



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS
LICENSING BOARD
93 WASHINGTON STREET 2nd FLOOR
SALEM, MA 01970
TEL. 978-619-5631
FAX 978-744-1279

GARY M. BARRETT, CHAIRMAN
GARY F. SANTOS, JR.
DEBORAH A. GREEL

MELISSA PAGLIARO,
CLERK OF THE BOARD

LICENSING BOARD MEETING MINUTES

A meeting of the Licensing Board was held on March 22, 2021 at 6pm. Present were Chairman Barrett and members Greel and Santo. Also present were Attorney Rennard, Sgt. Gross, Officer Arundel and Sgt. Doyle and Clerk Melissa Pagliaro.

1. Application for three sub-licensees at Crow Haven Corner, 125 Essex St. Applicants: Jesse Coute, Charlotte Michaels and Candace Ouillette Gaumond (renewal)

Ms. Rennard recommended approval pending CORI's. Mr. Santo motioned to approve pending CORI results. Ms. Greel seconded. Mr. Barrett said motion carries. Vote was confirmed by a roll call vote, 3-0.

2. Transfer of an Annual All Alcohol Package Store License at 125 Canal St. Applicant: Deep Liquors, Inc. currently Ancar Acquisition Corp.

Ms. Rennard recommend approval subject to all documents being received. Mr. Santo motioned to approve pending completed paperwork. Ms. Greel seconded. Mr. Barrett said motion carries. Vote was confirmed by a roll call vote, 3-0.

3. Application for a Seasonal Wine & Malt Liquor License at 1 East India Square Mall. Applicant: Gerdine-Strauss LLC d/b/a Cinema Salem.

Ms. Rennard recommend approval subject to all documents being received. Mr. Marshall, owner of the new business, said that Peter Horne, who was the manager at the former Cinema Salem, will be the manager again. Mr. Santo motioned to approve pending completed paperwork. Ms. Greel seconded. Mr. Barrett said motion carries. Vote was confirmed by a roll call vote, 3-0.

4. Application for a Common Victualler's License. New Owner, John Mahoney. Front St. Coffee House.

Ms. Rennard recommend approval subject to all documents being received. Mr. Mahoney said he has 25 years of retail bakery experience. He said he owns the Atomic Café in Beverly and that the entire Salem staff will remain. He said not much is changing. Ms. Greel motioned to approve. Mr. Santo seconded. Mr. Barrett said motion carries. Vote was confirmed by a roll call vote, 3-0.

5. Application for a Lodging House License at 6 Monroe St. Property currently licensed Lodging House. New Owner/Applicant: Patrick and Erica Reddy.

Ms. Rennard said she suggests the Board hear from the new owners and then take comment from public, if any. Mr. Reddy was present with his attorney Jason Taleman. Mr. Reddy said he owns a property in Newburyport and has never had a single issue. He said this property will be 15 units. Mr. Santo asked if there has been any checking in Newburyport on the history of his property. Ms. Pagliaro said that is not something that usually happens as part of the application process but it is something the Board can discuss for future applications. Mr. Reddy said that anyone can call Newburyport and that there has never been an issue with his property there. Mr. Barrett opened it up for comment. Joan Fix, 7 Monroe St., said that Mr. Reddy met with neighbors and she thinks

he will do a wonderful job keeping the building up and has her support. Abutter Mary Hartfelder said the same. She said the last two owners have been good and she think Mr. Reddy will do great. Ms. Greel motioned to approve. Mr. Santo seconded. Mr. Barrett said motion carries. Vote was confirmed by a roll call vote, 3-0.

6. Application to amend an Entertainment License to include piped in music on 4 small speakers on the outdoor patio. Applicant: Village Tavern, Essex St.

Mr. Ingemi was not able to attend due to a scheduling conflict. Ms. Rennard recommend approval of two speakers facing inward to their patio, excluding extension on city land. Set hours of operation 11 pm Thurs, Fri, Sat. 9pm Sun-Wed. All noise generated cannot exceed 78 decibels between the hours of 4 p.m. and 8 p.m. Monday through Friday and 11 a.m. to 8 p.m. Saturday, Sunday and Massachusetts State Holidays. All other times decibel level is 65 max measured 15' from edge of patio. She also noted that we have other establishments such as Hotel Salem, Coons, Rockafellas that all play music on Essex St. Heather Famico of 195 Essex St. spoke and said that she is not in favor of them having speakers in addition to the three that are out there already facing the PEM, she said she thinks that other business using the outdoor patio should also be included. She noted that Thai Place and Essex Pizza are also out there with patio dining. She said maybe if there was some sort of scheduled entertainment, they would all benefit. Ms. Rennard suggested this application be approved is an amendment and just for the two speakers, facing inwards. Ms. Greel said the only application before the Board right now is for Village Tavern and that the others should come in if they wish to have an application heard. Mr. Santo asked if it would be a total of 5 speaks then or if the Board is only approving two. Ms. Pagliaro said it is for a total of two speakers on the patio. Ms. Greel motioned to approve the application for a total of two speakers, facing inward with all other conditions Ms. Rennard mentioned regarding volume and times. Mr. Santo seconded. Mr. Barrett said motion carries. Vote was confirmed by a roll call vote, 3-0.

7. Hearing and decision relative issuing a 2021 Lodging House License at 10 Howard St., Reza Mojtabai & Linda Zimmer.

Ms. Rennard, City Solicitor, prosecuted case and introduced police reports through CIU officer, introduce BOH report through Clerk Melissa Pagliaro and then the Board opened it up for public testimony. .

Officer Ryan Arundel testified that he works for the Salem PD in the Community Impact Unit (CIU). Ms. Rennard asked if he has involvement with 10 Howard. Arundel said he did and that he is in regular contact with the owner's attorney. Ms. Rennard asked about the report given to the Board at the last meeting. Arundel said that was a report of calls from 2020 that showed 55 call to the address for a variety of reasons including medial, domestic and undesirables. Ms. Rennard asked how it has been since February. Arundel said that the CIU along with other officed have a key to the property so it makes it much easier if there is and issue there and that he has been in touch with Attorney DiAdamo. He said they have also addressed a list of issues that were spoken about at last the last meeting such as mail boxes and a 24-hour contact person as well as sending a list of all residents and their units and contact info to the Police and Licensing Department. Ms. Rennard asked Ms. Pagliaro if she had received any reports from the Health Dept. Ms. Pagliaro said that she did and that all of the items from the previous report (on file) had been corrected except for one issue with a stove that they are waiting on a part for but the part has been ordered. Ms. Rennard asked if the Board had any questions and they said they did not. Attorney DiAdamo asked officer Arundel if the two of them had been in touch several times if keys to the building were provided to the CIU and Officer Arundel said they had and said they had received keys. Mr. DiAdamo asked the Officer if house rules were posted and in fact had already been posted before being asked. Officer Arundel said they had been and were probably missed because of all the other items around it. Mr. DiAdamo also asked if they had a contact person and if there has been any issues getting in touch with someone. Officer Arundel said they haven't had any issues contacting anyone. Mr. DiAdamo asked if Officer Arundel had any concerns about working with himself or the owners. Officer Arundel said he did not. The Board nor Mr. DiAdamo had any further questions. Abutter Mr. Murray was in the audience but no testimony was provided. Ms. Rennard

said this item is also posted for renewal. Ms. Greel said she appreciated the owner's efforts and would be willing to do a conditional approval. Mr. Barrett suggested maybe having a quarterly report. Ms. Rennard said inspectional services do inspections once a year but that we have had other cases where they Board gets a report back every few months to see how things are going. She suggested that CIU comes back and reports to the Board in July. Mr. Santos said it is important for the owners to realize the Board is taking these issues very seriously and there need to be more engagement on the part of the owner. He said it is a bit more concerning now that the warm weather is coming. Ms. Greel said she agrees. Sgt. Gross asked if that would be done through just a CAD analysis. Ms. Rennard said that would be correct. Mr. Santo motioned to approve the renewal of the license with the condition that a check in from the CIU be done in July and then again in November. Ms. Greel seconded. Mr. Barrett said motion carries. Vote was confirmed by a roll call vote, 3-0.

8. Approval of Meeting Minutes from January 11, 2021, February 8, 2021 and February 22, 2021.
The Board held off approving the minutes until the April meeting so everyone has a chance to fully review.
9. New business/Old business: None
10. Adjournment: Meeting adjourned at 6:58pm. Mr. Santo motioned to approve. Ms. Greel seconded. Mr. Barrett said motion carries.