he closed that portion of the meeting and asked the Commissioners, if they had any questions?

Commissioner Uhlman stated that by state law they are only allowed 245 days, and they are asking for 259. Commissioner Uhlman asked them if they would be using the clubhouse exclusively or will they be using carts etc.? Mrs. Ferrari stated that there are usually four tables in there. Commissioner Uhlman asked if they will be using the carts to sell beer outside? she replied, yes. Commissioner Uhlman stated that he has the ABCC information and that it states that they must provide the board with what type of carts they will be using? Commissioner McGarry asked her if they have someone that moves the cart? and she replied, yes. They have a cart girl. Commissioner McGarry stated so it is never stationary, and she replied, no.

Commissioner Uhlman asked if they sell beer at the ninth hole? and she replied, no. He then asked her if this is the entire premises? and she replied, yes. Chairman Charnel stated that he does see that there are requirements on the number of days. Mrs. Ferrari stated that they usually start in April, and they are out of there by Thanksgiving. Chairman Charnel stated that he wanted to state that the board has never had an issue since he has been on the Commission. They run a good business there. Chairman Charnel asked Mrs. Ferrari if they control the cart, and she replied yes.

He then asked how many carts they have? and, she replied one. It only goes out usually during the weekends or during tournaments. They do not go out during the week unless it is really busy. Commissioner McGarry stated that it is a beverage cart, and it has a specific use. Commissioner Uhlman stated that he does not see a date, but it usually starts the day before the requested date. Commissioner Charnel stated that the ABCC does have some specific rules as to where the carts can go

or not. Deputy Chief Williams stated that he has no objections. Lieutenant Bonanca stated that he has no objections from the Police Department.

A motion was made by Commissioner McGarry to approve the Common Victualer license, and the Seasonal Golf Course, One Day license, not to exceed 245 days. The motion was seconded by Commissioner Studenski and made unanimous by vote of the members present.

7. Hearing on a request from 2030 Ocean Street, LLC, dba Wine & Market, Manager Daniel Newcomb makes application for a Transfer of an All Alcoholic Beverages Package Store License, and a Pledge of License and Inventory at 750 Belmont Street, Brockton, MA, TO Go Liquor Corp., dba Wine and Market, Manager- Smit Patel.

Present was Attorney Matthew Porter of 48 Turnpike Street, South Easton, MA., Mr. Smit Patel of 11 Downey Drive, Norton, MA, 02766., Mr. Bahecharbhai Patel of 435 Rte. 28, Harwich, MA, 02646.

Commissioner McGarry asked Attorney Porter to present his application. Attorney Porter stated that he is the attorney for Go Liquor Corp., Mr. Bahecharbhai Patel is the 100% shareholder of the corporation, and he is the President, and Treasurer. The secretary and, director that is sitting beside him is Smit Patel he is the proposed license manager. Both the individuals, have extensive experience in the liquor industry Bahecharbhai Patel owns four other locations, across the State of Massachusetts. Including one in Brockton, which is Debi's Convenience and Deli. They have had no violations there whatsoever, and both individuals are TIPS Certified. All employees would be required to be TIPS Certified as well.

They will have a scanning machine in place, and they are a very experienced ownership group. There is a request for a pledge from Rockland Trust, which is helping to finance the purchase along with the build out of the location. Beyond that he can answer any questions that the board may have, and Mr. Patel can as well. Commissioner McGarry asked if there was anyone there in favor of the petition? He then asked if anyone was in opposition? He stated that he sees no elected officials before us this evening. and opened it up to the members.

Commissioner Uhlman stated that he asked for the original application and informed the gentleman that he thought that this was going to be a specialty package store, and not a run-of-the-mill package store. He informed him that the board was sold a bill of goods when they approved the license to the original party before he decided to sell it or transfer it. Now he has concerns that we are getting another package store which is literally 50 feet from the high school property which is approximately 500 feet from the package store across the street.

He is now concerned because they went to great lengths to approve the other application, and now he is transferring it. Attorney Porter asked to reply and stated that he was not sure who said that this was going to be a run-of-the-mill package store, and that seems to be a broad assumption. He will say that Mr. Newcomb was before the board and obviously there was a plan in place for a high-end market. Dan is staying there through the transition, so he is going to help out with the build out. Smit was very recently in Bridgewater helping build out a brand-new beautiful high end store serving wine, and craft beer, so nothing has changed as far as the business model is concerned.

He understands this was litigated before with Dan, but that model is going to remain in place for these folks. He is not sure who put the thoughts in their minds, that this is going to be a run-of-the-mill store.

He is not sure where that is coming from. Commissioner Uhlman stated that it does not state anywhere in the application that this is a high-end liquor store like it did before. On the first application it stated that this is going to be a specialty alcohol, and so forth and so on. There may have been some confusion back before regarding what was going on with it, and he is concerned that there is no one at the meeting from the school department to rebut this and feels that we have gone back to where we were before. Commissioner McGarry stated that the portion with the school department has been settled. Commissioner Uhlman stated that he understands that, but he also thinks that they would have liked to have been heard. Commissioner McGarry stated that they are not at the meeting, and they went through this with the previous applicant.

Commissioner Simpson stated that Mr. Newcomb promised to work with the school, they were concerned about nips, and he stated that he would not sell nips, they were concerned about him having someone out there policing the parking lot making sure that it's clean, and that there are no items discarded out there. There were promises made to the school, so that is one of his concerns. Attorney Porter stated whatever promises were made with the school, the new applicants will work with them, and they understand that they need to be good neighbors. Mr. Patel has operated a store within the city, and he knows what the responsibilities are.

He is happy to reach out to the school board, he was not made aware by the seller that there were any agreements in place with the school system, and they will certainly reach out if there are recommendations. They will heed to that. They are not going to change anything regarding that model, and they understand the challenging aspect of the location itself. They run a clean ship at all their other locations, they have a scanning machine in place, and they do in-house training. Everybody is TIPS Certified. This is their livelihood, they take it very seriously, and he does not think the city will have any issues with these guys whatsoever.

Commissioner McGarry stated that the issue he has is that the previous applicant, had dba Wine and Market. It had the word market in it, and again going back to what the previous or current owner said in here and from his lease, that he had in the paperwork stated that the premises should be occupied solely for the purpose of conducting a first class package store. He does want it on the record that the gentlemen are going to maintain that this is a full-service package store priority. Attorney Porter stated that the lease is being assigned to them and they are bound by the terms of the lease, as well. It is not just the city that they have an obligation to, it is the landlord as well.

Commissioner McGarry stated that he wants to make sure that no nips are sold, and that they would not include the nip size containers. That was a commitment that the previous owner made with the city. Attorney Porter stated that if there are restrictions on the previous owners, license that it will carry over to the new owners. They are not asking for anything more or anything less. Commissioner Studenski stated that the word market is here, and asked what type of products they would have, is it food? They replied, small groceries, household items, chips, food, and snacks, stuff like that not like a deli or anything.

Commissioner Studenski stated that they can put whatever they want in there, but he wanted to know if they were planning on running it like a market? Commissioner Uhlman stated that if they are going to run a market, they are going to attract school children to come in and buy their bags of chips, and their soda. Where if it's a package store a 14-year-old is not going to even consider going into the package

store. Attorney Porter stated that if they would like them to put a 21 plus sign up, they would be more than happy to do so. Commissioner Uhlman stated that he would have to do that by state law anyways.

Attorney Porter stated that these guys are very well trained, they have had no violations at any of their other locations, they understand that underage sales as an issue whether there is a school there or not. Particularly in the area where there is a college, and they are experienced in this area. The board will not have any issues with these guys whatsoever, he stated that the alcohol is not going to be sitting with the chips. None of those items will be stored with that stuff and their employees are trained. Commissioner Uhlman stated that it all starts with perception, Debi's Deli started out as a package store, now it is Debi's Deli, and they went before zoning to put on an addition, he is concerned.

Commissioner McGarry stated that they are aware of the issues with the current owner. Attorney Porter stated that yes, they are well aware. Commissioner McGarry stated that the issue of the market is what bothers him, because that was going to be a liquor store and now it is a market. Attorney Porter stated that it is a carryover of the name itself, and it has already been approved by the city. These guys are not in the deli industry it's just chips. Commissioner McGarry stated it's not that it is in selling chips, candy, and stuff like that, cleaning products. Is it a liquor store or is it a market with liquor as a sideline?

Attorney Porter stated that the primary primary focus is a high-end liquor store, with high end wines and craft beer that is the central focus of this location. Commissioner McGarry stated that he had answered his question, and that was his concern when you see that name it connotes something different than what you said. Attorney Porter stated that he understood. Commissioner Simpson asked Attorney Porter to clarify exactly what products they would be carrying? He stated that he can get a list together it would just be ancillary products to the sale chips, salsa, there's not going to be a large candy aisle or anything like that, the primary focus 90% is high end wine and beer.

Commissioner Uhlman asked if they would be selling dish soap? he doesn't remember the last time he went to a package store and purchased dish soap. Attorney Porter stated that he does not know if dish soap is going to be on the list, probably not. Deputy Chief Williams stated that the only comment he has is that Debi's at 516 pleasant St. has had an elected official complain on numerous occasions, and the Board of Health has visited them. Part of the agreement was that they maintain a green space in front of the store, it is only a couple feet, and it has never been maintained and has looked terrible all the time.

He would ask that he take some consideration, and plant some grass, or flowers and keep it neat. He did put some bushes in there at one time, but he doesn't think that it was watered or maintained. Deputy Chief Williams stated that he would appreciate it if he maintained it this year, or we may have to ask for some action. Attorney Porter stated that he thinks that it is entirely reasonable, and they will stay on top of it and Smit is the one that is going to be overseeing that, and he will be there 40 hours a week. They just built out a brand-new beautiful store in East Bridgewater which is very well kept up.

Lieutenant Bonanca stated that he conducted an inspection, and the storefront is as empty, as when the first applicant actually made the proposal, so he is not even sure if the first applicant's intention was ever to build anything or to just maybe transfer the license for the sale, which is just food for thought. Other than that, in terms of the applicant they have no objections to the transfer.

A motion was made by Commissioner Studenski to approve the Transfer. The motion was seconded by Commissioner Simpson. Chairman Jeffrey Charnel recused himself.

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8. Hearing on a request from 220 North Main Street, LLC, for a Transfer of a Lodging House license at 220 North Main Street, Brockton, MA.

Present was Mr. Jason Cohen of 240 Jamaica Way, Jamaica Plains, MA.

Mr. Cohen informed the board he is trying to transfer the existence lodging license that's been in place for about 20 years. He recently purchased a property in July of 2022 he is looking to transfer it over. He informed the board that he recently had some issues with the Board of Health, and they had to clean it all up. He has been speaking with Deputy Williams since it all happened, he can assure the board that these issues will never happen again. he realized that the tenants that were there have mental histories they deserve a better quality of life and he's going to give that to them.

He didn't really understand the capacity of the situation, when he took it over from Mr. Matta and he will be honest he didn't get the instructions or case managers contacts when he purchased the property, so he was a little in over his head. Right now, everybody has been at the hotel 6 since the 25th of January. He is just looking to continue the existing license. Chairman Charnel asked him if he had anything else? he asked if there was anyone in favor opposition? he closed that portion of the meeting asked if there were any elected officials and closed the public portion and asked the Commissioners if they had any questions?

Commissioner Uhlman stated that the building was purchased for 1.1 million on 7/28/22, so for the last six or seven months you have not been licensed under your name as the owner, and asked him if he could explain that? Mr. Cohen stated that he did send in some paperwork, but he did make mistakes in submitting all the paperwork necessary to transfer the license over. There was a deadline that he had to file the paperwork he believes was December 2nd, or the end of December, and he submitted some paperwork, but he failed to get the proper inspections. He made serious errors on that end.

Commissioner Uhlman stated that he bought it at the end of July he could have applied then for a transfer, and Mr. Cohen acknowledged that he should have done that. Commissioner Uhlman stated that he remained there collecting rent, and services for the last six or seven months barring what has transpired recently, with no license. Mr. Cohen stated that his intention was to fix the place up, it was in terrible condition when he bought it. Commissioner Uhlman stated that he knows he has been in there. Mr. Cohen stated that he invested all types of money to get the place cleaned up, and it still had to come to this, he honestly is glad it came to this, because once and for all he can get the place the way that it should have been for the last 20 years.

He does not understand how things could have gotten this bad the last few years, it will never happen again including filing licenses on time or applications for licenses, or inspections with fire, wire. Commissioner Uhlman stated that he is ultimately a babysitter for people that are not competent enough to take care of themselves. Mr. Cohen stated that there are people that are there that need a

better facility. Commissioner Uhlman stated that he is their guardian. Mr. Cohen replied, no he is not. Commissioner Uhlman asked if he was their payee? and he stated yes, but he was not under the impression that he is their guardian. Chairman Charnel asked if he was their representative payee? and Mr. Cohen stated no, they have rent payees and they pay rent for them. Mr. Cohen stated that he is the owner of the building, he does have a new property manager and he is a great guy. Commissioner Uhlman asked if he was on staff? and Mr. Cohen replied yes, he does not live there but he will be there in a better capacity going forward, as well as a house manager that will be overseeing all these rules that we are putting in place.

Commissioner Uhlman asked if they are going to be there 24/7 and are they competent, and Mr. Cohen replied yes. Commissioner Studenski asked if they were all veterans? and Mr. Cohen replied some are veterans and asked that he take good care of them. He stated that he is not an absentee landlord, that is not the type of person he is, this is his first time owning a rooming house and he went through it the hard way. Chairman Charnel stated that obviously, this is his first time running a rooming house and asked Mr. Cohen if he knew all the rules for running a rooming house in the city? and Mr. Cohen replied yes.

Chairman Charnel stated that he believes that the rooming houses are inspected annually, and Deputy Chief Williams stated, yes. Chairman Charnel asked if the building had a sprinkler system? and he replied yes. Chairman stated that he mentioned a property manager, and asked if he was local? He stated that he lives in Revere. The Chairman then asked him if his name will be displayed somewhere in the property? he replied that it will be listed in the house rules. Chairman Charnel asked Deputy Chief from a fire perspective how many rooms are in there? Mr. Cohen stated that there are eighteen rooms and they have up to 32 occupants, but there are 18 bedrooms.

Chairman Charnel asked Deputy Chief Williams if there were a lot of calls for service to this location? and Deputy Chief Williams stated that it has picked up in the last few years, and it has changed ownership a couple of times. There was a couple that was running it, and then Mr. Matta took it over. It seemed to pick up then, and this gentleman took over in July. We had an incident about a month or so ago, that the fire department was called there, the conditions in the home were terrible, so they called the Board of Health and declared the building unfit for human habitation.

They have worked with him over the past few weeks, and he has exterminated the building to where it should be. The fire department has done all their inspections, and they are good with it, the building department has inspected, and they have had electricians in there for several days correcting deficiencies. The building is good to go as any other lodging house in the city at this point in time. Lieutenant Bonanca stated that they do have calls for service for the address, but it's not as unusual as any other lodging houses. Their recommendation depends on the Deputy Fire Chief's assessment and if he's OK with it, then the Police Department is OK, with it.

Chairman Charnel stated that the only thing that gives him angst is that this gentleman does not know this business well. He would feel comfortable probably having him come back before the board in six months, just to get a status update. Typically we don't do that stuff, but since this place was condemned at some point he just does not want to see it that happen. It is not something we typically do but we have the power to do. Mr. Cohen stated that he does own other properties so he's not a novice at that. Chairman Charnel stated that he's a commercial lender and a rooming house versus regular tenants are

not the same. Commissioner Studenski stated that he would like to see the manager come in since he is with them every day.

A motion was made by Commissioner Uhlman to approve the Transfer. The owner and live in manager must return to the board in 6 months, for an update. The motion was seconded by Commissioner McGarry and made unanimous by vote of the members present.

9. Hearing on the approval of the Late File Renewals for 2023.

Common Victualer License

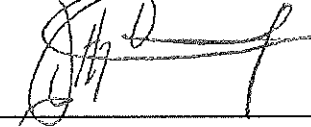
Lady C & J Café, 10 Commercial Street, Brockton, MA.

Tania & Stephany, Inc. 1490 Main Street, Brockton, MA.

A motion was made by Commissioner McGarry to approve the Late File renewals for 2023, Common Victualer Licenses. The motion was seconded by Commissioner Studenski and made unanimous by vote of the members present.

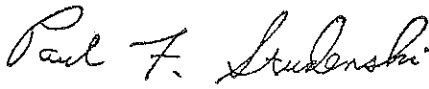
A motion was made by Commissioner McGarry to adjourn the meeting. The motion was seconded by Commissioner Studenski and made unanimous by vote of the members present.

Respectfully Submitted,

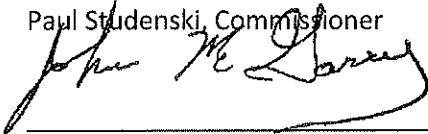


Jeffrey Charnel, Acting Chairman

APPROVED



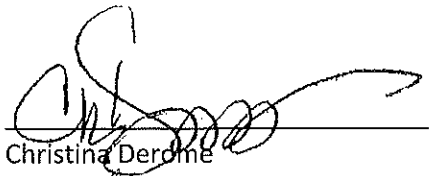
Paul Studenski, Commissioner



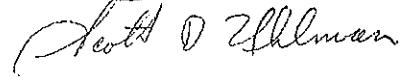
John McGarry, Commissioner



Robert P. Simpson



Christina Derome



Scott D. Uhlman