

**MINUTES OF THE MEETING OF THE  
MARLBOROUGH LICENSING BOARD  
MARCH 28, 2023, 6:30 PM  
140 MAIN STREET, MEMORIAL HALL 3<sup>RD</sup> 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 at 6:30 pm.

**New Business**

**1. One-day Liquor Licenses**

- Stevie's Back Road Café, 377 Main St, Hudson, MA for an event at Jacob's Hall Masonic Hall, 8 Newton St., Marlborough, MA  
Stephen Dembro attended the meeting to present the application

Member Nawrocki motioned to approve the application, it was seconded by Chairman Mitrakas and the motion passed with a 2-0 vote.

- United Way of Tri-County, 46 Park St., Framingham, MA for a 5 K Fundraiser event at Rawlins Ave.  
Sandy Baldi and Barbara LaGrenade attended to present the application.

Member Nawrocki motioned to approve the application, it was seconded by Chairman Mitrakas and the motion passed with a 2-0 vote.

**2. Application for a Change of Manager at True North Hotel Group (d/b/a Hyatt Place Hotel), 169 Apex Drive, Jon Mehlmann proposed manager  
Maura Peeler, Regional VP of True North Hotel Group and John Mehlmann attended**

Member Nawrocki motioned to approve the application, it was seconded by Chairman Mitrakas and the motion passed with a 2-0 vote.

**3. Application for a New On-Premises, All Alcohol License Wemmy's Kitchen & Lounge LLC (DBA Wemmy's Kitchen & Lounge LLC), 29 S Bolton St., Wellington A. De Pinho, Manager.**

The public hearing opened at 6:37 pm. Jose Moreira, Esquire, from the Law Offices of Moreira & Frias, 145 Main Street, Hudson, MA, presented the application. He explained that the applicant was looking for an all-alcohol pouring license for a steak & seafood restaurant. Some internal renovations will be made, but the basic bar and dining seating, for now, will remain the same.

Attorney Moreira said that they were still finalizing the financing and would get copies of the paperwork to the clerk as soon as possible. He also explained, however, that the parameters of the loan would be as outlined in the application and that a pledge is also possible. Chairman

Mitrakas said that the application would not be sent to the ABCC for their approval until the financing paperwork can be added to the application, simply because it would only be sent back as incomplete.

Chairman Mitrakas asked if there were any comments in support of the application. There being none, he asked if there were any comments in opposition to the application. There were none, the Board asked their questions.

Member Nawrocki asked what the expected hours of the establishment would be. The applicant responded 7 days a week, Friday/Saturday 10:00 to 2:00 AM Sunday – Thursday 11:00 to 1:00 AM

When asked about the type of menu, without going into specifics the applicant reported it would be a completely different menu than their current establishment, Welly's. It will be more upscale in menu and experience.

Chairman Mitrakas said he was pleased with the applicant's other restaurants, Welly's, in both Marlborough and Hudson and how they ran the establishments, citing there have never been complaints against the license. This made him comfortable with them heading up this new endeavor.

The public meeting was closed at 6:48 pm

Member Nawrocki motioned to approve both the application and the pledge, the motion was seconded by Chairman Mitrakas and the motion passed with a 2-0 vote.

**4. Application Directors/LLC managers, Change of Corporate Name, and Change of Corporate Structure Italian American War Veterans of U.S. Inc., 111 Neil St. with Michael Dibuono as Manager.**

Aldo Cipriano, Esquire from the Law Offices of Aldo Cipriano, 277 Main Street, Marlborough, MA presented the application.

Attorney Cipriano explained that the ITAM had created a new non-profit (501c 19) entity: Marlborough Post 45 of the Italian American War Veterans. In addition, all officers and directors have been updated and as required match those in the Club's annual report to the Secretary of State.

Member Nawrocki motioned to approve the application, Chairman Mitrakas seconded the motion and the motion passed with a 2-0 vote.

**5. Update, Denny's Liquors Off-Premises All Alcohol License, 193 Boston Post Road West, Samir Patel manager**

The clerk updated the Board that Mr. Patel was unable to attend the meeting as he is away for the week, but that he had emailed that they were still on track for taking over the location on May 1<sup>st</sup>.

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Additionally, he has already filed a building permit for the renovations. Mr. Patel also forwarded a letter from RK confirming that they will be taking over the location on May 1, 2023.

### 6. **Reports from Chairman**

Update on Post Road Pantry, 21 Boston Post Rd. East.

The Board discussed that while some improvements have been made based on past inspections by code enforcement, the health department, and a visit from the Board itself this location was still not up to the standards, in safety or cleanliness, that the Board would expect of a licensee.

For example, the Board noted the aisles have been widened, but products are still hard to safely reach due to stacking both behind other products as well as above other products.

The Board charged the clerk with drafting a letter to the licensee that requested them to continue to make the establishment and its products more safely accessible to customers, to continue to keep the location, inside and outside, picked up and safely accessible including keeping dumpsters from overflowing, repairing damage to signage and potholes in the driveway, etc.

The motion to send a letter with the Boards concerns was made by Member Nawrocki, Chairman Mitrakas seconded the motion, and the motion passed with a 2-0 vote.

### 7. **Misc. correspondence and open issues** - There were no correspondence or open issues

### 8. **Review of minutes from**


#### **February 22, 2023, meeting**

Member Nawrocki motioned to approve February 22, 2023, meeting minutes, Chairman Mitrakas seconded the motion. The motion passed with a 2-0 vote.

The next regular meeting of the Licensing Board will be on **Thursday, May 4, 2023**, at 6:30 pm.

Member Nawrocki motioned to adjourn the meeting at 7:19 pm; Chair Mitrakas seconded the motion. The motion passed with a 2-0 vote.

Respectfully submitted,

  
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Greg Mitrakas, Chairman

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4/3/2023  
Dated