



Haverhill

License Commission, Room 118
Phone: 978-420-3630 Fax: 978-373-8490
nflynn@haverhillma.gov

LICENSE COMMISSION MINUTES

Thursday May 7, 2026, at 6 PM – Room 202
Virtual and In-Person Meeting

*Attending: Chairperson Laura Angus, Commissioner Linda Koutoulas, Commissioner Patrick Driscoll,
Lt. Kevin Lynch – Haverhill Police Department, and License Commission Clerk Nicholas K. Flynn*

1. PLEDGE OF ALLEGIANCE
2. APPROVAL OF THE MINUTES

2.1 Approval of the minutes of the April 2, 2026 meeting

Motion: Commissioner Koutoulas motions to approve the minutes from the April 2, 2026 meeting.

Second: Commissioner Driscoll seconded.

Vote: 3-0-0 vote unanimous, motion passed.

3. CONTINUED BUSINESS

3.1 Andy Raposo, Manager

Xtreme Auto Sales, Inc.

d/b/a Xtreme Auto Sales, Inc.

534 River Street

-Review of Plot Plan for new Motor Vehicle Dealer Class II license application

-Continued from April 2, 2026 meeting

Andy Raposo, manager, was present for this matter. Chairperson Angus noted that the latest plot plan had a discrepancy between the total amount of spaces counted and details written. However, as Building Commissioner Thomas Bridgewater reviewed and approved the new plan with up to 84 spaces for the sales or service of cars, two spaces for employees, three for customers, and one handicap parking, the Commission was satisfied.

Motion: Commissioner Koutoulas motions to issue a full-year license with a total of 90 spaces to Xtreme Auto Sales, Inc.

Second: Commissioner Driscoll seconded.

Vote: 3-0-0 vote unanimous, motion passed.

Remaining Items were heard in the following order:

4.3, 5.1, 5.2, 4.1, 4.2, 5.3, 6.2 & 7.2, 7.3 & 9.1, 8.1, 9.2, 9.3, 9.4, 3.2, 6.1 & 7.1



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3.2 Jonus Rustani, Manager

The New Lantern Cafe, Inc.
d/b/a New Lantern Cafe
240 Essex Street

-Item for Discussion: Status of Change of Officers/Directors/Shareholders application

-Continued from April 2, 2026 meeting

Jonus Rustani, manager, was present for this discussion. Mr. Rustani stated that an attorney by the name of Holly Lynch has had the paperwork for a week or two and advised him that the process could take two weeks to a month. Mr. Rustani added that he and his brother signed everything necessary. Commissioner Koutoulas inquired if he did have a meeting with an attorney on April 13th. The manager said he did and brought her all the paperwork, which he and his brother signed to effect sole ownership by Jonus Rustani. He then said he just called the attorney's assistant earlier that day and would try calling again the following day to get an update. He further offered to give the Commissioner the attorney's contact information. Commissioner Driscoll asked what the next step would be – Chairperson Angus advised that Mr. Rustani would need to refile an amendment with the Commission and ABCC. Mr. Rustani said he was waiting on paperwork from a probate judge. The Commission noted the progress made and suggested reviewing once more in June. The manager stated he would give Clerk Flynn an update as soon as he had one. Chairperson Angus advised the manager to refile the amendment if he had all paperwork necessary in time for the June agenda.

Motion: Commissioner Driscoll motions to continue this discussion during the June 4, 2026 meeting.

Second: Commissioner Koutoulas seconded.

Vote: 3-0-0 vote unanimous, motion passed.

4. MISCELLANEOUS APPLICATIONS/REQUESTS

4.1 Jeffrey Venuti, Applicant

Blisspoint LLC
d/b/a Blisspoint Meadery
1 Fox Run Rd, Bedford MA 01730

-Application for Ch.138 §15F license for Farmer's Market at 10 Church Street, Saturdays from June 27 to October 31, 2026, for the hours of 9AM-1PM

-Has Police Department Approval



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Jeff Venuti, applicant, was remotely present for this application. He said his meadery has attended several years in the past and that operations haven't changed.
No comments or questions.

Motion: Commissioner Koutoulas motions to approve the §15F license for Saturdays from June 27 to October 31, 2026, for the hours of 9AM-1PM.

Second: Commissioner Driscoll seconded.

Vote: 3-0-0 vote unanimous, motion passed.

4.2 Nate Chase, Applicant

Saltbox Cidershop LLC

d/b/a Saltbox Cidershop

22 North Broadway

-Application for Ch.138 §15F license for Farmer's Market at 10 Church

Street, Saturdays from June 20 to October 31, 2026, for the hours of 9AM-1PM

-Has Police Department Approval

Nate Chase, applicant, was remotely present for this application. Mr. Chase said this was his second time at the Farmer's Market. Chairperson Angus advised that the applicant would need to send his new liquor liability insurance policy to Clerk Flynn, once it renews in September. Mr. Chase agreed. No further comments or questions.

Motion: Commissioner Driscoll motions to approve the §15F license for Saturdays from June 20 to October 31, 2026, for the hours of 9AM-1PM.

Second: Commissioner Koutoulas seconded.

Vote: 3-0-0 vote unanimous, motion passed.

4.3 James Parker, Manager

Willow Spring Vineyards, LLC

d/b/a Willow Spring Vineyards, LLC

840 West Lowell Avenue

-Application for Ch.138 §15F license for Farmer's Market at 10 Church

Street, Saturdays from June 20 to October 31, 2026, for the hours of 9AM-1PM

-Has Police Department Approval

Jade Jalbert, LLC Manager, was present for this application. Chairperson Angus remarked that this wasn't the business' first time and that the application appeared to



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be in order. No further comments or questions.

Motion: Commissioner Driscoll motions to approve the §15F license for Saturdays from June 20 to October 31, 2026, for the hours of 9AM-1PM.

Second: Commissioner Koutoulas seconded.

Vote: 3-0-0 vote unanimous, motion passed.

5. ONE DAY APPLICATIONS

5.1 James Carbone, Applicant

Rutherford Food Resources, Inc.

65 East 4th St, #34, New York City NY 10003

-Application for One Day Liquor License – Beer & Wine – CiderFeast (Hard Cider & Food Tasting) at Harbor Place boardwalk on 44 Merrimack St. on June 18, 2026, for the hours of 5:15PM to 8:15PM

-Has Event Permit and Police, Recreation, & Health Departments' approval

-Pending City Council & Mayor approval

-Pending Liquor Liability Insurance and TIPS Certificates for each additional server

James Carbone, applicant, was present for this application. Mr. Carbone said this was the event's sixth year and they would have great hard cider makers attending. Chairperson Angus asked if one police detail would be required – Lt. Kevin Lynch confirmed so. The Chairperson noted that no alcohol could be brought in from Barrio or the upcoming On the Corner Grill, both located at Harbor Place. Mr. Carbone said he had spoken to them and that separate spaces would be respected. Commissioner Koutoulas inquired if the applicant had obtained Liquor Liability Insurance or TIPS certificates yet. Mr. Carbone stated he should be receiving the insurance after the following week and that he would submit the TIPS soon. Chairperson Angus noted that they requested everything one week prior last year, so they would ask that everything be submitted this year by June 11th.

Motion: Commissioner Koutoulas motions to approve the One Day license for June 18, 2026, for the hours of 5:15PM to 8:15PM – pending City Council & Mayor approval, Liquor Liability Insurance and TIPS Certificates for each additional server due by June 11, 2026.

Second: Commissioner Driscoll seconded.

Vote: 3-0-0 vote unanimous, motion passed.



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5.2 Caitlin Mogan, Applicant

True North Ale Company LLC
d/b/a True North Ale Company
116 County Road, Ipswich MA 01938

-Application for One Day Liquor License – Beer & Wine – Haverhill Pride Parade at Riverfront Park on 96 Washington St. on June 20, 2026, for the hours of 12PM to 5PM

-Has Police and Recreation Departments' approval

-Pending Event Permit and City Council & Mayor approval

-Pending TIPS Certificates for each additional server

Caitlin Mogan, applicant, was present for this application. Chairperson Angus asked if there would be a cordoned-off consumption area. Ms. Mogan confirmed so and added that no alcohol would be allowed to be brought inside from other restaurants or patrons and that no alcohol would leave the consumption area. She further advised that Haverhill Pride Collective would obtain one or more police detail(s) for the event. Commissioner Koutoulas mentioned the same stipulation for TIPS as in Item 5.1. Ms. Mogan stated that all their staff were TIPS-certified and it was simply a matter of determining which would attend the event. Chairperson Angus inquired if the applicant was familiar with the rules for purchasing alcohol – Ms. Mogan advised that their brewery would be supplying their own alcohol. The Chairperson asked if they were on the ABCC's list of authorized One-Day vendors – Clerk Flynn advised that they were. Commissioner Koutoulas remarked that the TIPS submitted for Gary Rogers had its date blocked out. Clerk Flynn further clarified that the expiration year had been cut off from the bottom and that it may have been a misprint by the training company. Chairperson Angus recommended that Mr. Rogers verify this. Ms. Mogan said she would submit a new certificate but mentioned that Mr. Rogers was the owner and may not even attend the event.

Motion: Commissioner Driscoll motions to approve the One Day license for June 20, 2026, for the hours of 12PM to 5PM – pending Event Permit, City Council & Mayor approval, and TIPS Certificates for each selected server due by June 13th.

Second: Commissioner Koutoulas seconded.

Vote: 3-0-0 vote unanimous, motion passed.



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5.3 Paul Safy Jr, Applicant

Golden Hill Elementary School PTO
d/b/a Haverhill Community Playground
140 Boardman Street

-Application for One Day Liquor License – All Alcohol – Fundraiser at Harbor Place on 44 Merrimack St. on May 28, 2026. for the hours of 6PM to 9PM

-Pending Police Department approval

-Pending Event Permit, Liquor Liability Insurance, and TIPS Certificates

Paul Safy, applicant, was remotely present for this application. Chairperson Angus asked if the applicant was familiar with purchasing rules for a One-Day liquor license – Mr. Safy said he was. The Chairperson then asked if he would be serving or if his caterer would. The applicant explained that the application currently had two servers listed and he was waiting for their TIPS certificates. He added that they were in the distribution industry like himself and his wife, and asked if their state salesmen permits would suffice in lieu of TIPS. Chairperson Angus replied she believed not and the Commission would have to look into it. Mr. Safy then stated he did submit his Liquor Liability insurance earlier that day to Clerk Flynn and also had the address corrected to 2 Merrimack St, where the event space is located. Commissioner Koutoulas asked the applicant if it was difficult for him to acquire a TIPS certificate. The applicant responded it wasn't difficult passing but it was difficult getting the certificate *itself* and has had trouble contacting the training company. However, he stated he was TIPS certified in March 2026 and could be the server instead if necessary. Chairperson Angus asked if the applicant could send over the aforementioned salesmen permits to Clerk Flynn for him to look into. Mr. Safy agreed and clarified these were state permits that allowed them to run tasting events. Commissioner Koutoulas asked if there was any training required to get the state license – Mr. Safy said there was not. The Commissioner and Chairperson did not believe this would be an eligible alternative but said they would further verify. The Chairperson verified the event would be located on the 3rd floor of Harbor Place, which the applicant confirmed, and cautioned the applicant to not allow any outside alcohol on the premises, including from Barrio or On the Corner Grill, as in Item 5.1



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Motion: Commissioner Driscoll motions to approve the One Day license for 2 Merrimack St on May 28, 2026, for the hours of 6PM to 9PM – pending Event Permit and TIPS Certificate(s).

Second: Commissioner Koutoulas seconded.

Vote: 3-0-0 vote unanimous, motion passed.

6. ENTERTAINMENT APPLICATIONS

6.1 Maria Emond, Applicant

Maria's Diner Inc

d/b/a Maria's Diner

2 Railroad Square

-Application for new Entertainment license for Monday – Wednesday 6AM-8PM, Thursday – Saturday 6AM-10PM, CLOSED Sunday, for Amplified Music, Radio, and Television

-Has Police Department and Entertainment Zoning approval

-Pending Certificate of Business Occupancy

Items 6.1 & 7.1 were heard together.

Maria Emond, applicant, was present for these applications. Commissioner Koutoulas and Chairperson Angus advised that the applicant should not already be open as she did not have her permits yet. Ms. Emond stated she was operating under the licenses of Mark's Deli but Chairperson Angus replied the signage on the business should not even say "Maria's Diner" yet, as the applicant did not even have her own Occupancy yet. Ms. Emond claimed she was almost done but got held up by the Health Department. Chairperson Angus restated the business should not yet be labeled as her diner and advised that her insurance would not cover anything should an incident occur. The applicant said it was "the same" because Mr. Dimakis was staying with her but Commissioner Koutoulas countered that she had already changed the business, and that, irrespective of the Common Victualler license, she could not be open at all until she received her health permits. She advised the applicant to work with the Health Department to resolve outstanding issues. The applicant explained she did not know she would need a permit to change her grill but that the Health Inspector may return the following day and sign off. Commissioner Koutoulas replied that Clerk Flynn could not issue the licenses until she received her Occupancy; Chairperson Angus added she needed her Food/Milk permit as well. Ms. Emond replied it was due to the grill issue and a plumbing permit issue, but she was working on both and asked if she might be



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able to open the coming Saturday. Clerk Flynn advised he would issue the licenses immediately, so long as the Commission approved and she received her other two permits, but that she needed to obtain both by end of business day Friday. Chairperson Angus added that she would otherwise need to wait until the following week to receive her licenses. Ms. Emond apologized and said the grill issue was “out of her hands” – Chairperson Angus advised Health/Inspectional Services have new applicants get their own permits when a business changes hands to indeed verify if everything is up to code. The Commission stated that they wished to support the new business’ success but needed to ensure proper procedures are being followed. Regarding the Entertainment license, Commissioner Driscoll and Chairperson Angus noted that there should be no amplified music outdoors. The Chairperson verified if the applicant also intended to apply for Outdoor Dining – the applicant replied she would try at a later time.

Motion: Commissioner Driscoll motions to approve the new Entertainment license for Monday – Wednesday 6AM-8PM, Thursday – Saturday 6AM-10PM, CLOSED Sunday, for Amplified Music – *indoors only* – Radio, and Television, as well as the new Common Victualler license – pending Certificate of Business Occupancy and Food/Milk Permit for the latter.

Second: Commissioner Koutoulas seconded.

Vote: 3-0-0 vote unanimous, motion passed.

6.2 Franklin Garcia, Applicant

AF Cafe Inc

d/b/a AF Cafe

120 Washington Street

-Application for new Entertainment license for Monday – Saturday 7AM-9PM and Sunday 9AM-6PM for D.J., Radio, and Television

-Has Police Department approval, with stipulation of no Outdoor Entertainment, and Entertainment Zoning approval

-Pending Certificate of Business Occupancy

Items 6.2 & 7.2 were heard together. Motions were made separately.

Franklin Garcia, applicant, was present for these applications. Chairperson Angus asked about the applicant’s experience – Mr. Garcia replied he’s owned a different location in Lawrence for a year. The Chairperson asked about the menu, Mr. Garcia stated there would be various breakfast and Dominican items. The Chairperson then



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verified if the applicant understood there could be no amplifiers outdoors. The applicant inquired if there could be any music or TV at all on their patio once he obtains an Outdoor Dining permit – Lt. Lynch interjected to advise that nothing using amplification or speakers was permitted outdoors in downtown.

Motion: Commissioner Koutoulas motions to approve the new Entertainment license with the stipulation that all entertainment be indoors, for Monday – Saturday 7AM-9PM and Sunday 9AM-6PM for D.J., Radio, and Television, pending Certificate of Business Occupancy.

Second: Commissioner Driscoll seconded.

Vote: 3-0-0 vote unanimous, motion passed.

7. COMMON VICTUALLER APPLICATIONS

7.1 Maria Emond, Applicant

Maria's Diner Inc

d/b/a Maria's Diner

2 Railroad Square

-Application for new Common Victualler license

-Pending Certificate of Business Occupancy and Food/Milk Permit

Items 6.1 & 7.1 were heard together. See Item 6.1

7.2 Franklin Garcia, Applicant

AF Cafe Inc

d/b/a AF Cafe

120 Washington Street

-Application for new Common Victualler license

-Pending Certificate of Business Occupancy and Food/Milk Permit

Items 6.2 & 7.2 were heard together. See Item 6.2

Preceding the motion, Commissioner Koutoulas verified that the next-door hookah supplies retail store the applicant was also opening was not intended to be a hookah lounge – Mr. Garcia confirmed it was not a lounge.



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Motion: Commissioner Koutoulas motions to approve the new Common Victualler license – pending Certificate of Business Occupancy and Food/Milk Permit.

Second: Commissioner Driscoll seconded.

Vote: 3-0-0 vote unanimous, motion passed.

7.3 Richard Willett, Proposed Manager

Crescent Yacht Club

30 Ferry Street

-Application for Amendment of Common Victualler license – Change of Manager from Nancy Ann Pegnam to Richard Willett

Items 7.3 & 9.1 were heard together.

Richard Willett, proposed manager, was present for these applications. Chairperson Angus asked if the new manager had anything to say – Mr. Willett simply said he was “ready to get this done”. Commissioner Driscoll remarked that Mr. Willett was well-versed on “operating”. Chairperson Angus commented that the ABCC application appeared to be in order. No further comments or questions.

Motion: Commissioner Driscoll motions to approve the Change of Manager amendments for the Common Victualler and Liquor License to Richard Willett, and the Change of Officers/Directors for Crescent Yacht Club, pending ABCC approval.

Second: Commissioner Koutoulas seconded.

Vote: 3-0-0 vote unanimous, motion passed.

8. OUTDOOR DINING APPLICATIONS

8.1 George Chiachio, Manager

On The Corner Grill Harbor Place, LLC

d/b/a On The Corner Grill Harbor Place

20 Merrimack Street

-Application for Outdoor Dining Permit – Private with Alcohol

-Has Inspectional, Police, and Public Works Departments’ approval

-Pending Health and Fire Departments’ approval

George Chiachio, manager, was present for this application. Chairperson Angus asked if this outdoor area was enclosed and Mr. Chiachio stated there was a fence around the patio. The Chairperson asked if the patio was visible from inside the restaurant, Mr.



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Chiachio confirmed so and said there were windows all around the restaurant.

Motion: Commissioner Koutoulas motions to approve the Outdoor Dining Permit, pending Health and Fire Departments' approval.

Second: Commissioner Driscoll seconded.

Vote: 3-0-0 vote unanimous, motion passed.

9. ALCOHOL/ABCC APPLICATIONS

9.1 Richard Willett, Proposed Manager

Crescent Yacht Club

30 Ferry Street

-Application for Multiple Amendments: Change of Officers/Directors and Change of Manager from Nancy Ann Pegnam to Richard Willett

-Pending ABCC approval

Items 7.3 & 9.1 were heard together. See Item 7.3

9.2 Leslie Dawson, Manager

Circle K Massachusetts LLC

d/b/a Circle K

32 Knipe Road

-Application for Change of LLC Managers and Ownership Interest

-Pending ABCC approval

Atty. Tyler Henseler, representing Circle K, was remotely present for this application. Chairperson Angus remarked that the application appeared to be "very complete".

Atty. Henseler offered a brief explanation: the ownership interest change was the result of the insertion of a company in the "ownership chain at the great-grandparent level", done for liability and tax purposes. He advised that no changes to the Haverhill store itself would occur. No further comments or questions.

Motion: Commissioner Driscoll motions to approve the Change of LLC Managers and Ownership Interest application, pending ABCC approval.

Second: Commissioner Koutoulas seconded.

Vote: 3-0-0 vote unanimous, motion passed.



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9.3 Peter Carbone, Manager

Haverhill Beef Company, LLC

d/b/a Haverhill Beef Co

117 Merrimack Street

-Application for Change of Location from 117 Merrimack Street to 242 Broadway

-Pending ABCC approval

-Pending Certificate of Business Occupancy

Peter Carbone and Monica Carbone, co-owners, were present for this application. Chairperson Angus commented that the application appeared to be in order but noted that the party seemed to intend to build a restaurant, as well. The manager confirmed so and said they were “80-90% of the way there,” naming different City departments they were working with. The Chairperson inquired if they planned on having any radios or TVs – the manager said they would indoors. The Chairperson advised the party to apply for the Common Victualler and Entertainment licenses for the June or July meeting, and verified that alcohol sales would be for off-premises consumption only – Mr. Carbone confirmed so. Clerk Flynn inquired if the party was no longer pursuing a separate, on-premises liquor license. Mrs. Carbone said they were not at this time due to the difficulties of keeping delineated premises, and suggested they may exchange their off-premises license for an on-premises one in the future. Mr. Carbone said their goal was to be in compliance and get started at the new location as soon as possible; he also said they were only thinking of adding TVs. Chairperson Angus advised that an Entertainment license was required for TVs, that the party could also apply to select different options if they wished, and that if they changed their mind later they would need to reapply. Commissioner Koutoulas asked if they planned to have outdoor dining – Mrs. Carbone replied not at this time. Chairperson Angus clarified the Common Victualler license was required to serve food on the premises.

Motion: Commissioner Koutoulas motions to approve the Change of Location application – pending ABCC approval and Certificate of Business Occupancy.

Second: Commissioner Driscoll seconded.

Vote: 3-0-0 vote unanimous, motion passed.



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9.4 Stavros Dimakis, Manager

**Haverhill Ridgerunners Fish & Game Club, Inc.
d/b/a Haverhill Ridgerunners Fish & Game Club
462 Kingsbury Avenue
-Application for Change of Officers/Directors
-Pending ABCC approval**

Stavros Dimakis, manager, was present for this application. Mr. Dimakis and Chairperson Angus complimented the club's personnel. No further comments.

Motion: Commissioner Koutoulas motions to approve the Change of Officers/Directors application, pending ABCC approval.

Second: Commissioner Driscoll seconded.

Vote: 3-0-0 vote unanimous, motion passed.

- 10. MOTOR VEHICLE APPLICATIONS**
- 11. CARRY IN LICENSE APPLICATIONS**
- 12. ITEM FOR DISCUSSION**
- 13. SHOW CAUSE HEARING**
- 14. COMMUNICATIONS**

Preceding adjournment, Commissioner Koutoulas announced that this would be Chairperson Angus' last meeting as a Haverhill License Commissioner. Commissioners Koutoulas & Driscoll and Clerk Flynn thanked the Chairperson for her knowledge, her guidance, and her service to the City of Haverhill. Chairperson Angus said it was a pleasure and honor to serve on the Commission. She added that she had "big shoes to fill" when she succeeded Joseph Edwards as Chairperson, but that she believes she left the Commission "a better place than [she] found it."

- 15. OTHER BUSINESS**
- 16. ADJOURNMENT**

Motion: Chairperson Laura Angus motions to adjourn.

Second: Commissioner Driscoll seconded.

Vote: 3-0-0 vote unanimous, meeting adjourned at 7:01 PM.

No Public Comment.

**Respectfully submitted,
Nicholas K. Flynn – Haverhill License Commission Clerk.**