

Minutes of the August 12, 2021 meeting of the City of Chelsea Licensing Commission.

Location: Chelsea City Hall Council Chambers Room 500 Broadway, Chelsea, MA and Facebook Live. Meeting opened at 6:10 p.m. by Vice Chairperson Emily Cherniack.

Commission members present: Vice Chairperson Emily Cherniack, James Guido, Mike McAteer. Absent members Mark Rossi and Gladys Vega.

Also, Present in Council Chamber Room: Licensing Administrator Naomi Libran, Assistant City Solicitor Strephon Treadway, Captain Keith Houghton, Officer Nicole McLaughlin and Officer McCarthy, Councillor Robinson, Councillor Avellaneda, and interpreter Terrence Moran.

Vice Chairperson Cherniack asked for a motion to accept the minutes of the June 10, 2021, Guido motioned to adopt, McAteer seconded and vote unanimous.

On the Clerk's update:

Assistant City Solicitor Treadway updated the licensing commission that GreenStar Herbals, one of our cannabis licensee applied for a change of ownership and control with the Cannabis Control Commission. We do not see this particular application as presenting serious issues. However, we would like to propose to you some regulations in the future of change of ownership and control of cannabis licensees.

Licensing Administrator Naomi Libran updated the licensing commission that Chelsea Day is going to be hold on Saturday, September 25, 2021. There will be many festivities for all ages. This year we will be hosting a beer garden and a Jazz band in Luther Place area for adults only. More updates to come in the September licensing meeting.

Vice Chairperson Cherniack opened the Public Hearing to consider a Special Alcoholic Beverage License (Off Premise Beer Garden) application for BearMoose/TheatreZone, Inc., (Apollinaire Theatre) at 189 Winnisimmet Street, Chelsea, MA. Present for the petitioner was Andrew Gilman from BearMoose and Alison McCarthy from Apollinaire Theatre. Mr. Gilman stated they are seeking two days for a beer garden for the outdoor performance of "Romeo and Juliet". Ms. McCarthy asked if the licensing commission would extend the hours of operation of the beer garden to 10:30 p.m. Captain Houghton stated he has no issues as long as they have police detail. Vice Chair Cherniack opened the public speaking portion, no one spoke, and therefore, closed public speaking portion. Guido motioned to approve the beer garden hours until 10:00 pm. and McAteer seconded and vote unanimous.

Vice Chair Cherniack opened the public hearing to consider a Transfer of an All Kinds of Alcohol License application (On Premise) from The Lounge of Winnisimmet to Yong Yong, Inc. at 73 Winnisimmet Street. Chelsea, MA. Present was proposed manager, Mr. Xie and

Attorney Chase Liu. Attorney Liu spoke that the transfer application arises from a purchase and sale of the business assets and it closed on January. The closing was not contingent of the liquor license, just doing some cleanup. Yong Yong Inc. wants to find a partner or a buyer to help with the project of opening the business. They are hoping to open worst-case scenario by the end of this year. Commissioner Guido said so if we were to transfer the license with a caveat, you have to open within six months or the liquor license reverts to the city. Vice Chair Cherniack opened the public speaking portion, no one spoke, therefore, public speaking portion closed. Guido motioned to approve the transfer with the condition if no activity by January 31. They would need to come back before the board, and McAteer seconded and vote unanimous.

Chair Rossi opened the Disciplinary Public Hearing to consider revoking, suspending or modifying the Garage and/or Repair Shop License of Scrub a Dub Car Wash at 294 Eastern Avenue, Chelsea, MA. Present for the petitioner was Matthew Paisner, third generation family owners for over 50 years in the car wash business. Mr. Paisner spoke about the history of Scrub a Dub, his grandfather opening the first car wash in 1966. Shortly after acquiring, the property he became aware of a traveling group of car racing fanatics. They would travel to different private properties in Dorchester, Everett, Revere, Lynn and Chelsea. In 2019, Scrub a Dub proactively reached out to the City, to discuss how to improve the concerns with cars trespassing and illegal loitering on the property. Scrub a Dub was directed to install security cameras, which the Police dept. can access and trespassing signs. Also, gave information to the police dept. when there were trespassers on the property. Scrub a Dub hosted a conference call with Councillor Naomi Zobot and residents of One Webster apts. in July of 2020 to proactively listen to the neighborhood and find other strategies to implement to address the matter. After receiving the notice to appear, we quickly hired a private security company to patrol the property and have been there for the past two weekends. Happy to report there were no trespassers or illegal activity on the property. Captain Houghton spoke that the car wash has done the best they can. The State police will not get involved and Suffolk County Court does nothing because it is a misdemeanor offense. Officer McCarthy spoke about a program, which would use the Trespass Motor vehicle law, where the trespassers will get a \$250 citation for having their vehicle on someone else's property. He also stated that since has been patrolling the area, he sees Uber, Lyft and liveries vehicles using the car wash at all hours of the day and night. He has seen a huge improvement since the issuance of citations. Vice Chair Cherniack opened the public speaking portion, Stacey Smith from Grove Street spoke about how if the car wash closes; people would have to go to another city to get their cleaned. District 3 School committee Marisol Santiago from Hooper Street expressed her concerns and support for the car wash. District Councilor Naomi Sabot, spoke that the situation at the car wash has improved 100%, since the security were installed. She commends the owner for due diligence from the beginning of the situation. The no others, therefore, public speaking portion closed. Guido motioned to

continue the matter pending Captain Houghton's report and reserves the right to be called back, Cherniack seconded, and vote unanimous.

Vice Chair Cherniack opened the Public Hearing to consider two (2) Door-to-Door Solicitor License applications for Xuan Zhang and Kelvis DeCastro, representatives of Trinity Solar, Inc. for the purpose selling solar panels citywide. Both applicants failed to appear. No action taken.

Vice Chair Cherniack opened the Public Hearing to consider an Amusement & Entertainment License application for Fiesta Show Festival Event at 100 Justin Drive, Chelsea, MA. John Flynn verbally withdrew this application with Licensing Administrator Naomi Libran. No action taken.

Vice Chair Cherniack opened the Public Hearing to consider an Amusement & Entertainment License application for Fiesta Show Festival Event at 1100 Revere Beach Parkway, Chelsea, MA, which will be on Thursday, September 9, through Sunday, September 12, 2021. John Flynn was not able to appear due to an accident on the way to the licensing meeting. The licensing board motioned to give License Administrator Naomi Libran authorization to approve the license, once everything is in order, and vote unanimous.

Meeting adjourned at 6:47 p.m.

Next meeting September 9, 2021

Adopted: September 9, 2021

Emily Chenee

James R. Guido

Michael McAttee