

Minutes of the Licensing Board Meeting
Wednesday, February 28, 2024
140 Main St, Memorial Hall, 3rd floor

Attending: Greg Mitrakas, Chairman, David Bouvier, Member, Mary Jo Nawrocki, Member;
Tina Nolin, Clerk

The meeting was called to order by Chairman Mitrakas

New Business

1. One-Day Licenses

- Saint Matthias Church, 409 Hemenway St., April Lowe

Member Nawrocki motioned to approve the one-day application; Member Bouvier seconded the motion. The motion passed with a 3-0 vote.

2. Continuation of hearing for the application for a new off-premises wine & malts license – Juma Grocery & Check Services, 55 Mechanic St., Rafael Klipp Borges, proposed manager

The public hearing was closed at the meeting on January 16th, 2024, but the Board delayed voting until all three of its members were present to vote. Before discussing amongst themselves, the Chairman asked for comments or questions from the Mayor, or City Councilors present.

Mayor Dumais spoke in favor of the application seeing it as being an asset to have a license in the area that the city is trying to revitalize. He felt that if traffic was the only concern with granting the license, he didn't think it should deter them from getting the license.

Councilor Irish, Ward 5, wanted to again say that traffic, and particularly parking, is not a small matter to businesses and residents on the side streets near the shop.

Member Nawrocki reminded the Board members that there is a big new apartment building going up right around the corner from Juma's location – if traffic and parking were important the city would not have approved the apartments and retail at that location. She agrees with the mayor that these should not be reasons to deny the application. Member Nawrocki also commented on the store layout and current cooler situation suggesting the board could designate how many coolers and shelf space could be dedicated to the alcohol, which would help to keep the alcohol as an addition to other offerings, and not the sole offering.

Member Nawrocki also addressed the issue of the sober house next door to the establishment while she, and all of the board members, were sympathetic to their addiction, they had to agree that there are already places close by if people wanted to get a drink, thus

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denying the license on such grounds did not seem appropriate. Mr. Branco, from Juma, also stated that SMOC has been aware of their intentions to apply for the license, and in speaking with the director in Framingham, they did not think there was a way to not sell to people who lived at the house as a means to help them.

Member Nawrocki also mentioned that the city has 2 remaining, beer and malt off-premises licenses available and no one has been knocking down the door to get one. In closing, Member Nawrocki said this was a very diverse neighborhood that is not being served in this way and she was in favor of granting the license.

Member Bouvier expressed that his real concern was the sober house directly next to Juma's store. However, he knows we can't prevent what the tenants of the sober house will or will not do and he agreed there are options already close by if someone wanted to drink, and thus it is not a deal breaker that the sober house and the store selling wine and beer are next door to each other. Member Bouvier is also in favor of setting some restrictions on the license, in terms of both the square footage of the alcohol area and also size of beverages sold.

Chairman Mitrakas expressed his appreciation to Rafael Klipp Borges and Clayton Branco from Juma for reaching out directly to the SMOC office concerning their thinking on the license application. He also thanked them for what they had done in the community area of their store and how well they served the neighborhood communities surrounding the store. He also agreed that the parking and traffic issues were not driving factors in approving or denying the application. Chairman Mitrakas also thanked Member Nawrocki for her due diligence on a variety of issues that had been brought up.

Chairman Mitrakas expressed his desire that the store continue with its variety of services to their community and not become a single-focused package store.

After further discussion, the Board settled on a variety of restrictions to the license, which Member Nawrocki included in her motion to approve.

Member Nawrocki motioned to approve the Juma Grocery and Check Services LLC application with the following restrictions: 6 coolers may be used for Wine & Malts, along with 2 sides of the 4-foot x 6-foot shelving unit near the coolers, all products sold must be 32 oz or more (4 packs, 6 packs, cases – NO SINGLE BOTTLES OF BEER) Member Bouvier seconded the motion, the motion passed with a 3-0 vote.

3. Application for a Change of Manager for 99 Restaurants, 32 Boston Post Rd W, Cynthia Briere, proposed manager.

This item was tabled as Ms. Briere, the proposed manager was unable to attend the meeting.

4. Continued discussion regarding antique pinball automatic amusement licensing, Tackle Box Brewing, 416 Boston Post Rd E, Adam Krasinski owner/manager

Chairman Mitrakas reported that he had asked the city's legal dept. to look into a way that the Board could lighten the \$100/machine burden on this venture. However, unless the

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owner wants to petition the city council, we are unable to reduce that fee. Chairman Mitrakas said that he would not be against Tackle Box Brewing licensing the number of machines they hope to have running at any one time, and as long as there are no more than that number, he is fine. The other members of the board agreed.

5. Reports from the Chairman - There were no reports from the Chairman.

6. Misc. Correspondence and Open Issues

- Information regarding noise at Brazilian Steak Grill
The Board reviewed the various police reports they had been sent, regarding noise and altercations at the establishment. It was decided that the clerk would send the owner a letter requesting him to come to the March meeting to discuss what was going on and how it could be addressed.

7. Review of January 31, 2024, minutes.

Member Nawrocki motioned to accept and place on file the minutes from the January 31, 2024, meeting, Member Bouvier seconded the motion. The motion passed with a 3-0 vote.

The next meeting of the Licensing Board will be on Wednesday, March 27, 2024, at 6:30 p.m.

Member Nawrocki motioned to adjourn the meeting at 7:26 p.m., Member Bouvier seconded the motion, and the vote was 3-0 to adjourn.

Respectfully submitted,



Greg Mitrakas, Chairman

Date Signed:

03/27/2024