

Saugus Board of Selectmen
December 13, 2017

*****MEETING MINUTES*****

AGENDA

Saugus Board of Selectmen
December 13, 2017 at 7:30 PM
Town Hall Auditorium, 298 Central Street
Saugus, MA

Call to order.

Correspondence:

- 1.) SCTV re: presentation & approval of budget.
- 2.) Border Café, 356 Broadway re: request for change of manager TO: James Hyson.

Citizen's Comments

Continued Hearings: Show Cause Hearing: on

Mayflower Square One, LLC d/b/a Square One Mall, 1201 Broadway; and Stop & Shop Supermarket Company, LLC, 164 Broadway To deny, revoke or suspend all licenses and permits held for failure to pay municipal taxes / fees owed for more than 12 months.

This hearing is being held under MGL c. 40, section 57 adopted by the Town of Saugus By-Laws, section 807.

Public Hearings:

7:45 PM JKEIDEH, Inc. d/b/a 7-Eleven #37445A, Inc., located at 386 Lincoln Avenue, for Permit to extend hours of operation in accordance with Section 810.00 of the Town of Saugus By-Laws by allowing business to be open for operation between 2:00 AM & 6:00 AM.

7:50 PM Om Guru Om Corporation, 206 Lincoln Avenue, for new Officers / Directors; and for change of manager TO: Narayan Patel.

7:55 PM GLS Associates, Inc., 953 Broadway for License to operate an ice skating rink; for Common Victualer's License; and License for 3 coin operated devices.

8:00 PM 855 Broadway Licensee, LLC, 855 Broadway, building A, for transfer of All Alcohol Common Victualer's License FROM: High Country Investor, Inc. d/b/a Hilltop Steakhouse & Marketplace, 855 Broadway; and for change of manager TO: Michael Roberts.

8:05 PM Ganem Properties, LLC d/b/a J & M Italian Cuisine, 340 Central Street for transfer of Common Victualer's License; and Entertainment License from J & M Italian American Cuisine, 340 Central Street.

New Business: Approval of 2018 License Renewals

Manager's Report:

Approval of minutes: November 29, 2017

Appointments: Affordable Housing Trust Board of Trustees; Cemetery Commission; Cultural Council.

Member's Comments:

Citizen's Comments

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The Saugus Board of Selectmen met on December 13, 2017 at 7:30 PM in the Town Hall Auditorium, 298 Central Street. Present were: Selectmen Scott Brazis, Jeffrey Cicolini, Jennifer D'Eon, Mark Mitchell and the Chairman Debra Panetta. The Town Manager Scott Crabtree was also present.

Correspondence:

1.) SCTV re: presentation & approval of budget.

Al DiNardo, President of SCTV, 199 Essex Street was present with Treasurer Fatima Allan, 42 Evergreen, Vice President Donna Sordello, 6 Guard St Ext., and Executive Director Bryan Nadeau. Mr. DiNardo said SCTV has voted its first complete budget for 2018. Ms. Allan read budget request. Mr. Nadeau explained replacement equipment needed and other needs. The Chair asked if equipment had salvage value. Mr. Nadeau said they have inventory with no value at this time but will evaluate when they plan for updates / upgrades. The Chair said they did an excellent job putting it together and asked about capital. Mr. Nadeau explained equipment that hasn't been replaced or upgraded in years. The Chair asked about insurance. Mr. Nadeau said they have all required under the agreement with the Board. Selectman Cicolini pointed out an adjustment needed in total budget and asked if they are projecting out 3% raises. Ms. Allan said up to 3% depending on evaluations. The Chair asked number of employees and 5 full time and 1 part time. Mr. Nadeau said 4 full time.

Selectman Cicolini moved to accept the presentation and approve calendar year 2018 SCTV budget with adjustment. Chair seconds 5-0.

Mr. DiNardo said they have stabilized the budget and going forward due to the demolition of the high school, their next major task is to find a new location and it would probably take a year to build out new studio with long overdue upgrades. The Chair thanked SCTV for covering Town events.

2.) Border Café, 356 Broadway re: request for change of manager TO: James Hyson.

James Hyson, 8 Smith Road was present. The Chair asked his experience. Mr. Hyson gave his background and experience. The Chair noted he is TIP certified and pointed out he has worked at 6 different restaurants in 6 years.

Selectman D'Eon moved to approve the request of Border Café, 356 Broadway for change of manager to James Hyson. Chair seconds 5-0.

Citizen's Comments None

Continued Hearings: Show Cause Hearing: on

Mayflower Square One, LLC d/b/a Square One Mall, 1201 Broadway; and Stop & Shop Supermarket Company, LLC, 164 Broadway To deny, revoke or suspend all licenses and permits held for failure to pay municipal taxes / fees owed for more than 12 months.

This hearing is being held under MGL c. 40, section 57 adopted by the Town of Saugus By-Laws, section 807.

Their clerk gave update and said Stop & Shop was in but does not have payment confirmation yet and noted Square One Mall tenants still are outstanding.

Selectman D'Eon moved to continue the hearing to January 3rd to allow time for payment conformation. Chair seconds 5-0.

Public Hearings:

7:45 PM JKEIDEH, Inc. d/b/a 7-Eleven #37445A, Inc., located at 386 Lincoln Avenue, for Permit to extend hours of operation in accordance with Section 810.00 of the Town of Saugus By-Laws by allowing business to be open for operation between 2:00 AM & 6:00 AM.

No one was present. Selectman Cicolini said typically he would want the applicant present but the Board just approved this and is only transferring to a new owner, but will support if the Board wants to continue the hearing. The Chair said she would like them to be here noting it is a public hearing.

Selectman Cicolini moved to continue the hearing to January 3, 2018. Chair seconds 5-0.

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7:50 PM Om Guru Om Corporation, 206 Lincoln Avenue, for new Officers / Directors; and for change of manager TO: Narayan Patel.

Narayan Patel, 665 Washington St, Boston was present and said he has acquired the business from his parents that are retiring and submitted everything the ABCC asked.

Any to speak in favor or opposed? None.

Selectman D'Eon moved to close the hearing. Chair seconds 5-0.

Selectman D'Eon moved to approve Om Guru Om Corporation, 206 Lincoln Avenue, for new Officers / Directors; and for change of manager to Narayan Patel and to submit to the ABCC for reconsideration. Chair seconds 5-0.

7:55 PM GLS Associates, Inc., 953 Broadway for License to operate an ice skating rink; for Common Victualer's License; and License for 3 coin operated devices.

Paul Gilmartin was present and explained the address has been listed incorrectly and requested to withdraw and has already re-filed to be heard on January 3rd with correct address advertised for public notice. Selectman D'Eon asked if they will be changing the name. Mr. Gilmartin said no.

Any to speak in favor or opposed? None

Selectman Brazis moved to allow applicant to withdraw without prejudice. Chair seconds 5-0.

8:00 PM 855 Broadway Licensee, LLC, 855 Broadway, building A, for transfer of All Alcohol Common Victualer's License FROM: High Country Investor, Inc. d/b/a Hilltop Steakhouse & Marketplace, 855 Broadway; and for change of manager TO: Michael Roberts.

Karen Simao, 28 State St, Boston was present with proposed manager Michael Roberts, 300 Atlantic Ave, Boston and Michela DeSantis, Avalon Bay Communities 300 Atlantic Ave, Boston, and Jonathan Gerard from Crosspoint associates, 300 3rd Ave, Waltham and gave background on the property and the importance of retail component with restaurant and has finalized agreement with 110 Grill and will be back to transfer the License to them at a later date and submitted statement of public need and pictures / proposed renderings. The Chair asked number of restaurants on the site. Ms. Simao said 2. Selectman Cicolini asked if the 110 Grill agrees on floor plan. Ms. Simao said they will be requesting to add outdoor seating and a private dining room. The Chair asked timeline. Mr. Gerard said they are breaking ground and will be open in 2019. Selectman Cicolini asked how to apply conditions if they won't be open until 2019. Ms. Simao said they are requesting a midnight closing time. Doug McLaine, 110 Grill was present and said his hours will be Sunday – Tuesday 11:30am to 9pm, Wednesday & Thursday 11am to 10pm and Friday & Saturday 11am to 11pm.

Any to speak in favor or opposed? None.

Selectman Cicolini moved to close the hearing. Chair seconds 5-0.

Selectman Cicolini moved to grant the request of 855 Broadway Licensee, LLC, 855 Broadway, building A, for transfer of All Alcohol Common Victualer's License from High Country Investor, Inc. d/b/a Hilltop Steakhouse & Marketplace, 855 Broadway; and for change of manager to Michael Roberts; based on floor plan submitted; hours: Sunday – Tuesday 11:30am to 9pm, Wednesday & Thursday 11am to 10pm and Friday & Saturday 11am to 11pm; seating 187; 5,600 s.f. area; 1 floor with 2 rooms. Chair seconds 5-0.

8:05 PM Ganem Properties, LLC d/b/a J & M Italian Cuisine, 340 Central Street for transfer of Common Victualer's License; and Entertainment License from J & M Italian American Cuisine, 340 Central Street.

Matt, Ganem, was present and said the business will be the same. The Chair asked if money owed has been paid. Their clerk said she does not have confirmation of payment. The Chair said they did not submit a floor plan. Mr. Ganem said it will be the same.

Any in favor or opposed? None.

Selectman D'Eon moved to close the hearing. Chair seconds 5-0.

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Selectman D'Eon moved to approve the transfer of Common Victualer's License and Entertainment License with hours of operation 11am to 11pm 7 days a week; limit of 20 seats; must submit a floor plan; must comply with Board of Health requirements and requirements of the Fire Dept.; and money owed to be paid. Chair seconds 5-0.

New Business: Approval of 2018 License Renewals

Selectman D'Eon moved the Board vote to renew the following All Alcoholic Common Victualer's License for 2018 with same conditions & restriction:

Continental, 266 Broadway Entertainment

La Vita Mia 36 Hamilton St. Entertainment

Sake, 670 Broadway Entertainment

Chair seconds 5-0.

Selectman D'Eon moved the Board vote to renew the following All Alcoholic Common Victualer's License for 2018 with same conditions & restriction and condition missing documentation is submitted before Licenses are issued:

Hilltop, 855 Broadway Entertainment

Chair seconds 5-0.

Selectman D'Eon moved the Board vote to renew the following Beer & Wine Common Victualer's License for 2018 with same conditions & restriction:

Out of Asia 1268 Broadway Permit to serve Cordials & Liqueurs & Entertainment

Chair seconds 5-0.

Selectman D'Eon moved the Board vote to renew the following All Alcohol Package Store License for 2018 with same conditions & restriction and condition missing documentation is submitted before Licenses are issued:

Amato's, 206 Lincoln Ave.

Chair seconds 5-0.

Selectman D'Eon moved the Board vote to renew the following Class II Auto Dealer's License for 2018 with same conditions & restriction:

Final Finish, 24 Rear Bennett Highway

Chair seconds 5-0.

Selectman D'Eon moved the Board vote to renew the following Class II Auto Dealer's License for 2018 with same conditions & restriction and condition missing documentation is submitted before Licenses are issued:

New England Auto Sales, 19 Salem Turnpike

Chair seconds 5-0.

Selectman D'Eon moved the Board vote to renew the following Class III Auto Dealer's License for 2018 with same conditions & restriction and condition missing documentation is submitted before Licenses are issued:

New England Car Parts, 139 Ballard St.

Chair seconds 5-0.

Selectman D'Eon moved the Board vote to renew the following Miscellaneous License for 2018 with same conditions & restriction:

LA Fitness, 1450 Broadway Entertainment & Extended Hours of Operation

Chair seconds 5-0.

Selectman D'Eon moved the Board vote to renew the following Miscellaneous License for 2018 with same conditions & restriction and condition missing documentation is submitted before Licenses are issued:

NTB – Tire, 564 Broadway Entertainment

Chair seconds 5-0.

Selectman Brazis moved the Board vote to renew the following Common Victualer's License for 2018 with same conditions & restriction:

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Dunkin Donuts, 1204 Broadway	Extended Hours of Operation
Five Guys, 180 Main St.	
Hoya, 467 Essex Street	
Roller World, 425 R. Broadway,	Entertainment, 18 coin operated devices & rink
Royal Taste Catering, 1268 Broadway	
Starbucks, 723 Broadway	Extended Hours of Operation
Target, 400 Lynn Fells Parkway	
Chair seconds 5-0.	

Selectman Brazis moved the Board vote to renew the following Common Victualer's License for 2018 with same conditions & restriction and condition missing documentation is submitted before Licenses are issued:

Chipotle, 444 Broadway	
Family Place & Pizza, 304 E Lincoln Ave,	Entertainment
Kentucky Fried Chicken, 421 Broadway	
Square One Mall, 1201 Broadway	Entertainment
Starbucks, 366 Broadway	
Chair seconds 5-0.	

Selectman Brazis moved the Board vote to renew the following Valuable / Used Goods License for 2018 with same conditions & restriction

Best Buy, 1201 Broadway
Chair seconds 5-0.

Selectman Brazis moved the Board vote to renew the following Extended Hours of Operation Permit for 2018 with same conditions & restriction:

CVS, 1075 Broadway
Cliftondale Santos, 2 Essex St.
Title Boxing Club, 325 Broadway
Chair seconds 5-0.

Selectman Brazis moved the Board vote to renew the following Extended Hours of Operation Permit for 2018 with same conditions & restriction and condition missing documentation is submitted before Licenses are issued:

Stop & Shop, 164 Main Street
Chair seconds 5-0.

Manager's Report: Nothing this evening.

Approval of minutes: November 29, 2017

Selectman Brazis moved to approve the 11/29/17 minutes. Chair seconds 5-0.

Appointments: Affordable Housing Trust Board of Trustees; Cemetery Commission; Cultural Council.

The Chair said the Board received some letters if interest and has extended the deadline to January to fill vacancies.

Selectman Brazis moved to reappoint Marion Dawicki, 19 Stone Street to a 2 year term on the Affordable Housing Trust Board of Trustees to expire 12/31/19. Chair seconds 5-0.

Selectman Cicolini moved to appoint Kenneth Scourtas, 386 Central Street to a 3 year term on the Cultural Council to expire 12/31/20. Chair seconds 5-0.

Selectman D'Eon moved to appoint Joseph Giordano, 12 Pemberly Drive to an unexpired term on the Cemetery Commission to expire 12/31/19. Chair seconds 5-0.

Member's Comments:

Selectman Mitchell wished everyone a very merry Christmas, happy holidays and happy New Year.

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Selectman Cicolini thanked the Manager for his quick response regarding issues during snow day. The Manager said storms can be unpredictable and each different and asked the public during snow days to not travel unless they have to and wait for roads to be cleared and thanked DPW & crews. Selectman Cicolini wished all a very merry Christmas, happy holidays and happy New Year.

Selectman D'Eon also wished everyone a merry Christmas, happy holidays and commented she has heard so many compliments on the holiday lights.

The Chair said at the Saugus River Watershed Council's annual dinner SAVE was recognized for all they have done; Thanked everyone that came to the DEP forum on Wheelabrator proposed expansion and announced public comment deadline has been extended to January 12th; and wished each and everyone a merry Christmas, happy holidays and happy New Year.

Citizen's Comments None.

Selectman Brazis moved to adjourn. Chair seconds 5-0.
Meeting adjourned at 8:51 PM.

Respectfully submitted,
Wendy Reed, Clerk