

**MINUTES**  
**SPECIAL LICENSE COMMISSION MEETING**  
**5:30 P.M.**  
**Monday, December 22, 2025**  
**Virtual ZOOM Meeting**

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The License Commission held a Special Meeting on Monday, December 22, 2025, via ZOOM. Present were, Commissioners Jeffrey Charnel, Scott D. Uhlman, Janet Landerholm, Abraham Belice, Lt. David Farrell, Deputy Chief Weeks and Executive Assistant Silvia Carvalho, and George Depina.

1. Hearing on a request from EKU Group, Inc., dba Drivespot for a Transfer of a Class II Used Car Dealers license at 248 North Main Street, Brockton, MA.

Present was Mr. Kerem Koknar of 240 Belmont Street, Apt #5, Malden, MA, and Mr. Mohammad Parwaz of 112 Matfield Street, West Bridgewater, MA.

Mr. Parwaz stated he is leasing the property to Mr. Koknar for three years, with the option of an additional three years and or purchase of the property. If that does not occur the license is to be returned to him. Chairman Uhlman 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.

There were no objections from police, fire or ISD. Commissioner Charnel asked Mr. Parwaz if he is the current operator of 248 North Main Street or is someone else operating the business? He replied, that he has been the one operating the business. Commissioner Charnel asked him if going forward they will have a full parking lot? He replied, they will be moving cars out so they can use the parking lot.

Commissioner Charnel informed Mr. Parwaz that he is applying new stipulations to the license going forward, there are to be no junk cars on the property, and no tows from accidents. The board asked him if they have a repair facility? He replied, they do have one in Canton at 390 Turnpike Street or they can use the one at 435 East Center Street, West Bridgewater, MA.

A motion was made by Commissioner Charnel to approve the Transfer of the Class II Used Car Dealers license. The motion was seconded by Commissioner Landerholm and made unanimous by vote of the members present.

4-0

**2. Renewal of Common Victualer licenses 2026**

FHC Chinese Food, Inc., dba Yummy House, 180 Oak Street, Brockton, MA.

Foon Tat, Inc., dba Yummy House, 180 Oak Street, Brockton, MA.

PHO TOWN, VI, 27 Westgate Drive, Brockton, MA.

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

**4-0**

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

**4-0**

**3. Renewal of Class I and II Dealers license 2026**

**Class I**

Boston Freightliner, Inc., 2000 Main Street, Brockton, MA.

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

**4-0**

**4. Class II**

Adam's Village Gas, LLC, dba Saab Energy Oak Used Cars, 612 Oak Street, Brockton, MA.

Darosa Holdings, LLC, 1637 Main Street, Brockton, MA.

Montello Auto, Inc., 706 Montello Street, Brockton, MA.

Avon Auto Brokers, Inc., 985 Belmont Street, Brockton.

Avon Auto Brokers, Inc., 8 Montello Street, Brockton, MA.

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

**4-0**

A motion was made by Commissioner Charnel to approve the Class II Used Car Dealer licenses. The motion was seconded by Commissioner Landerholm and made unanimous by vote of the members present.

**4-0**

**5. Renewal of Lodging House license**

Father Bills & Mainspring, Inc., 111 Green Street, Brockton, MA.

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

**4-0**

6. Hearing on a request from Zorsan Motors, Corp. for a Transfer of a Class II Used Car Dealers license at 8 Montello Street, Brockton, MA.

Present was Ms. Susan Farris of 8 Montello Street, Brockton, MA.

Ms. Farris stated they are placing the same dealership as the one that was there previously just in a different name. Commissioner Uhlman asked her if they are transferring the license from Avon Auto to Zorsan? She replied, yes. He informed her that she must provide a copy of the lease or notarized letter. He asked her if they are using the same parking plan? She replied, yes that is correct. Lt. Farrell stated he did not see a plan, and it was blank where it says owner's permission. Ms. Farris stated that she sent an email.

Deputy Chief Weeks had no objections from the fire department. George had no objections from ISD. Chairman Uhlman 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 Charnel asked her to provide a signed an executed lease prior to the issuance of the license.

He informed her that there are to be no junk cars on the property, no tows from accidents, or dismantled cars on the property for any reason. He asked her if they provided a repair facility? She replied, they have a facility at 1450 Washington Street, Stoughton. Chairman Uhlman asked her to fill out the certification form, and informed her that it is a state law.

Commissioner Charnel asked her how they plan on removing the snow from the lot because it has been a problem in the past, they must clear the snow and make sure it is safe to walk through. He asked them to make arrangements that it is safely done.

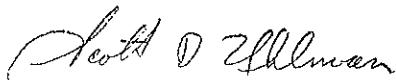
A motion was made by Commissioner Charnel to approve the Transfer of the Class II Used Car Dealers license. The motion was seconded by Commissioner Landerholm and made unanimous by vote of the members present.

**4-0**

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

**4-0**

Respectfully Submitted,



Scott D. Uhlman, Chairman

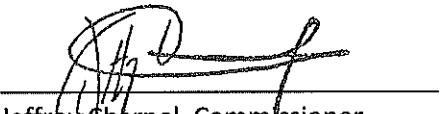
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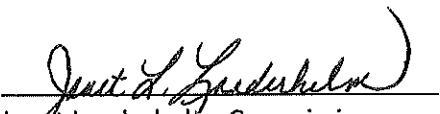
Robert P. Simpson, Commissioner



Christina Derome, Commissioner



Jeffrey Charnel, Commissioner



Janet Landerholm, Commissioner



Katrice Gerald, Commissioner