

MINUTES  
**LICENSE COMMISSION MEETING**  
**6:00 P.M.**  
**Thursday, July 17, 2025**  
**Via ZOOM**

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The License Commission held its regular monthly meeting on Thursday, July 17, 2025, via ZOOM. Present were, Commissioners Jeffrey Charnel, Robert Simpson, Scott D. Uhlman, Janet Landerholm, Executive Assistant Silvia Carvalho, Lt. David Farrell, and Deputy Chief Brendan Weeks.

1. Approval of the Minutes of the Regular License Commission Meeting of June 26, 2025 and the Special Meeting of June 2, 2025.

A motion was made by Commissioner Uhlman to approve the previously mentioned meeting of June 26, 2025, and Special Meeting of June 2, 2025. The motion was seconded by Commissioner Simpson and made unanimous by vote of the members present.

**4-0**

2. Approval of the following police officers as license agents from July 17, 2025 to August 21, 2025; Lieuts. David Farrell, and William Schlieman; Sgts. Matthew Graham, Rich Colon and Mark Duhamel; Captain John Hallisey and William Hallisey; Dets. Thomas Hyland, Ryan Quirk, Michael Micciche, George Almeida, Ernie Bell, Santiago Cirino, Tim Donahue, Joe Miranda, Matt Murphy, Shannon O' Donnell, Mike Bunker, William Devine, Matt Farrell, Frank Lopez, Gary Mercurio, Chris Perez, Derek Salamone.

A motion was made by Commissioner Simpson to approve the license agents as listed from July 17, 2025 to August 21, 2025. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

3. Hearing on a request from Tania & David Bakery, Inc., dba Tania & David Bakery for a Common Victualer license at 100 Main Street, Brockton, MA.

Present was Ms. Tania Teixeira of 81 Southland Terrace, Brockton, MA.

Ms. Teixeira stated she is opening a coffee shop and bakery selling customized cakes, bagels, flat breads, as well as capeverdean items. She believes she will be the first capeverdean bakery in Brockton. 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 hearing and opened it up to the Commissioners.

Commissioner Uhlman stated she did not submit the workers compensation form. Commissioner Simpson stated the application states 4 seats and the plan shows 4 tables and 8 seats. Deputy Chief Weeks had no objections from fire and stated he is waiting for paperwork on the oven. Lt. Farrell had no objections from the police department. Chairman Charnel asked Ms. Teixeira if she has a bar with seating? She replied, no just seating around tables.

A motion was made by Commissioner Uhlman to approve the Common Victualer license for 4 tables and 8 seats, must provide workers compensation paperwork, and correct issue with the stove. The motion was seconded by Commissioner Simpson and made unanimous by vote of the members present.

**4-0**

4. Hearing on a request from New Westgate Mall, LLC for a Special Event Permit and Special One Day Permit to Sell Wine and Malt Beverages for a Brews and Bites Event to be held at 200 Westgate Drive, on September 27, 2025, from 12:00 p.m. to 5:00 p.m.

Present was Mr. Tom Bowen of 8 Granite Street, Walpole, MA, and Mr. Dan McCallum of 698 South Avenue, Whitman, MA.

Mr. Bowen stated they have held this event for the past 6 years and will have the outer area cordoned off where the food trucks will be located. There will be a couple of beer trucks as well as wine, and he hopes it will be a nice sunny day. 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 hearing and opened it up to the Commissioners. Commissioner Uhlman asked them who are they having come to the event? They replied, the same vendors they have used in the past, and apologized for not having a list of vendors in front of them.

Deputy Chief Weeks had no objections from the fire department, and requested that they have 1 fire detail, and apply for a propane permit. Lt. Farrell had no objections from the police department and requested they have 1 police detail. Chairman Charnel stated in his years on the Commission they have always done everything as agreed, and this is nice for the community, and believes Xfinity was there one year.

A motion was made by Commissioner Simpson to approve the permits with the stipulations set forth by police and fire. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

5. Hearing on a request from Saint Theresa Maronite Church for a Special One Day Permit to Sell All Alcoholic Beverages for a Lebanese Festival to be held at 343 North Main Street, on the following dates;  
**August 22, 2025, from 5:00 p.m. to 11:00 p.m.**  
**August 23, 2025, from 12:00 p.m. to 11:00 p.m.**  
**August 24, 2025, from 12:00 p.m. to 5:00 p.m.**

Present was Ms. Michelle Nessralla of 2 Margo Lane, East Bridgewater, MA.

Ms. Nessralla stated they have held this event for the last 20 plus years and it highlights the Lebanese culture. There have never been any incidents, and they invite everyone to enjoy the festival with them. They also have the support of the police and fire departments. 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 hearing and opened it up to the Commissioners.

Deputy Chief Weeks had no objections from the fire department. Lt. Farrell had no objections from the police department, and asked her to coordinate with the detail office for 1 police detail. Chairman Charnel stated that the event predates him and he has been on the Commission for 8 years now. The event is well attended and great for the community, it is very well run. He hopes to see it continue, and that safety is paramount.

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

**4-0**

6. Hearing on a request from Campello Veterans Fireman's Association for a Special One Day Permit to Sell Wine and Malt Beverages for an Annual Summer Bake to be held at 224 Clinton Street on September 6, 2025, with a rain date of September 7, 2025, from 12:00 p.m. to 6:00 p.m.

Present was Mr. Thomas Carroll of 17 McGuire Road, Brockton, MA.

Mr. Carroll stated this is their annual bake and it has been going on for 100 years. Sometimes it is a clam bake, or steak bake for their members kids Christmas gifts and scholarships. There will be music and raffles. 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 hearing and opened it up to the Commissioners.

Ward 4 City Councilor Susan Nicastro of 90 Samuel Avenue, came forward in favor of the event. She stated that she has attended several times, and they use the late Paul Studenski's secret recipe to season the meat, and asked everyone to please try it. Commissioner Simpson yielded. There were no objections from police or fire. Chairman Charnel stated the event has been held since he has been on the board and they never had any issues. Commissioner Uhlman reminded them not to commingle the outdoor space with the indoor space, and everything must be kept separate.

A motion was made by Commissioner Simpson to approve the permit. 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 Capeverdean Association of Brockton, Inc., for a Special Event Permit for a 31<sup>st</sup> Annual CV Celebration to be held at the Rox Stadium- 1 Feinberg Way, on July 27, 2025, from 2:00 p.m. to 10:00 p.m.

Present was no one.

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

**4-0**

8. Hearing on a request from DDO New England, LLC, dba Taco Bell for an Entertainment license at 715 Crescent Street, Brockton, MA.

Present was no one.

A motion was made by Commissioner Landerholm to move the agenda item to the end of the meeting. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

9. Hearing on a request from Brockton Liquors, Inc., Manger- Domingos Daveiga makes application for a Change of Location on an All Alcoholic Beverages Package Store license from 383-385 North Main Street, Brockton, MA to 315 North Main Street, Brockton, MA.

Present was Attorney Jose Centeio of 338 Commercial Street, 1<sup>st</sup> Fl, Boston, MA, and Ms. Darice Veiga of 36 Cosma Road, Easton, MA.

Attorney Centeio stated that as everyone knows Mr. Veiga has been in operation since 2000, and he is the president, secretary and director. The opportunity to purchase 315 Main Street, which is the old Salvation Army came up and Mr. DaVeiga decided it was a good move. There is an additional parcel on Washburn Avenue with 30,000 sq. ft. of land that can be used for parking. The building is totally renovated and there are minor cosmetic repairs left to be completed. The building is single story with a loading dock.

The Veiga family has invested in Brockton for over 20 years, and he has bought many properties that he has rehabbed and sold. He is currently in the process of purchasing a car dealership, and owns many commercial buildings. He also has about 20 employees, and Mr. Daveiga is always available. Ms. Darice Veiga stated that the new location is better because the one they are at now is very tight. It is better for the employees and people visiting. They had two major incidents at the current location, one in which someone crashed into the building. The new place is a stand-alone building and a better fit.

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 hearing and opened it up to the Commissioners. Ward 4 City Councilor Susan Nicastro of 90 Samuel Avenue, came forward in favor of the change. She stated that the new location is not in ward 4, but Mr. Daveiga does own property in ward 4, and he maintains the properties well, and he is a responsive owner.

Commissioner Simpson yielded. Deputy Chief Weeks stated he could not get in to the building, and will approve when they have obtained a satisfactory inspection. Lt. Farrell had no objections from the police department. Chairman Charnel stated that he has been there and the space is great, the parking is better than the prior location.

A motion was made by Commissioner Simpson to approve the Change of Location pending inspections and sign-offs. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

10. Hearing on a request from KARM Hospitality, LLC, Manager- Tanuche Bester makes application for an All Alcoholic Beverages Hotel license at 245 Westgate Drive, Brockton, MA.

Present was Attorney Matthew Porter of 480 Turnpike Street, South Easton, MA, Mr. Mahavir Patel of 42 Stillman Road, Lynnfield, MA, and Tanuche Bester of 17 Turner Drive, Randolph, MA.

Attorney Porter stated his clients are applying for an All Alcoholic Hotel license for a newly constructed hotel. They run a responsible establishment and would like to provide alcohol, not like a full service bar, but in the marketplace where guests can purchase alcohol as an added benefit. They will have proper signage and everyone is TIPS certified.

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 hearing and opened it up to the Commissioners. Commissioner Uhlman stated the plan shows seating for up to 248, are they a function hall? Attorney Porter replied, that the ABCC is finicky and they put that down to include the entire building.

The board informed them that they must apply for a Lodging House, Common Victualer and Entertainment license. Attorney Porter replied, they will get the other applications in to the License Commission. Deputy Chief Weeks stated he had no objections, and will approve when they have secured a satisfactory inspection. Lt. Farrell had no objections from the police department. Chairman Charnel stated the board can approve this application and they can submit the other applications at a later date.

A motion was made by Commissioner Simpson to approve the All Alcoholic Beverages Hotel license pending all sign-offs from ISD. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

11. Hearing on a request from Best Friend Bar Restaurant, LLC, dba Best Friend Bar Restaurant, Manager- Yvener Cazeau makes application for a Transfer of an All Alcoholic Beverages Restaurant, Common Victualer, Entertainment, and Automatic Amusement Device license at 220-228 ½ Rear Belmont Street, Brockton, MA.

Present was Mr. Yvener Cazeau of 628 Belmont Street, Brockton, MA, and Mr. Hamilton Rodrigues of 95 Rockland Street, Canton, MA.

Mr. Cazeau stated he has been working in the restaurant industry for 5 years. He noticed that the City of Brockton is moving up, so he decided to invest here. The restaurant is in good condition and he is looking forward to having his people come to his restaurant to eat and have a good time. 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 hearing and opened it up to the Commissioners.

Mr. Hamilton Rodrigues of 95 Rockland Street, Canton, came forward in favor of the transfer. He stated that he supports the young gentlemen and he has a good vision and knows he applied for a 2:00 a.m., and wishes him all the best. Deputy Chief Weeks stated that he has a few things to take care of, and pending a satisfactory inspection he will approve. Lt. Farrell had no objections from the police department. The board asked him what he has for an automatic amusement device? He replied, just a jukebox.

Chairman Charnel stated the board can grant them a 2:00 a.m. license, and if there are any issues we can call them before us. The restaurant is open and moving in a different direction.

A motion was made by Commissioner Simpson to approve the Transfer of the All Alcoholic Beverages Restaurant, Common Victualer, Entertainment, Automatic Amusement Device license. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

**4-0**

12. Hearing on a request from Brockton Country Club, Inc., to relieve the stipulation that was previously imposed of "locking a gate" to the premises located at 265 Samuel Avenue, Brockton, MA.

Present was Attorney Philip Nessralla of 1063 North Pearl Street, Brockton, MA, Ms. Francine Kaiser of 67 Moraine Street, Brockton, MA, and Ms. Teresa Creedon of 230 Rockland Street, Brockton, MA.

Attorney Nessralla stated he is requesting that the License Commission relieve the stipulation that was placed on the country clubs license on November 22, 2022. Things evolved from a change of manager application and the city imposed a locking of the gate on the license. Entering stipulations went beyond the bounds and had nothing to do with the use of alcohol on the facility. It has hampered the function and they can't come in early or leave later, we must reassess why they are doing this. They have obtained a signed petition from 75 members.

He would like to know what the clear interpretation of the law is? and the law is very clear the board is a quasi-judicial board, and would like to know what legal authority it has to uphold this. He would like the board to reconsider this and relieve or rescind the stipulation. 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 hearing and opened it up to the Commissioners.

Mr. David O'Shaunnessey of 429 Copeland Street, Brockton, came forward in opposition. He stated that he has lived there for 30 years and the area is generally quiet. There are issues in the parking lot when the gate is open, and they feel better when it is locked at night. They are less than 100 feet from his bedroom window, and would like to see it locked. Mrs. Nancy Fogg of 15 Samuel Avenue, came forward in opposition. She stated that the condition that was placed on the license is appropriate for a liquor license in a residential neighborhood.

When the gate is not locked there are many disturbances and safety issues, she does not want to call the police every time something happens. She is only concerned when the gate is unlocked, and agrees that the gate should be locked. She is very scared. Attorney Robert Galvin of 10 Enterprise Street, Duxbury, spoke on behalf of his client Mr. Edward Twohig of 90 Samuel Avenue, Brockton, who is in opposition. He informed the board that he did email a letter to Attorney Nessralla. His client agrees with the sentiments expressed by the others, under Chapter 138, section 67, the conditions imposed on them, gives them the right to file an appeal and they have filed for renewals and did not file an appeal with the ABCC. If you fail to remedy the decision you can't collaterally attack the stipulation, and this occurs in all appeals.

He did submit a brief three-page letter on how it is traumatizing to the neighborhood. They never appealed the decision in a timely manner and now they are stuck with it. Ms. Francine Kaiser of 67 Moraine Street, Brockton, came forward to speak in favor. She stated that she is the manager and also operates Westgate Lanes, and she has been there since April with no incidents, no police reports, or crime. They close at 8:00 p.m., and she must wait to go home because she must lock the gate. The members can't play, some of which are police and firefighters. The ABCC did investigate and they are not sure why it was brought up.

Ms. Theresa Creeden of 230 Rockland Street, Brockton, came forward in favor. She stated that she is opposed to the locking of the gate, and they have not found any police reports or any record of nefarious activity in thirty years that they could get from the police. Councilor Jean Bradley Derenoncourt came forward in opposition. He stated that he is in favor of keeping the gate locked, and has received many calls, and feels it is his responsibility to go with the residents. He would like it placed in to the record that he is 100% in favor of keeping the gate locked in order to satisfy the resident's needs.

Councilor Nicastro stated that Mr. Tom and Karen Rogers would like to speak, their property directly abuts the country club. Mr. Tom Rogers of 29 Samuel Avenue, Brockton, came forward in opposition. He stated that he is strongly opposed to the gate not being locked, and it does not cause an issue with access to the club which opens at 4:15 a.m. and closes around 8:30-10:00 p.m. depending on which day of the week it is. As Mrs. Fogg said earlier she gave her life to Brockton as an educator and her husband was a firefighter, grow up and lock the gate. Councilor Nicastro stated she has lived there for 35 years and she has written a letter to the board and sent a GIS map showing the property.

She lives right across the street from the country club and can see it from her kitchen window. When the gate is locked there is no mischief or shenanigans. This is Brockton a city of more than 105,000 people, and people are always looking for a dark place. She is sorry to hear that Ms. Kaiser has to stay late, but why are you allowing golfers without staff members at the club house? There is a legal basis to do this through the ABCC and the License Commission. She has documented their last year, and they could pull their license. She has lived there for 35 years and it has been a pleasure, but the city has changed over the last 25 years.

The board needs to listen to these people because they are voters, and she asks the board to leave the condition in place. Commissioner Simpson stated that he was contacted by neighbors that told him Councilor Nicastro provided them with a list of numbers for the Commissioners. He stated that he never gave permission, and to please dispose of it. He also asked the Councilor not to provide his personal information. Deputy Chief Weeks stated he had no objections, other than his original request for a Knox

lock box for access. Lt. Farrell stated he was not in favor or opposition, and it is a little uncomfortable when one business has its own stipulations.

Chairman Charnel replied, that he heard the stipulation was put in place at a Zoning Board meeting, and that is how it came to be part of their license. Commissioner Uhlman stated that he called the ABCC and they stated that the license has a public safety component and they would stand by the decision. Commissioner Landerholm read the letter sent by Councilor Farwell in to the record. Chairman Charnel stated that he received a call from Councilor Teixeira and he would like the stipulation to remain in place.

A motion was made by Commissioner Simpson to grant relief to Brockton Country Club, Inc., regarding locking the gate. The motion was seconded by Commissioner Uhlman. The board then voted by roll call with all members voting in the negative.

**0-4**

13. Renewal of a Retail Marijuana license.  
Elevation, Inc. 156-162 Main Street, Brockton, MA.

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

**4-0**

14. Hearing on a request from the Capeverdean Association of Brockton, Inc., for a Special Event Permit for a 31<sup>st</sup> Annual CV Celebration to be held at the Rox Stadium- 1 Feinberg Way, on July 27, 2025, from 2:00 p.m. to 10:00 p.m.

Present was Councilor Moises Rodrigues of 234 Summer Street, Brockton, MA.

Councilor Rodrigues stated that he is the Executive Director of the Capeverdean Association and every year they celebrate CV Day, and this year they are moving it from the Arnone field to the Rox stadium to try and make it more convenient. This year they are celebrating their 50<sup>th</sup> Anniversary and the new venue is elegant with more seating arrangements.

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 hearing and opened it up to the Commissioners. Chairman Charnel stated they have done this festival since 1994. Deputy Chief Weeks stated the attendance listed is between 3,000-4,000 people and will require fire EMS detail on-site. Lt. Farrell requested they have 2 police details.

Chairman Charnel stated the festival is a staple in the community other than the COVID years, and they do a good job. He is the one that asked them to come before the board. It is a family fun day in the city.

A motion was made by Commissioner Simpson to approve the permit pending the stipulations set forth by police and fire. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.



4-0

15. Hearing on a request from DDO New England, LLC, dba Taco Bell for an Entertainment license at 715 Crescent Street, Brockton, MA.

Present was no one.

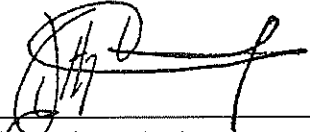
A motion was made by Commissioner Simpson to postpone the agenda item to the next meeting. The motion was seconded by Commissioner Landerholm and made unanimous by vote of the members present.

4-0

A motion was made by Commissioner Simpson to adjourn the meeting at 7:45 p.m. The motion was seconded by Commissioner Uhlman and made unanimous by vote of the members present.

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Respectfully Submitted,

  
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Jeffrey Charnel, Chairman

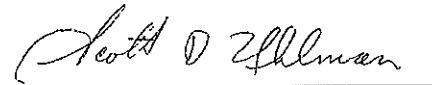
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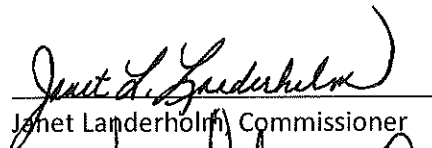
Robert P. Simpson, Commissioner



Christina Derome, Commissioner



Scott D. Uhlman, Commissioner



Janet Landerholm, Commissioner



Katrice Gerald, Commissioner