

Minutes of the Licensing Board Meeting Held Wednesday, March 31, 2021

Per the March 12, 2020, Executive Order issued by Governor Baker modifying the Open Meeting Law's specific requirements, the City of Marlborough Licensing Board was held remotely. Access to the meeting was through Microsoft Teams Meeting via a link on the Board's web page or by dialing in (1-617-433-9462 / Conference ID: 387 210 296#)

Attending: Walter Bonin, Chairman; Greg Mitrakas, Member, David Bouvier, Member; Tina Nolin, Clerk

Meeting called to order by Walter Bonin, Chairman at 7:30 pm

New Business

1. Application for Transfer of Off-Premise All Alcohol Liquor License Route 85 Liquors, DBA Monti's Mini Market, 274 Maple Street, John Mooradian, Esq., Rita Patel, Manager

Attorney John Mooradian presented the application, potential owners Tarun Patel, Ankit Patel Pareshkumar Patel, and the proposed manager Rita Patel were present. All were noted as experienced in owning, operating, and managing stores with alcohol.

The public meeting opened at 7:35 pm

Sharon Franco, broker, and Rose Monti-Johnson spoke in favor of the application

There were no objections, concerns, or questions from the public

The public meeting was closed at 7:39 pm

Finding the application in order, Member Mitrakas motioned to approve the application, and Member Bouvier seconded the motion. A roll call of the Board was 3-0 in favor of the application.

2. Informational and Introductory Discussion re On-Premise All Alcohol Liquor License Edgeview Entertainment, X-Golf, RK Plaza on Boston Post Road W (proposed)

Holly Salvi, one of the potential owners, presented the concept to the Board. The location at the RK Plaza, 225-227 Boston Post Road West, will offer state of the art golf-simulators. Sites are already in Southborough and Wayland. The location will include a restaurant and bar with some outside seating and a pro shop in addition to golfing. A packet given to the Board had a description and sample menu of the establishment.

The Board answered several questions posed by Ms. Salvi regarding the application and providing a floor plan. The Board said the plan should include detail of where alcohol will be displayed, served, and stored, including dimensions.

Ms. Salvi thanks the Board for its time and said they would be putting in their application at the April meeting

3. Informational and Introductory Discussion re Off-Premise Wine & Malt Beverages Liquor License., RK Plaza, 193 Boston Post Road W, Robert Hebert

Robert Hebert, one of the potential owners, presented their request for a Beer and Wine Off-premise license that they would like to locate at 193 Boston Post Road W. Mr. Hebert is the current owner of w liquor stores located on the South Shore. They would have one of their experienced assistant managers managing the proposed location in Marlborough. They would be offering different, more “rounded out,” less upscale options than the shop that had been there previously.

Both Member Mitrakas and Chairman Bonin expressed concern with putting a liquor license where a previous one had just failed.

Mr. Hebert explained that their business model differed from that of the owners at the location previously, where the Vin Bin was much more high touch selling and offered upscale items in their wines and craft beers, the new store would cater to the customers that already exist in the area with a lower price point and wines and beers that have a wider audience. Mr. Hebert also explained that he and his team are experienced in the market and had opened several stores in the past, including the two on the South Shore, near grocery store locations, and had met with success.

Before closing, both Chairman Bonin and Member Mitrakas expressed concern that they did not want the license to fail twice and lead to Hannaford’s maximizing the license in that way and being a 2-step process to something else. Chairman Bonin also noted that other areas in the City could use the license to help with development, suggesting that maybe another location could be found by Mr. Hebert.

4. Reports from the Chairman

Chairman Bonin reported he had been in touch with Mike Kennedy regarding keeping on track with the application for the market and that MEDC would be there to help and assist with promoting when the time came and the business was up and running. This license at this location offered a real opportunity for development in that area of the City.

The Chair put out to the members what other areas of the City could use a license to encourage development. In the past, the Board had talked about using licenses at development junctures. Suggesting they have a list of areas the City would like to see developed. The Board used to think big with the liquor licenses, and he would like to see it do so again.

Member Bouvier agreed it would be nice for the license to do something for the City or neighborhood.

Misc. correspondence and open issues - There were no open issues or correspondence

5. Review minutes From February 24, 2021, and the March 17th and March 23rd meetings

Member Mitrakas motioned to accept the minutes of the meetings; Member Bouvier seconded it. Board roll call vote was 3-0 in favor of accepting the minutes and placing them on file.

ALL RELATED DOCUMENTS CAN BE SEEN IN THE LICENSE BOARD OFFICE

Member Bouvier motioned to adjourn the meeting at 8:20 pm; Member Mitrakas seconded the motion; the Board roll call vote was 3-0 in favor of adjournment.

The next meeting of the Licensing Board is scheduled for April 28th.

Respectfully submitted,

Walter Bonin

Walter Bonin, Chairman