

Minutes of the Licensing Board Meeting
Wednesday, January 31, 2024
140 Main St, Council Committee Room, 1st floor

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

The meeting was called to order by Chairman Mitrakas

New Business

1. One-Day Licenses

- Marlborough Public Library, Sara Belisle, Library Director

Member Nawrocki motioned to approve the one-day application for Donor Appreciation Night at the library; Chairman Mitrakas seconded the motion. The motion passed with a 2-0 vote.

- Lost Shoe Roasting & Brewing Co., Melynda Gallagher (2)

Member Nawrocki motioned to approve both one-day applications (St Patrick's Day event and the Anniversary 5K and Party/Mother's Day Weekend Event); Chairman Mitrakas seconded the motion. The motion passed with a 2-0 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 re-opened at 6:40 pm.

Rafael Klipp Borges, 55 Staffordshire Lane, Concord MA, and Clayton Castelo Branco, 319 East Main St, Marlborough, MA were both present and reintroduced the licenses and a brief explanation of the business and reason for requesting the license.

There were no comments/questions in favor of the application.

There were some comments in opposition to the application from the public in attendance.

Michael Barussa, Director of Roland's house for the past 12 years expressed concern over having a liquor license right next door to a sober house in which men with alcohol issues visit the store several times a day already. It will make it hard on them. Mr. Branco of Juma Grocery said he heard Mr. Barussa point, but he pays taxes through his business, and he is not the only liquor store around and it is not fair to deny him the license based on the fact his store is located next door to a sober house.

Minutes of the Licensing Board Meeting Held Weds., January 31, 2024 – p. 2

John Irish, Ward 5 City Councilor (367 West Hill Road, Marlborough) noted the improvements that Mr. Borges and Mr. Branco had made at the store and expressed his appreciation. His concern, however, was with parking and adding more people coming and going which would lead to more traffic and more trash and vehicles parking where they really shouldn't be parking etc.

Kathleen Robey, City Councilor Vice-President, Counselor at Large (97 Hudson St., Marlborough) also expressed concern over the lack of parking and the congestion that already occurs regularly on that part of Mechanic St. and what adding additional delivery trucks would do to increase the congestion even more. Ms. Robey added, that while these applicants may only want a small section of beer and wine for the store what would stop them or new owners from moving to a full package store in the future?

Having heard from the public in attendance Chairman Mitrakas asked if Juma had been any discussions with SMOC regarding the new license. Mr. Branco said no, only sent the public notice.

Chair Mitrakas also noted that the board has to think about how a license benefits and serves the city as a whole and not just a single neighborhood area. To his mind a license at this location a license would not be utilized by the city as a whole, there would not be a lot of people stopping on their way home from work for instance, or if they are out shopping. He was of the mind to vote against the application. Member Nawrocki said she was leaning toward voting in favor of the application, as it would serve a diverse community that didn't have such a license in the immediate area.

Member Nawrocki motioned to close the public hearing portion of the meeting (6:59 pm) and table the vote until Member Bouvier was back and could add his views and his vote. Chair Mitrakas, seconded the motion and the motion passed with a 2-0 vote.

3. Continuation of the hearing for the application for a new all-alcohol on-premises license, Kyle Chen, Inc. (dba Silk Road Bistro), 150 Main St., Yue Mai Chen, proposed Manager

The Public hearing was reopened at 7:02 pm. The applicant presented the revised floor plan showing the beverage prep area and the alcohol storage, which had been missing in the original application presented at the Board's December meeting. The applicant also reported they had decided to continue to move forward with the all-alcohol license.

John Irish, Ward 5 City Councilor (367 West Hill Road, Marlborough) spoke in favor of the application, citing the establishment has helped to revitalize the area during various events.

Member Nawrocki motioned to approve the application for an all-alcohol license; Chairman Mitrakas seconded the motion. The motion passed with a 2-0 vote.

Minutes of the Licensing Board Meeting Held Weds., January 31, 2024 – p. 3

4. Application for a Change of Officers and Change of Manager for Price Chopper, 240 East Main St. Edwin Machado, proposed manager.

Edwin Machado the proposed manager and Dan Sencabaugh, Esq. were in attendance to present the application.

Attorney Sencabaugh explained the change of officers/directors and the new manager were the only changes being made, no operational changes are planned at the store level. Mr. Machado has been with Price Chopper for 30 years and has worked at several stores with liquor licenses.

Member Nawrocki motioned to approve both the change of officers/directors and manager application; Chairman Mitrakas seconded the motion. The motion passed with a 2-0 vote.

5. Application for Class II Dealership, ECO Automotive, LLC (DBA ECO Car Sales and Repair), 103-A Mechanic St., Lacheng Li, owner

Mr. Li explained that they are interested in a niche market of electric cars. They would be selling to buyers who call looking for cars and they would be buying at auctions. All car repairs would be done inside the bay.

Member Nawrocki motioned to approve the application for the class II dealership, there can be no more than 3 cars for sale on the lot at any one time and there can be no “for sale” signs on any cars. Chairman Mitrakas seconded the motion. The motion passed with a 2-0 vote.

6. Request for discussion with the Board regarding automatic amusements and automatic amusement licensing – Adam Krasinski, Tackle Box Brewing Co., 416 Boston Post Rd E

Mr. Krasinski talked to the board about a niche market for old pinball machines that he wanted to showcase at his location, as a means to offer something new and different to people. These games are loved for their nostalgia and the initial test he’s done shows there is interest. However, the licensing fee for each machine is \$100 - these machines do not make money as they break quite frequently, and repairs are often expensive. Mr. Krasinski was before the board to see if there was either another way to license them or waive the fee.

The Board liked the idea of the machines and felt they offered something new and wholesome alternative in the city. Chair Mitrakas said he would look into what might be able to be done regarding the license.

The Board would be in touch with Mr. Krasinski when they had information.

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

8. Misc. Correspondence and Open Issues – there were no misc. correspondence or open issues.

Minutes of the Licensing Board Meeting Held Weds., January 31, 2024 – p. 4

9. Review of December 27, 2023, minutes

Member Nawrocki motioned to accept and place on file the minutes from the December 27, 2023, meeting, Chair Mitrakas seconded the motion. The motion passed with a 2-0 vote.

The next meeting of the Licensing Board will be on Wednesday, February 28, 2024, at 6:30 p.m.

Member Nawrocki motioned to adjourn the meeting at 7:34 p.m., Chair Mitrakas seconded the motion, and the vote was 2-0 to adjourn.

Respectfully submitted,



Greg Mitrakas, Chairman

Date Signed:

02/28/2024