

MINUTES

**LICENSE COMMISSION MEETING**

**6:00 p.m.**

**Thursday, January 18, 2024**

**Via ZOOM**

The License Commission held its regular monthly meeting on Thursday, January 18, 2024, via ZOOM. Present were Commissioners, Jeffrey Charnel, Robert P. Simpson, Scott D. Uhlman, Janet Landerholm. Also, present were License Agents Paul Bonanca and David Farrell, Deputy Chief Williams, and Executive Assistant Silvia Carvalho.

1. Approval of the Minutes of the License Commission Meeting of December 21, 2023.

A motion was made by Commissioner Simpson to approve the previously mentioned meeting of December 21, 2023. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

2. Approval of the following police officers as license agents for the month of January 2024 Lieuts. Paul Bonanca, David Farrell, and William Schlieman; Sgts. Christopher McDermott, and Timothy Stanton; Captain John Hallisey; Dets. Eric Clark, Thomas Hyland, Donald Macmillan, James Cronshaw, Ryan Quirk, Michael Micciche.

A motion was made by Commissioner Simpson to approve the license agents as listed for the month of January 2024. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

3. Hearing on a request from Red Crab Brockton, Inc., dba Juicy Seafood for an Entertainment license at 683 Belmont Street, Brockton.

Present was Ms. Yanchun Zhang of 205 Locust Street

Ms. Zhang informed the board that they are applying for an Entertainment license and would like to offer live entertainment to their customers. They will place it in an open area of the restaurant, so they do not block any walkways or hallways. Chairman Charnel opened the meeting to the public and asked if there was anyone in favor or opposition, and if there were any elected officials that would like to be heard. He closed that portion of the meeting and then opened it up to the Commissioners. Commissioner Simpson stated that he will defer to Deputy Williams recommendations and yielded.

Deputy Chief Williams informed the board that that by code it requires automatic shutoff when the alarm goes off. The occupancy of the building is 100 people, so they will need a crowd

manager present. Lt. Bonanca had no objections from the Police Department, but has given them a warning regarding the window coverings that are blocking the view from the outside in. Chairman Charnel asked them if the infrastructure would be changing or will the daily operations remain in place, and will the bands bring their own equipment? Will the equipment remain there permanently? He also asked them where the bands would be located and he stated dining room area, and the equipment will be kept before the service station by the rest room. This will occur only once a month.

A motion was made by Commissioner Landerholm to approve the Entertainment license pending the removal of the window coverings, and Fire Department stipulations. The motion was seconded by Commissioner Simpson and made unanimous by vote of the members present.

**4-0**

4. Hearing on a request from Brockton Arts, Inc., for a Special One Day Permit to Sell Wine and Malt Beverages for a fundraiser to be held at Enso Gallery – 86 Centre Street, Brockton on February 3, 2024, from 4:00 p.m. to 9:00 p.m.

Present was No one.

A motion was made by Commissioner Uhlman to move all three agenda items to the end of the meeting. The motion was seconded by Commissioner Simpson and made unanimous by vote of the members present.

**4-0**

5. Hearing on a request from Cabo Vegan, Inc. for a Common Victualer license at 20 Main Street, Brockton, MA.

Present was Mr. Tome Andrade of 69 Park Road, Brockton, MA.

Mr. Andrade stated that he has been open for business since June of last year and he is looking to add seating. They have an existing market and would like to offer seating to his customers. Chairman Charnel opened the meeting to the public and asked if there was anyone in favor or opposition, and if there were any elected officials that would like to be heard. He closed that portion of the meeting and then opened it up to the Commissioners. Commissioner Simpson asked Mr. Andrade if there will be cooking on-site? Mr. Andrade replied that they serve salads and sandwiches.

They use a panini or a convection oven to prepare the sandwiches, or to make mac and cheese or cakes. Lt. Bonanca stated that this is a carry over from last month and he has no objections

from the Police Department. Deputy Chief Williams stated that he has no objections, and if they plan on cooking on-site, they must obtain Fire Department approval. Chairman Charnel asked Mr. Andrade how many seats he was looking for? Commissioner Simpson stated that the application says 20. The hours of operation will be from 8:00 a.m. to 11:00 p.m. and they are requesting six tables and twenty seats.

A motion was made by Commissioner Simpson to approve the Common Victualer license with no on-site cooking without Fire Department approval. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

6. Hearing on a request from Nelumbo89, Inc., dba Pho 89, for a Common Victualer license located at 708 Belmont Street, Brockton, MA.

Present was Ms. Hang Linh of 97 Gilford Road, Milton, MA.

Ms. Linh stated that they took over the restaurant from Cajun Kitchen in November/December and they are applying for a new Common Victualer license. Chairman Charnel opened the meeting to the public and asked if there was anyone in favor or opposition, and if there were any elected officials that would like to be heard. He closed that portion of the meeting and opened it up to the Commissioners. Commissioner Simpson asked her if there would be any changes to the existing floor plan with the removal of the bar and will seating capacity remain at 80. Ms. Linh informed the board that they had to get a permit to have the bar removed.

Lt. Bonanca stated that he had no issues with the inspection and no objections from the Police Department or Fire Department. Chairman Charnel asked if she had experience working in restaurants? She replied that she has worked in restaurants in the past. Chairman Charnel informed them that they are next to the High School and asked if they planned on serving alcohol? and she replied, no that is why the bar was removed.

A motion was made by Commissioner Simpson to approve the Common Victualer license. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

7. Hearing on a request from The Holistic Concepts, Inc., for a Renewal of a Retail Marijuana license located at 1915 Main Street, Brockton, MA.

Present was Attorney Scott Rubin of 71 Legion Parkway, Brockton, MA, and Mr. David Asack of 95 West Elm Street, Brockton, MA.

Attorney Rubin informed the board that his client is requesting a renewal of his 2023 license, Mr. Asack is close to opening and he is in the final stages of CCC licensing. They have one final inspection. In his request they found out that they accidentally omitted the license from the city. He immediately contacted Silvia and she provided him with the paperwork, and he paid the fee. The 2024 renewals will be going out soon and he will take care of that. After the build out and final inspection is complete, they can open.

Chairman Charnel opened the meeting to the public and asked if there was anyone in favor or opposition, and if there were any elected officials that would like to be heard. He closed that portion of the meeting and opened it up to the Commissioners. Commissioner Uhlman asked them why they have not opened? Attorney Rubin replied that they have had trouble scheduling a CCC, inspection. It took 4 ½ months to complete the build out, and they are waiting on the internal process through the state. Deputy Chief Williams stated that they have done a walk through, and he has no objection. He and Police will complete inspections for the 2024 renewals.

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

**4-0**

8. Hearing on a request from Industry Lounge, LLC, dba Industry Lounge- Manager- Antonio Sypable makes application for an All Alcoholic Beverages Restaurant, Common Victualer and Entertainment license at 24 Intervale Street, Brockton, MA.

Present was Attorney James Burke of 48 Pearl Street, Brockton, Mr. Antonio Sypable of 22 Wilder Street, Brockton, MA, and Mr. Steigmward Desir of 134 North Street, Brockton, MA.

Attorney Burke informed the board that Mr. Desir, and Mr. Sypable purchased 24 Intervale Street which has an alcohol license. There is a parking lot within 250 feet and their intent is to renovate and operate as a restaurant. Part of the development is a barbershop, which they plan on operating with a separate egress and entrance from the restaurant. The investment strategy is to reduce their expenses while providing steady income. Plans have been submitted for the restaurant on the first floor with sixty seats, and there is a cellar to store dry goods.

This is an extensive renovation costing between \$300,000 - \$400,000. The applicant, Mr. Antonio Sypable will be the manager, and he holds a degree in business from Bridgewater State University. He will operate and run the business as the manager and is seeking an All Alcoholic Beverages Restaurant, Common Victualer, and Entertainment license. They have also submitted a separate letter requesting a 2:00 AM closing. The area is a disaster, but it will benefit that region. They have a model that works, and it is family oriented. They will subcontract the food

service and their hours will be Tuesday to Saturday, from 3:00 PM to 2:00 AM, Monday to Wednesday 3:00 PM to Midnight. They understand there is a concern with the 2:00 AM license, but last call will be at 1:15 AM. There will be a security firm to assist them. They will have cameras inside and out and will listen to Lieutenant Bonanca and Chief Williams. There will be no underage drinking, and they will have an ID scanner. All employees will be TIPS Certified.

They had a delay for three months due to National Grid, because they would not allow a temporary connection, they finally got it yesterday, and will start right away. They anticipate that it will take six months. Acoustic foam will be placed in the building to limit impact to the neighborhood and they will have a noise meter. Chairman Charnel opened the meeting to the public and asked if there were anyone in favor or opposition, and if there were any elected officials that would like to be heard. Mr. Chenet Sam came forward from the Spot bar and gave his address- 1156 Adams St. Dorchester MA.

He stated that he is in favor of the application he has known the applicant for 11 to 12 years. Mr. Desir is an advocate for the community, they have both participated in handing out backpacks with haircuts to children in the community. He is a man of great character, and he fully supports him. Councilor Moises Rodrigues came forward in favor of the application and stated that he is in favor of the establishment and hopefully the board would vote favorably. Councilor Jack Lally from Ward Six came forward and stated that he echoes the same sentiments of his colleague Councilor Rodrigues. The village is empty, and it has been for two years. The prior occupants had their license taken away and they have had problematic bars.

He is happy to see that these people have put their time, energy, and effort into something, and he is happy to see that. He did sit with the attorney and the individuals and wants that type of energy. It is a worthwhile investment in that area, and they will work with Police, Fire, and the Commission. Chairman Charnel closed that portion of the meeting and opened it up to the Commissioners. Commissioner Simpson asked them if they owned the property, or will they lease? Attorney Burke replied that Mr. Sypable and Desir are tenants in common and they own the entire place.

He also asked them about the stage if it was movable and what their intent was with that? they replied that they plan on upgrading the stage. Chairman Charnel stated that this is in a unique place in the city, he does want businesses to thrive, but it is in a residential area. Lieutenant Bonanca stated that in his three decades of experience, it only takes one disaster, and he is not in support of a 2:00 AM closing. Construction has not started, but he suggests a probationary period of six months at 1:00 AM. Deputy Chief Williams has no objections, all building permits have been issued and he asks that the license be held until they provide the COI certificate.

Chairman Charnel stated that typically he disagrees with Lieutenant Bonanca on the closing hour, but this property is in an area that has had issues in the past. He agrees with the probationary period, because the business is a stone, throw away from a residential area. Commissioner Simpson asked them how long they will be recording the noise meter and decibel levels? They stated that they would be doing it during the day and night, and they know that it should be around 45 to 50. They will also have security check every hour. Commissioner Simpson suggested that they take a picture to document that. Lieutenant David Farrell stated that Mr. Sam has been a great business owner, and appreciates his input, and if they show that they can manage, the board will give them a 2:00 AM

A motion was made by Commissioner Simpson to approve the All Alcoholic Beverages Restaurant, Common Victualer, and Entertainment license with a probationary 1:00 a.m. closing. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

9. Hearing on a request from SOCO Enterprise, LLC, dba Southern Comfort Bar & Grill, Southshore- Manager Vannick Chan makes application for an All Alcoholic Beverages Restaurant, Common Victualer and Entertainment license at 33 West Elm Street, Brockton, MA.

Present was Mr. Antonio Wiggins of 66 Galen Street, Brockton, MA, and Mr. Vannick Chan of 434 Arboretum Way, Canton, MA.

They are requesting a full-service restaurant license with a band. They have a designated spot and would like proper licensing to open up. They have an open area for a three-piece band. They are still working on the location. Chairman Charnel opened the meeting up to the public, and asked if there was anyone in favor or opposition, and if there were any elected officials that would like to be heard. He closed that portion of the meeting and opened it up to the Commissioners. Commissioner Uhlman asked if it was the old Skeeters and what they would be doing differently.

They informed the Commissioner that they will be serving soul food, BBQ with entertainment. They are a pub bar serving pizza and appetizers. Lieutenant Farrell stated that he had no issues with the opening of the lounge. Deputy Chief Williams sent a letter to the board, and he has no objections, as long as liquor is served in specified areas, and that they obtain final inspections. They also must provide an automatic shutdown of the entertainment when the fire alarm sounds. The applicant had a frozen pipe situation that moved them to Brockton. He has experience and certified staff. The board asked them how many tables and chairs? He stated that they are looking for 51 seats. The hours of operations Sunday to Saturday 10:00 AM to 1:00 AM.

A motion was made by Commissioner Simpson to approve the All Alcoholic Beverages Restaurant, Common Victualer and Entertainment license pending all city signoffs and fire department stipulations. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

10. Hearing on a request from Venue 727, LLC- Manager Joao Andrade makes application for an All Alcoholic Beverages General On Premise, Common Victualer and Entertainment license at 340 Warren Avenue, Brockton, MA.

Present was Attorney Matthew Porter of 480 Turnpike Street, North Easton, MA, and Mr. Joao and Veronica Andrade of 340 Warren Avenue, Brockton, MA.

Attorney Porter informed the board that his client is looking for a general venue. He has been running two to three events per week. He would like a section 12 license to expand their business, and they do not want to depend on others. Mr. Andrade will take a 1:00 AM for six months. His hours are Monday to Sunday 10:00 AM to 1:00 AM. They hold events such as weddings, banquets, and church events. Chairman Charnel opened the meeting up to the public and asked if there was anyone in favor or opposition, and if there were any elected officials that would like to be heard.

Councilor Rodrigues came forward and stated that he would like to support the licensee. He has come before the board in the past for various events and has an event scheduled for March 9th at the venue. The Cardinal from Cape Verde is coming, and they are holding their ten years kick off program. Cape Verde is the home of the first archdiocese. The event will include dignitaries from CV and elected leaders. This has become a venue of choice, and it has a local flavor in the city. They have done a great job maintaining the place and hopes that the board will approve the license.

Chairman Charnel opened the meeting up to the Commissioners. Commissioner Simpson asked how many seats they would be looking for? and they replied 440 seats, and the occupancy is 560. Lieutenant Farrell walked through, and they are great. Lieutenant Bonanca stated that they are putting their best foot forward, requesting a probationary period of 1:00 AM. There were no objections from Fire, other than the automatic shutdown of entertainment when the fire alarm sounds. They have a permit to finish the parking lot by June 21, 2024. They have had many approvals of one day licenses, with no issues. They informed Mr. Andrade that Police and Fire can enter the establishment even if it is a private event.

A motion was made by Commissioner Uhlman to approve the All Alcoholic Beverages General On Premise, Common Victualer and Entertainment license pending all city sign-offs and Fire Department stipulations. The motion was seconded by Commissioner Simpson and made unanimous by vote of the members present.

**4-0**

11. Hearing on a request from Brockton Arts, Inc., for a Special One Day Permit to Sell Wine and Malt Beverages for a fundraiser to be held at Enso Gallery – 86 Centre Street, Brockton on February 3, 2024, from 4:00 p.m. to 9:00 p.m.
12. Hearing on a request from Brockton Arts, Inc., for a Special One Day Permit to Sell Wine and Malt Beverages for a Valentine’s Day Party to be held at Enso Gallery – 86 Centre Street, Brockton on February 16, 2024, from 6:00 p.m. to 10:00 p.m.
13. Hearing on a request from Brockton Arts, Inc., for a Special One Day Permit to Sell Wine and Malt Beverages for a fundraiser to be held at Enso Gallery – 86 Centre Street, Brockton on February 23, 2024, from 7:00 p.m. to 12:00 Midnight.

Present was Mr. Arnie Danielson of 603 Summer Street, Brockton, MA.

A motion was made by Commissioner Simpson to take the agenda items collectively. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

Mr. Danielson informed the board that the February 3, 2024, event is a fundraiser for Mass Art to raise money for Vivid Colors. They provide programs to the underserved youth of Brockton.

The event on February 16, 2023, is a Valentine’s Day party. They have sent out 25 invitations, and they will have a full liquor bar, with light charcutier, cheese and sweets. There will be a piano player and painting.

The event on February 23, 2024, is a fundraiser for a local artist that has created a digital business card, and he is looking to introduce his product. They will be serving wine and beer as a convenience. Chairman Charnel opened the meeting to the public and asked if there was anyone in favor or opposition, and if there were any elected officials that would like to be heard. He closed that portion of the meeting and opened it to the Commissioners. Lt. Bonanca stated that he has never had an issue with Mr. Danielson, the servers must be TIPS Certified and purchase the alcohol from a wholesaler. All three events are private, so no police detail is required. No objection from Fire, other than a crowd control manager is present.

A motion was made by Commissioner Simpson to approve all three permits. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**



14. Common Victualer licenses

A motion was made by Commissioner Simpson to take the agenda items collectively. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

15. Common Victualer licenses

A motion was made by Commissioner Simpson to approve the Common Victualer licenses. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

16. Class I Dealers

A motion was made by Commissioner Simpson to take the agenda items collectively. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

17. Class I Dealers

A motion was made by Commissioner Simpson to approve the Class I Dealers. The motion was seconded by Commissioner Landerholm and made unanimous by vote of the members present.

**4-0**

18. Class II Dealers

A motion was made by Commissioner Simpson to take the agenda items collectively. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

19. Class II Dealers

A motion was made by Commissioner Simpson to approve the Class II Dealers. The motion was seconded by Commissioner Landerholm and made unanimous by vote of the members present.

**4-0**

20. Class III Dealers

A motion was made by Commissioner Simpson to approve the Class III Dealer. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

21. J & A DaSilva Ventures, LLC, 1002-1010 Main Street, Brockton, MA.

A motion was made by Commissioner Simpson to approve the Lodging House license. The motion was seconded by Commissioner Landerholm and made unanimous by vote of the members present.

**4-0**

22. Living Wisdom Home Health Agency, LLC, dba Casimir Residence, 164 Belmont Street.

23. Living Wisdom Home Health Agency, LLC, dba Casimir Residence, 168 Belmont Street.

A motion was made by Commissioner Simpson to take the agenda items collectively. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

24. Living Wisdom Home Health Agency, LLC, dba Casimir Residence, 164 Belmont Street.

25. Living Wisdom Home Health Agency, LLC, dba Casimir Residence, 168 Belmont Street.

A motion was made by Commissioner Simpson to approve the Lodging House licenses pending inspections. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

26. Perez Management, Management, LLC, 19 Clinton Avenue, Brockton, MA.

A motion was made by Commissioner Simpson to approve the Lodging House license. The motion was seconded by Commissioner Landerholm and made unanimous by vote of the members present.

**4-0**

27. Father Bill's & MainSpring, 54 North Main Street, Brockton, MA.

28. Father Bill's & MainSpring, 111 Green Street, Brockton, MA.

A motion was made by Commissioner Simpson to take the agenda items collectively. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

29. Father Bill's & MainSpring, 54 North Main Street, Brockton, MA.

30. Father Bill's & MainSpring, 111 Green Street, Brockton, MA.

A motion was made by Commissioner Simpson to approve the Lodging House licenses pending inspections. The motion was seconded by Commissioner Landerholm and made unanimous by vote of the members present.

**4-0**

31. Lepe Properties, LLC, 113 Green Street, Brockton, MA.

A motion was made by Commissioner Simpson to approve the Lodging House license pending inspections. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

32. Teen Challenge, Inc., 1315 Main Street, Brockton, MA.

A motion was made by Commissioner Simpson to approve the Lodging House license. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

4-0

33. Entertainment License

A motion was made by Commissioner Simpson to approve the Entertainment license. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

4-0

34. Automatic Amusement Device License

A motion was made by Commissioner Simpson to approve the Automatic Amusement Device license. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

4-0

35. All Alcoholic Beverages Restaurant license

A motion was made by Commissioner Simpson to approve the All Alcoholic Beverages Restaurant license. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

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A motion was made by Commissioner Uhlman to adjourn the meeting at 8:11 p.m. The motion was seconded by Commissioner Simpson and made unanimous by vote of the members present.

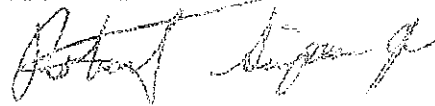
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Respectfully Submitted,

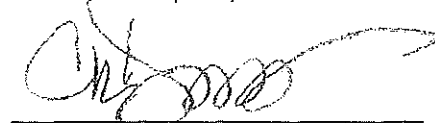


Jeffrey Charnel, Chairman

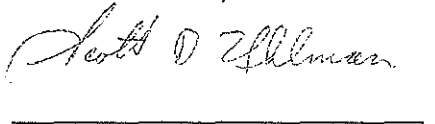
APPROVED



Robert P. Simpson, Commissioner



Christina Derome, Commissioner



Scott D. Uhlman, Commissioner