



KIMBERLEY DRISCOLL
MAYOR

CITY OF SALEM, MASSACHUSETTS
LICENSING BOARD
93 WASHINGTON STREET 2nd FLOOR
SALEM, MA 01970
TEL. 978-745-9595 EXT. 5631
FAX 978-744-1279

ROBERT M. ST. PIERRE, CHAIRMAN
PAUL FLORES
RICHARD C. LEE

MELISSA PAGLIARO,
CLERK OF THE BOARD

MEETING MINUTES

A meeting of the Salem Licensing Board was held on Monday, February 22, 2016 at 6:45 p.m., at City Hall, 120 Washington Street in the third floor meeting room. In attendance: Bob St. Pierre, Chairman, Member Rick Lee, Clerk of the Board, Melissa Pagliaro and Special Investigator Sgt. Dennis Gaudet. Absent was Member Paul Flores.

- 1. Application for four (4) One Day Liquor Licenses on 4/2, 4/30, 5/14 and 6/4 2016 from 5:00 p.m. to 10:00 p.m., all for Wedding Receptions at Hamilton Hall, Chestnut Street. Applicant: Hamilton Hall, Robin Perry.**
Robin Perry presented the applications and said they are all for wedding receptions April, May & June. She said that all the paperwork for each event is complete and she has arranged for details.
Mr. Lee motioned to approve. Chairman St. Pierre seconded. Motion carries.
- 2. Application for two (2) One Day Liquor Licenses on 3/3/2016 from 5-7p.m. at Old Town Hall and 3/4/2016 from 3:30-5p.m. at House of Seven Gables, 3/4 & 3/5 at Cinema Salem from 4p.m.-9p.m. and 3/6/2016 from 4-9p.m. at Cinema Salem for Salem Chamber for Annual Film Festival.**
Rinus Ooterhoek and Paul Vanness presented the applications.
- 3. Application for three (3) One Day Liquor Licenses. Applicant: North Shore Bartending for events on 2/26/2016 for the Phoenix School, wine reception from 5 p.m. -7 p.m. at the Salem Five Community Room, 5/20/2016 for the Witchcraft Heights School, Fundraiser, from 7 p.m.-10 p.m. at Old Town Hall and on 7/16/16 for the Plummer Home, Fundraiser, from 9 a.m. – 1.p.m. at 37 Winter Island Road.**
George McCabe presented the applications and said that he had submitted all the required paperwork for these three events. Mr. Lee made a motion to approve and waive the fee for all three non-profits.
Chairman St. Pierre seconded. Motion carries.
- 4. Application for a One Day Liquor License on 2/27/2016 at Salem YMCA for Salem Athenaeum for a fundraiser from 4 p.m. -7 p.m.**
Meg Twohey presented the application which she said is their Annual Fundraiser. She said Gourmet Delights is Catering and NS Bartending & Salem Distillery will be serving. Mr. Lee made a motion to approve and waive the fee for the nonprofit. Chairman St. Pierre seconded. Motion carries.
- 5. Application for sub licensee fortunetelling license for Nu Aeon. Applicant: Barbara Alonzi.**
Applicant will request another meeting date.
- 6. Application for sub licensee fortunetelling license for A Sacred Place. Applicant: Jennifer Zenovia.**
Daryl Bennett, owner of Sacred Place said that she is requesting a sub licensee Fortunetelling License for Jennifer at her store. Mr. Lee motioned to approve. Chairman St. Pierre seconded. Motion carries.



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- 7. Application for North Shore Pride Parade & Festival at Salem Common on June 25, 2016.**
Hope Watt-Bucci presented the application for the Annual event. She said that they have had a beer tent at the end location at the Common for the last two years along with food trucks and vendors. She said she has obtained approval from the Park & Rec Commission as well. Mr. Lee asked how many years this event has happened so far. Hope said this is the 5th year. Hope said there would be about 75 vendors on the common for the Festival. Sgt. Gaudet said there have not been any issues in the past. Mr. Lee motioned to waive the fee and approve the application. Chairman St. Pierre seconded. Motion carries.
- 8. Request to amend hours. Applicant: Paaastelitos, 101 Lafayette Street.**
Welby Pena was present and said he is requesting a slight change in hours so he has a little more flexibility with his Common Victualler's license. He said he would like to change the hours on his license from 7am-10pm, 7 days a week.
Mr. Lee motioned to approve. Chairman St. Pierre seconded. Motion carries.
- 9. Application for a Change of Manager. Applicant: Witch's Brew.**
Spiros Demakis, owner of Witch's Brew was present. He said that he owns the restaurant and just wished to remove the current person named as manager on the license and switch it to himself. Ms. Pagliaro said all the paperwork is in order.
Mr. Lee motioned to approve. Chairman St. Pierre seconded. Motion carries.
- 10. Application for a Pledge of a Liquor License to Middlesex Savings Bank. Applicant: Slesar Brothers d/b/a Salem Beer Works.**
Joseph Slesar, owner, presented the application. He said that he just needs a Pledge of the License to be approved and submitted to the ABCC for his bank. Ms. Pagliaro said all the paperwork is in order.
Mr. Lee motioned to approve. Chairman St. Pierre seconded. Motion carries.
- 11. Application for a Transfer of an Annual All Alcohol Liquor License, a Pledge of License and an Alteration of Premise. Applicant: Coastal Catering, LLC d/b/a The Tin Whistle, Jefferson Ave.**
Griffin Dunn, applicant, presented the application. Craig D'Orio, current owner was also present. Mr. Dunn said that he is keeping the same menu and the same staff. He said he would also like to keep the current entertainment as well. Mr. St. Pierre said that would be fine and Mr. Dunn can change it later if he needs to. Ms. Pagliaro said she has been working with Mr. Dunn and all the paperwork is in order.
Mr. Lee motioned to approve. Chairman St. Pierre seconded. Motion carries.
Mr. Lee motioned to approve the Pledge of the License. Chairman St. Pierre seconded. Motion carries.
- 12. Application for a Lodging House Application at 2-4 Emerton Street. Applicant: Cougar Capital II, LLC.**
Dan Bowtinick, president of Cougar Capital LLC presented the application. He said that this 2 family used as a Lodging house, he said it is in disrepair. He said the first and second floor are Lodging rooms and the 3rd floor is a separate unit. He said he wants to renovate it and possible later on rent it as student



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housing but that his plan for now is to keep it as a Lodging House. He said he would also like to think about turning it into a three or four family. Mr. St. Pierre said that over the years this is a Lodging house that has had lots of regulations placed on it and has had some big parking issues. He said he believes there are lots of people from the neighborhood here so he is going to let a few speak. Chairman St. Pierre also asked Dan if he had any experience in running a Rooming House. Dan said that he has owned about 500 across New England and that he has a good and decent sized staff. Chairman St. Pierre asked if he has any other properties in Salem. Dan said that he has owned about 10 places and sold a few and still owns about 6 properties in Salem. Chairman St. Pierre asked if he had spoken to Tom St. Pierre about the use. Dan said that he did and didn't think it would be an issue keeping it as a Lodging House. Chairman St. Pierre asked who will manage the property. Dan said his management company. Chairman St. Pierre said the Board will be looking for the name of an actual person that will be the contact person for this property. Dan said it would be a few different people, Juan Heredia and Felix Guerrero would be two of the few. Chairman St. Pierre said the Board will not approve a license on good faith. He said there needs to be a solid plan with written house rules and the parking issues addressed. Dan said he has other properties in the neighborhood and has addressed the parking issues.

Mary Madore from 31 Forrester Street spoke about several issues that concern her and other neighbors such as possible student housing, derelict property, screaming and yelling from the property, deaths that have happened there, trash, vandalism and parking.

Dan Bowtinick said that he knows what the property needs to restore it and he did a rehab at 35 Boardman Street and encourage abutters to go by and take a look. Chairman St. Pierre said he would want to see a solid plan and can't just go on good faith.

Ed Beaupre from 11 Boardman Street said that the neighborhood has the same concerns when someone else applied for the License two years ago. He said that Dan purchased 4-6 Boardman Street; he said he did a good job but that generated another 5 cars and the last storm there was an issue with those cars as Dan had told them they could park somewhere they could not. He said his rehab generated 4 units and 5 vehicles. He said the neighborhood is Zoned as R-2.

Teddy said he is a neighbor. He said the thought of college students using this is as housing scares him and he does not want to see the property used for that purpose. Mary Costello, another abutter said that she'd like to see it turned into a family home, maybe not 5 families though. Cathy from 25 Forrester Street, said it has been tolerable the last 8 months or so because it's been empty. She said when there were tenants in there it was so noisy, police were there frequently, there were needles in her backyard, she said the houses nearly touch each other and she has small children. She said she also agrees with the other neighbors that have spoken tonight.

Virginia from 41 Forrester Street, she said first of all college students need cars in that neighborhood because there is no transportation top the college and secondly, if it is a rooming house again will the residents be CORI checked.



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Dan said that as with his other properties he does vigorous background checks.

Russell from 9 Forrester Street said that the neighborhood has changed over the last few years and that there are a lot of kids back in the neighborhood and he does not feel this is a place any longer for a rooming house. He asked why it couldn't be turned into parking.

Dan said he was just wondering how it has been able to run as a rooming house all of these years.

Mary said that the neighborhood has never been able to get it turned back into a two family.

Dan said that the purchase price of the property is \$301,500; he said he cannot buy it to turn it into parking. He said he is not sure on another good solution but he would have to occupy it under the same way it was run. He said these would be high end renovations to this property. He said he would prefer to turn this property into a three family house.

Ken Rothwell, business owner in Salem, said just as a suggestion that because this neighborhood seems so close knit said that maybe the neighborhood could start a capital campaign of some sort to purchase the property.

Chairman St. Pierre closed the public speaking and said that he is going to have Ms. Pagliaro request, on behalf of the Board, a report/update from Fire, Building and Health Department on the condition of the building. He said that if that could be done before March 14th he will continue this item until then if not to the next meeting in March on the 28th. Chairman St. Pierre motioned to continue. Mr. Lee seconded.

13. Communications: NONE

14. Old/New Business:

New: Sgt. Gaudet said that there was an issue with a bouncer at 118 Bistro. He said the bouncer was arrested and a criminal complaint was filed. He said he is monitoring it.

15. Approval of Meeting Minutes from January 25, 2016

16. Adjournment