



Haverhill

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

LICENSE COMMISSION MINUTES

Thursday May 1, 2025, at 6 PM-Room 202

Virtual and In-Person Meeting

Attending: Chairperson Laura Angus, Commissioner Linda Koutoulas, Commissioner Patrick Driscoll, Sgt. 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 3, 2025 meeting

Motion: Commissioner Koutoulas motions to approve the minutes from the April 3, 2025 meeting.

Second: Commissioner Driscoll seconded.

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

3. CONTINUED BUSINESS

4. MISCELLANEOUS APPLICATIONS/REQUESTS

4.1 Dan Clapp, Applicant

1634 Meadery LLC

d/b/a 1634 Meadery

3 Short Street

Ipswich, MA 01938

-Application for Ch.138 §15F License for Farmer's Market at 10 Church Street, Saturdays from June 21 to October 25, 2025.

-Has Police Department Approval

This was heard after Item 4.2

Jeff Venuti was virtually present on behalf of Dan Clapp. Chairperson Angus remarked that Mr. Clapp had been present at the farmer's market several times in the past. Mr. Venuti stated that 1634 Meadery would be doing the same as Blisspoint Meadery on an alternating schedule.

Motion: Commissioner Koutoulas motions to approve the license for Saturdays from June 21 to October 25, 2025.

Second: Commissioner Driscoll seconded.

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



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4.2 Jeff 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 21 to October 25, 2025.

-Has Police Department Approval

This was heard before Item 4.1

Jeff Venuti, applicant, was virtually present for this application. He said his winery made a few appearances at last year's farmer's market and would like to be present for the entire season this time as he had a good experience. Commissioner Koutoulas asked if he was licensed last year, and the applicant confirmed he was. Chairperson Angus asked for a background on his business: Mr. Venuti explained it was their fourth year in business, located in Bedford MA, and that they make wine from mead.

Motion: Commissioner Driscoll motions to approve the license for Saturdays from June 21 to October 25, 2025.

Second: Commissioner Koutoulas seconded.

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

4.3 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 21 to October 25, 2025.

-Has Police Department Approval

Nate Chase, applicant, was present for this application. He explained Saltbox Cidershop was a dry cider business located in Haverhill that sells to many retailers and restaurants in Northeastern Massachusetts. Chairperson Angus inquired if this was his first season at the farmer's market, and the applicant confirmed it was.



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Motion: Commissioner Koutoulas motions to approve the license for Saturdays from June 21 to October 25, 2025.

Second: Commissioner Driscoll seconded.

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

5. ONE DAY APPLICATIONS

5.1 Alexandros Nirgianakis

Holy Apostles Greek Orthodox Church
156 Winter Street

-Application for One Day Liquor License – All Alcohol – Greek Cultural Event on May 2, 2025, for the hours of 8PM to 12AM

-Has Police Department Approval

-Pending Event Permit

Alexandros Nirgianakis, applicant, and Anastasia Dimopoulos were present for this application. Clerk Flynn advised that the Event Permit had been obtained during the City Council meeting of April 29th, 2025. Commissioner Driscoll and Chairperson Angus remarked that the applying party was well-versed in rules and expectations as they had done similar events in the past.

Motion: Commissioner Driscoll motions to approve the license for May 2, 2025, for the hours of 8PM to 12AM.

Second: Commissioner Koutoulas seconded.

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

5.2 Ashleigh Mutty, Applicant

Free Spirits LLC
50 Fox Run Rd, Unit G27
Newington, NH, 03801

-Application for One Day Liquor License – Beer & Wine – Kimball Farm Retail Popup at 791 E Broadway on June 21, 2025, for the hours of 8:30AM to 4PM

-Has Police Department Approval

-Pending Event Permit

Items 5.2 & 5.3 were heard together.



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Ashleigh Mutty, applicant, was virtually present for this application. Chairperson Angus asked if the proposed area would be all roped-off – the applicant responded it would be and that all vendors participating at Kimball Farm’s show would be within a boundary while the farm itself would be roped off. Chairperson Angus further inquired if the area where alcohol would be served would be roped off to only admit those over the age of 21. Ms. Mutty said the show would be open to all ages, but that the serving area would have one entry and one exit that would be well-staffed along with police detail. Chairperson Angus asked if attendees would be walking around with alcohol, and the applicant replied that that was the intention so that attendees could shop around after they had purchased a drink, “similar to...the Farmer’s Market.” Chairperson Angus clarified that Farmer’s Market attendees only have samples, not full drinks, and that the intention for One-Day licenses is to confine the serving area to one specific location as opposed to walking around. Ms. Mutty replied she understood, that the whole show would be roped in, that they could verify IDs at the bar and use wristbands for those over 21.

Sgt. Kevin Lynch took to the podium. He restated that part of the requirements were the designated area for consumption of alcohol and wristbands for those over 21. Commissioner Koutoulas asked if this meant that the entire event area could not be included and Sgt. Lynch confirmed it could not, since a drink could be passed to someone else once it left the designated area. Chairperson Angus asked the applicant if they would be able to confine the alcohol bar to one area. The applicant said they could but were really hoping to open it up to the whole area because they did this last year. Sgt. Lynch replied that last year should have had a roped-off, designated area for consumption and that there could not be any walking around with alcohol in an arbitrary area. Ms. Mutty said that, in this case, they would like to have two separate beer-garden areas for people to consume their drinks. Sgt. Lynch stated that two separate areas would require two detail officers – the applicant said they believed they had two last year but would need to verify with the event organizer if this was still possible. Commissioner Koutoulas asked if two areas were necessary – Ms. Mutty explained they wanted to accommodate the large crowd they witnessed last year as the purpose of the show was for attendees to walk around and check out other vendors, but since this wasn’t possible they would at least like two designated areas. Sgt. Lynch remarked this would be acceptable but would then require the two detail officers. The applicant asked if she could follow up as police details are “quite a bit of overhead” and if she could get approval for the one area in the meantime. Commissioner Koutoulas stated that the applicant would need to return before the Commission if a second area was being added. Chairperson Angus remarked that while the second



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location was on the site plan, she would like to see the plan set up with the two enclosed beer gardens and believed the application should be put off until the June 5, 2025 meeting. The applicant replied that she would not have enough time to place and receive the alcohol orders in time for her events, and was also hoping to get her October application approved during this meeting. Clerk Flynn clarified that no October applications were submitted. Chairperson Angus inquired who Devon Allen was as she was listed on an insurance form – the applicant explained she was the event organizer of the Vintage Bazaar.

Ms. Mutty requested approval for two bar locations that would have two police details, but said they may go down to one location based on costs. Chairperson Angus said if they approved this, it would be with the stipulation that if the second area was not set up as a separate beer garden with police detail, then the police could shut down this consumption area. Sgt. Lynch and Ms. Mutty agreed with this. The Chairperson explained she wanted to provide protection for the City due to the lack of proper documentation for this request. She further asked if the applicant had applied for the required Event Permit. Clerk Flynn clarified that the applications had been submitted but not yet heard by City Council.

Motion: Commissioner Koutoulas motions to approve the licenses for June 21, 2025, for the hours of 8:30AM to 4PM, and for June 22, 2025, for the hours of 10AM to 3PM, pending Event Permit and with stipulation of having designated location(s) in an enclosed area for consumption of alcohol. Should an existing second location not have its own police detail, Haverhill Police can shut down that consumption area.

Second: Commissioner Driscoll seconded.

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

5.3 Ashleigh Mutty, Applicant

Free Spirits LLC

50 Fox Run Rd, Unit G27

Newington, NH, 03801

-Application for One Day Liquor License – Beer & Wine – Kimball Farm Retail

Popup at 791 E Broadway on June 22, 2025, for the hours of 10AM to 3PM

-Has Police Department Approval

-Pending Event Permit

Items 5.2 & 5.3 were heard together. See Item 5.2.



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5.4 Eliot Martin, Applicant

James Carbone, Representative
Marzae LLC
d/b/a Marzae Wine
55 Knox Trail STE 407
Acton, MA 01720

-Application for One Day Liquor License – Beer & Wine – Wine & Fermented Foods Sampling Event at 305 Whittier Road on July 20, 2025, for the hours of 11AM to 5PM

-Has Police Department Approval

-Pending Event Permit

James Carbone, representing Mr. Martin, was present for this application. Clerk Flynn confirmed with Mr. Carbone that he had obtained approval for the required Event Permit on Mr. Martin's behalf, during the City Council meeting of April 29, 2025. The representative identified himself as a trustee of Whittier Birthplace, where the event would be located, and would be assisting the applicant with management of the event. Chairperson Angus remarked that Mr. Carbone was experienced in these events and that they tended to run smoothly. Mr. Carbone described details and the purpose of the event, explaining that Mr. Martin wished to plant grapes on rented land from Whittier Birthplace and that he and other Marzae Wine staff were "ambitious, detail-oriented, and very responsible". Chairperson Angus asked if the consumption area would be enclosed and 21+ – Mr. Carbone confirmed so, further explaining that Mr. Martin would use police detail and wristbands, and that he would be on site the whole time to assist as a responsible party. Mr. Carbone also said that Mr. Martin would have TIPS certificates for his participating bartenders. Clerk Flynn stated that only Mr. Martin's certificate had been submitted, and requested any additional servers' certificates be submitted one week before the date of the event. Mr. Carbone agreed.

Due to being a member of the board of trustees for Whittier Birthplace, Commissioner Koutoulas recused herself from the following vote.

Motion: Commissioner Driscoll motions to approve the license for July 20, 2025, for the hours of 11AM to 5PM.

Second: Chairperson Angus seconded.

Vote: 2 yeas, 1 abstention, motion passed.

6. BUSINESS CERTIFICATES



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7. ENTERTAINMENT APPLICATIONS

7.1 Matthew Gaiero, Manager

G's LLC

d/b/a G's

35 Washington Street

-Application for Amendment to Entertainment license to add Drag Show with Performers (4) to existing license

-Has Police Department and Building Inspector/Zoning approval

Matthew Gaiero, manager, was present for this application. Commissioner Driscoll inquired if this amendment was being done for an event and Chairperson Angus asked the manager to explain the event. The manager replied they were planning two drag shows during one of their usual Sunday brunch times. He added there would not be an occupancy issue as attendees of the first show would exit before the second show started, and that there would be three entertainers. The Chairperson asked if there would be a stage area, and Mr. Gaiero replied there would not and that the entertainers would be singing and walking around the restaurant. Commissioner Driscoll asked if the event would be 18+ or 21+, and the manager responded it would be 18+. Chairperson Angus inquired how the restaurant would ensure no underage people would attend. Mr. Gaiero said he had not thought about it yet, but that their brochures for the event would say 18+. Commissioner Koutoulas stated they would need to verify IDs. The manager explained that the event could “technically be open to anybody” since the restaurant itself was open to all ages, but that they always check IDs for serving alcohol. Commissioner Koutoulas asked Mr. Gaiero to be sure he told his servers to be aware of the age requirements. Chairperson Angus asked if this would be a recurring event – the manager replied only one pair of drag shows was planned, for June 8th, 2025. The Chairperson reminded the manager that performers would also be included as part of the occupancy number.

Motion: Commissioner Koutoulas motions to approve the Amendment to the Entertainment license to add Drag Show with Performers (4) to the existing license.

Second: Commissioner Driscoll seconded.

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



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7.2 Salwa Nasreddine, Manager

Hug In A Mug Cafe, LLC

d/b/a Hug In A Mug

22 Washington Street

-Application for new Entertainment license for Monday through Friday for the hours of 6AM to 5PM, Saturday for the hours of 8AM to 7PM, and Sunday for the hours of 8AM to 3PM for Amplifiers, Music – Amplified, Radio, Television, Performance (includes live bands) with Instruments (1), Vocalist (1)

-Has Police Department and Zoning Department approval

-Pending owed taxes

Salwa Nasreddine, manager, was present for this application. She clarified that the owed taxes had been taken care of by the landlord, and Chairperson Angus asked her to send this information to Clerk Flynn. The manager then explained her business would occasionally have live music, featuring one guitarist and/or vocalist. She also explained that said music and any noise from TV or Radio would be kept at a “respectful level of noise.” Chairperson Angus asked for the manager to ensure amplified music was only indoors, and the manager agreed while adding that the amplifier would not be used often. Commissioner Driscoll remarked that the requested hours were a “decent time” for the residential neighborhood. Chairperson Angus reminded Ms. Nasreddine that any performers would be counted as part of her occupancy number.

Motion: Commissioner Driscoll motions to approve the new Entertainment license for Monday through Friday for the hours of 6AM to 5PM, Saturday for the hours of 8AM to 7PM, and Sunday for the hours of 8AM to 3PM for Amplifiers & Music – Amplified (*Indoors Only*), Radio, Television, Performance (includes live bands) with Instruments (1), Vocalist (1), pending owed taxes.

Second: Commissioner Koutoulas seconded.

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



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7.3 Fernando Ramirez, Applicant

Javi's LLC

d/b/a Roasted Coffee Bar

181 Groveland Street

-Application for new Entertainment license for Monday through Sunday for the hours of 6AM to 9PM for Music – Amplified, Radio, Television

-Has Police Department approval

-Pending Zoning Department approval

Items 7.3 & 8.1 were heard together.

Fernando Ramirez, applicant, and Javi's LLC owner Rudy Ramirez were present for these applications. Chairperson Angus asked Clerk Flynn if there had been an update on the Zoning approval – Clerk Flynn explained to the applicant that the Building Inspector had left a comment on their application to contact him so as to discuss how they would play amplified music in that area. Mr. Ramirez confirmed he spoke with the Inspector, and that they agreed the noise volume would be kept at a moderate level. Chairperson Angus inquired what the applicant's business plan was for the new Roasted Coffee Bar. The applicant replied they were going to upgrade the menu, keeping the same items but replacing items discontinued by the previous owner with new items. The Chairperson verified they would only serve coffee and food, and the applicant confirmed so. She then confirmed that they would be open until 9PM – the applicant explained that they would currently be open from 7AM to 2PM but wanted the future opportunity to expand their business hours from 6AM to 9PM. Chairperson Angus asked what their experience in the business was. The applicant said he was a server at Joseph's Trattoria and his father, Rudy Ramirez, had 22 years of experience as a cook in different restaurants in the area. He also said the two of them work all mornings at Roasted Coffee Bar. The Chairperson asked if the two were already running Roasted Coffee Bar and the applicant replied they were, since April 16, 2025.

Chairperson Angus stated that they should have applied for their licenses before they took over. She then asked if they had their Business Occupancy under their own name – Clerk Flynn clarified they had applied for one under their name but that it was still pending. Business advisor Gary Ortiz then took to the podium to explain that the previous owner/manager was still involved with the restaurant and that it should technically be covered under the old occupancy. Commissioner Koutoulas responded that the applicants could not run the business without their own occupancy and that the old occupancy was not something that could be transferred. Chairperson Angus stated



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that so long as the previous owner was present in the business at all times, then they could continue operating Roasted Coffee Bar under his old/current license and business occupancy. Mr. Ortiz said he believed the new occupancy was nearly complete and that he would follow up with the Building Inspector the following day to see if it had been approved. Commissioner Koutoulas asked if the Health Department had already checked off on it, and Mr. Ortiz said they just needed a final inspection done. Chairperson Angus said she would like a motion to be made with the stipulation that the new owners could not operate the business without the presence of the old owner, until the new occupancy and Common Victualler's license had been issued. She further explained that if an incident happened at the business while the previous owner wasn't present, and thus not operating under his occupancy, then the applicant's insurance would not cover anything.

Motion: Commissioner Koutoulas motions to approve the new Entertainment license for Monday through Sunday for the hours of 6AM to 9PM with Music – Amplified (*indoors only*), Radio and Television, and the new Common Victualler license for the same hours – the former pending Zoning Department approval and the latter pending Business Occupancy and requiring the stipulation that they only continue to do business with the presence of the previous owner/current license-holder until the new license was issued.

Second: Commissioner Driscoll seconded.

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

7.4 Ranganarayan Narasimhan, Applicant

Haveasub LLC

d/b/a Subway 74017

128 Main Street

-Application for new Entertainment license for Monday through Sunday for the hours of 9AM to 11PM for Radio and Television

-Has Police Department and Zoning Department approval

Items 7.4 & 8.2 were heard together.

Ranganarayan Narasimhan, applicant, was present for these applications. Chairperson Angus asked what his business plan was. The applicant explained he was in the process of opening a Subway chain shop and was targeting an opening in May as soon as all required approvals had come through. The Chairperson further asked if his location



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would be in the end unit at that address, and Mr. Narasimhan explained it would be next to the Domino's at that location. She then asked if he had been in the business for a while, and the applicant responded he had since 2010 and was operating several other shops in nearby towns.

Motion: Commissioner Driscoll motions to approve the new Entertainment license for Monday through Sunday for the hours of 9AM to 11PM with Radio and Television, and the new Common Victualler license for the same hours, pending Business Occupancy.

Second: Commissioner Koutoulas seconded.

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

7.5 Gebran Khoury, Applicant

Joe's Flaming Kabob Inc

d/b/a Dominic's Diner

27 Lafayette Square

-Application for new Entertainment license for Monday through Sunday for the hours of 6AM to 10PM for Radio and Television

-Has Police Department and Zoning Department approval

Items 7.5 & 8.3 were heard together.

Gebran Khoury, applicant and corporation Treasurer, Vicky Khoury, corporation Secretary, and Elie Khoury, corporation President, were present for these applications. The applicant explained they currently operate in Lawrence Municipal Airport, having done so for 11.5 years. Chairperson Angus noticed that the applicant had also mentioned an interest in having alcohol, and the applicant confirmed he was currently working on filling out his liquor license application. The Chairperson also noticed in the lease the mentioning of a jukebox, despite it not being requested as an option for the Entertainment license – the applicant replied that the jukebox had actually been removed. The Chairperson then asked if they would be doing outdoor dining, and the applicant explained they would not this year but would in the future. She informed the applicant that if he did not include the deck in their description of premises for their liquor license application, they would then need to return to apply for an alteration of premises if they wished to serve alcohol outdoors. She also told them they must include their basement if they planned to store alcohol there.



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Motion: Commissioner Koutoulas motions to approve the new Entertainment license for Monday through Sunday for the hours of 6AM to 10PM with Radio and Television, and the new Common Victualler license for the same hours, pending Business Occupancy.

Second: Commissioner Driscoll seconded.

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

7.6 Ylkania Abad, Manager

Amiris Rodriguez, Proposed Manager

La Nueva Lechonera Inc

d/b/a La Nueva Lechonera

145 Winter Street

-Application for Amendment to Entertainment license – Change of Manager from Ylkania Abad to Amiris Rodriguez; Change of Hours to Saturday through Thursday for the hours of 7AM to 1AM and Friday for the hours of 7AM to 2AM

-Has Zoning Department approval

-Pending Police Department approval

Items 7.6 & 8.4 were heard together.

Ylkania Abad, manager, and Amiris Rodriguez, proposed manager, were both present for these applications. Chairperson Angus stated she did not think Entertainment should start before 8AM and Commissioner Koutoulas agreed. The latter then mentioned they had had problems in the past with the previous owners at that location, regarding complaints from neighbors and violations of rules, and Ms. Rodriguez explained they were aware and currently don't have any music but "when [they] got it" they would make sure it's a "nice level." Commissioner Koutoulas restated she wished to make the beginning time 8AM, and Chairperson Angus added that ending hours should be a half-hour earlier. The Chairperson then inquired about the previously approved Dancing by Patrons Only on their license, saying that their business wasn't very big. Ms. Rodriguez said it was just if customers wanted to stand up and dance next to the table but there wasn't a dancing area per se. The Chairperson then reminded the proposed manager that any people participating in D.J. or Karaoke would be counted as part of their occupancy number (40). Commissioner Koutoulas also reminded her that there could be no amplified music, per the Haverhill Police Department. Chairperson Angus asked Sgt. Lynch if he had further questions as Police approval was still pending, but the Sergeant did not.



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Motion: Commissioner Driscoll motions to approve the Amendment to the Entertainment license to change the Manager of Record from Ylkania Abad to Amiris Rodriguez and for the Change of Hours to Saturday through Thursday for the hours of 8AM to 12:30AM and Friday for the hours of 8AM to 1:30AM, pending Police Department approval, as well as the Amendment to the Common Victualler license for the exact same changes.

Second: Commissioner Koutoulas seconded.

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

8. COMMON VICTUALLER APPLICATIONS

8.1 Fernando Ramirez, Applicant

Javi's LLC

d/b/a Roasted Coffee Bar

181 Groveland Street

-Application for new Common Victualler license for Monday through Sunday for the hours of 6AM to 9PM

-Pending Business Occupancy

Items 7.3 & 8.1 were heard together. See Item 7.3.

8.2 Ranganarayan Narasimhan, Applicant

Haveasub LLC

d/b/a Subway 74017

128 Main Street

-Application for new Common Victualler license for Monday through Sunday for the hours of 9AM to 11PM

-Pending Business Occupancy

Items 7.4 & 8.2 were heard together. See Item 7.4.

8.3 Gebran Khoury, Applicant

Joe's Flaming Kabob Inc

d/b/a Dominic's Diner

27 Lafayette Square

-Application for new Common Victualler license for Monday through Sunday for the hours of 6AM to 10PM

-Pending Business Occupancy



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Items 7.5 & 8.3 were heard together. See Item 7.5.

8.4 Ylkania Abad, Manager

Amiris Rodriguez, Proposed Manager

La Nueva Lechonera Inc

d/b/a La Nueva Lechonera

145 Winter Street

-Application for Amendment to Common Victualler license – Change of Manager from Ylkania Abad to Amiris Rodriguez: Change of Hours to Saturday through Thursday for the hours of 7AM to 1AM and Friday for the hours of 7AM to 2AM

Items 7.6 & 8.4 were heard together. See Item 7.6.

9. OUTDOOR DINING APPLICATIONS

10. ALCOHOL/ABCC APPLICATIONS

10.1 Ylkania Abad, Manager,

Amiris Rodriguez, Proposed Manager

La Nueva Lechonera Inc

d/b/a La Nueva Lechonera

145 Winter Street

-Application for new §12 Restaurant All-Alcohol license for Monday through Thursday for the hours of 8AM to 1AM, Friday for the hours of 8AM to 2AM, Saturday for the hours of 8AM to 1AM, and Sunday for the hours of 10AM to 1AM

-Pending 304 Alcohol Occupancy, Liquor Liability Insurance, and TIPS Certificate

-Pending ABCC Approval

Ylkania Abad, manager, and Amiris Rodriguez, proposed manager, were both present for this application. Chairperson Angus inquired if the description of premises in the application included the back area from the site plan that was not yet built, and Ms. Rodriguez replied not yet. The Chairperson reminded Ms. Rodriguez that once that back area was built, she would need to return to apply for an alteration of premises. She also noticed that billiards were listed on the application – Ms. Rodriguez said they currently did not have a pool table and that it was for the future. Commissioner Koutoulas reminded the applicant she would need to acquire a Billiards Permit from City Council. Chairperson Angus then noted that their application's seating occupancy



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was 23 but they supposedly had 36 chairs. Ms. Rodriguez replied she thought her occupancy number was 40 for 40 people – the Chairperson explained that if the business had 36 chairs, then the business could only have four other people present to not exceed the number, which included members of staff or entertainers. Ms. Rodriguez said she understood there could be no more than 40 people at a time. Chairperson Angus asked if she still wanted to keep the seating at 36, and Ms. Rodriguez said yes. Commissioner Koutoulas then informed the applicant that if the Fire Department came by and saw a number over 40, including any person, they could shut down the business. The Chairperson added that the application would need to be amended from 23 seating to 36 if she wished to proceed, and asked if she had talked to the Building Inspector to confirm if the seating could accommodate a number of 36 people.

La Nueva Lechonera Inc. Accountant Gary Ortiz took to the podium. He said they had the previous capacity from the previous owner. He also claimed the business mostly did take-out business and only had 20 people at most sitting at a time. Mr. Ortiz stated that 23 for seating capacity was enough, maybe 36 once they obtained the liquor license, and that the staff was about five people. Chairperson Angus informed him that 36 seating plus 5 staff was already over the occupancy of 40, and that the site plan and application details do not match. The accountant said they could roll the number back down to 30 or 34, and the Chairperson told him the plan must be revised to reflect this. Mr. Ortiz said he would work on getting a new plan that would show 34 seating and send it to Clerk Flynn, but the Chairperson advised that he would also need to correct the first page of the application as well.

Mr. Ortiz asked if the application could be approved with 34 seating pending the new site plan. Chairperson Angus asked what the current occupancy and seating numbers were – the accountant replied the occupancy was 40 but he was unsure of the seating. He then said the seating was likely bigger than what they currently have because it was the “same as before,” referring to the previous owners’ amount. Chairperson Angus said they could approve pending that Clerk Flynn verify with the Business Inspector that the new plan and seating comply with the occupancy. Mr. Ortiz said they should never have over 20 people sitting except maybe on Friday nights. The Chairperson inquired how much over 20 did they anticipate for Friday nights – the accountant said they anticipated more because they hold events on Friday nights. The Chairperson asked if they did not anticipate more people coming in until after alcohol could be served, and Mr. Ortiz said they would be at capacity. Commissioner Koutoulas added that if an application was sent to the ABCC, an amendment would need to be done later for an increased number. She then asked when the back area



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extension would be completed, and the accountant responded it had not even begun. Chairperson Angus asked if the parking issue had been resolved regarding the extension. Mr. Ortiz said they had been discussing it with the Building Inspector. He then asked if it was possible to approve a bigger capacity number for after 5PM – the Chairperson informed him that the occupancy number was based on the square footage and setup of the establishment. The account clarified that he was referring to the parking situation – Chairperson Angus and Commissioner Koutoulas stated that parking had nothing to do with the occupancy. Mr. Ortiz said the Building Inspector had instructed them to obtain 5 more parking spaces; Commissioner Koutoulas replied this matter had nothing to do with the Commission. Chairperson Angus told him he should verify details with the Building Inspector before new seating and occupancy numbers were approved. The Chairperson and Commissioner Koutoulas suggested pushing the application back to the June 5, 2025 meeting.

Amiris Rodriguez said she thought they were fine with 40 people as this was their occupancy number. Chairperson Angus replied that 40 was the occupancy but that they had 36 chairs. Ms. Rodriguez claimed they did not have that many chairs and the Chairperson advised that this was what was on the submitted site plan. Ms. Rodriguez said this would only be if the back area was opened, and Commissioner Koutoulas said this needed to be corrected to reflect what is currently true and not what they were anticipating for the future if/when the back area was built. Ms. Rodriguez stated their current seating capacity was 23, and Chairperson Angus replied the site plan for the application needed to be amended to show this. Mr. Ortiz said he would send Clerk Flynn the revised site plan with 23 seating capacity to be submitted to the ABCC subsequently, instead of waiting until June.

Motion: Commissioner Driscoll motions to approve the application for the new §12 Restaurant All-Alcohol license for Monday through Thursday for the hours of 8AM to 12:30AM, Friday for the hours of 8AM to 1:30AM, Saturday for the hours of 8AM to 12:30AM, and Sunday for the hours of 10AM to 12:30AM – pending the revised site plan showing Occupancy #40 & Seating Capacity #23, 304 Alcohol Occupancy, Liquor Liability Insurance, TIPS Certificate, and ABCC approval.

Second: Commissioner Koutoulas seconded.

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



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11. MOTOR VEHICLE APPLICATIONS

11.1 Jose Marine, Applicant

A.J.s Village Auto Sales & Service LLC
d/b/a AJs Village Auto Sales & Service
1422 Broadway

-Application for Motor Vehicle Class II transfer

-Has Building Inspector, Police, Conservation, Fire, and Engineering Approval

-Pending Business Occupancy

Jose Marine, applicant, and Angel Marine, LLC co-manager, were present for this application. Chairperson Angus confirmed that the site plan was approved by the Building Inspector and noted the location was going from a previous 10 cars to a total of 17 spaces – with the stipulation of having one handicap parking space. The applicant replied that everything had been accounted for. The Chairperson then asked what the present party's experience was. Angel Marine responded that he worked in a Body Shop for over 20 years at Munoz Auto Body in Lawrence. Chairperson Angus asked if he had any experience selling vehicles, if he knew about the required log book, and if he was aware no vehicles could be parked within 5ft of the building – he answered yes to all. Commissioner Koutoulas reminded them to not go over their number of allotted spaces. She then asked if he was aware of the required Lemon Law stickers, and he said he was.

Motion: Commissioner Koutoulas motions to approve the Motor Vehicle Class II license transfer, pending Business Occupancy.

Second: Commissioner Driscoll seconded.

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

12. CARRY IN LICENSE APPLICATIONS

13. ITEM FOR DISCUSSION

13.1 Jean-Pierre Saliba, Manager

Royal Crest Motors, LLC
d/b/a Royal Crest Motors
769 Amesbury Road

-Item for Discussion: Business practices – documents received on April 16, 2025



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Jean-Pierre Saliba, manager, was present for this discussion. Chairperson Angus confirmed with the manager that this matter had been filed in the courts. The following is a recount of the situation from his perspective:

Mr. Saliba said that in 2023, he received a letter from a Marino Corona claiming that he purchased a vehicle from Royal Crest Motors. The manager attempted to contact Mr. Corona's lawyer but never got a response, before sending a letter stating it must be a mistake because they had no records of Marino Corona or the vehicle's VIN. The manager still did not get a response, but received a Chapter 39A complaint 2 months later stating he failed to respond within 30 days of receiving Mr. Corona's letter. Mr. Saliba then hired a law firm, advising that the legal process between both parties' attorneys took almost one year. The plaintiff's attorney asked to review the logbook and "interrogated" the manager. Eventually, "evidence showed" that Mr. Corona was falsely accusing the business.

(Commissioner Koutoulas corrected that it was a Mr. Ramirez that was the plaintiff per court records) Mr. Saliba then stated that it was found the vehicle in question was purchased in a Lawrence repair shop, and that receipts submitted listing Royal Crest Motors were false. The manager then stated that the receipts from this Lawrence shop did not have a shop's name or a signature on them, only a Federal ID number that he recognized: it was the same number on the receipts claiming that Royal Crest Motors had sold the vehicle. Because there was no signature on them, Mr. Saliba claimed they were falsified. He then approached to show a copy of the "correct one" he obtained from searching the Federal ID number. He also said "someone was claiming" they went to a junkyard to buy parts from the vehicle in question, under Royal Crest Motors' name.

Commissioner Driscoll interjected to state that the courts needed to adjudicate the matter before the Commission could do anything. Mr. Saliba advised that the courts had already dismissed the case and approached to deliver related documents to the Commission. Chairperson Angus clarified that the reason the manager was summoned to the meeting was for the Commission to ensure the dealership's business practices were sound. The manager complained that he was being slandered and Commissioner Driscoll advised this was a risk when dealing with consumers. Mr. Saliba expressed his wish for Sgt. Lynch to investigate the plaintiff – the Commission advised he would need to file a complaint with Haverhill Police Department. Sgt. Lynch advised in turn that if the initial complaint was filed in Lawrence, then Mr. Saliba would need to file his complaint in Lawrence.

Before a motion to place the matter on file could be voted on, Marino Corona Ramirez and his barber, Mr. Costa, took to the podium – Mr. Costa spoke on behalf of Mr.



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Ramirez as the latter did not speak English:

Mr. Costa claimed that Mr. Ramirez purchased a vehicle from Royal Crest Motors but did not receive it after paying. He added that online reviews from other people complained about similar situations. Mr. Costa then claimed that he investigated Mr. Saliba and found he “had another guy making things illegal under his name,” and that should the Commission investigate they would discover “a lot of things” suggesting Mr. Saliba should not be licensed. Mr. Costa then stated he wrote a letter outlining Mr. Ramirez lost \$20,000 from the supposed, incomplete transaction, and that the vehicle was supposedly listed as “For Parts Only,” unable to be restored to driving condition. He also claimed that Mr. Ramirez saw the car in-person at Royal Crest Motors as he paid for its purchase, before the car “disappeared.”

Commissioner Driscoll asked if the matter had been filed through the court system. Mr. Costa said it was but that Mr. Saliba “did something” for the case to not move forward, as Mr. Ramirez’s lawyer supposedly did not notify him of a court date. Commissioner Koutoulas advised that the case was dismissed but that the plaintiff had refiled. Commissioner Driscoll restated that once the courts adjudicated the case, and if they found the matter in favor of the plaintiff, then that would be time to come before the License Commission. Commissioner Koutoulas advised them to resubmit their reconsideration. Mr. Costa expressed he wanted to ensure no one else “went through what [Mr. Ramirez did]” – Commissioner Driscoll advised this could only happen if the courts made a conviction. Commissioner Koutoulas noted that their testimony was on record but they should return to the courts to finalize this matter as the Commission could help no further as of now.

Motion: Commissioner Driscoll motions to place this matter on file, pending the outcome of the court case.

Second: Commissioner Koutoulas seconded.

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



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14. SHOW CAUSE HEARING

14.1 Jayantilal Patel, Manager

Hetal Inc.

d/b/a Academy Liquors

699 South Main Street

-Show Cause Hearing:

- Alleged violation of 204 CMR 2.05 (2) Permitting an illegality on the licensed premises to wit
- Alleged violation of MGL 138 § 34 Sale of Alcohol to Persons under 21
- Alleged Violation of MGL 138 § 34A Failure to display required Underage Alcohol Penalties Poster
- Alleged Violation of MGL 138 § 34D Failure to display required OUI Alcohol Poster
- Alleged Violation of City of Haverhill Ordinance § 100-5 Failure to comply with TIPS Training Requirement

-Incident that occurred on or about April 22, 2025, at 17:02

[Chairperson Angus prefaced Items 14.1, 14.2, and 14.3 by disclosing that HPD Detective Douglas Angus, involved in the related three incidents, is her son and asked if anyone had objections to her sitting in on the hearings. No objections]

Sgt. Kevin Lynch presented the facts. On April 22, 2025, the Haverhill Police Department conducted an Underage Compliance Check with the assistance of two underage operatives, who at no time whatsoever consumed any alcohol. Sgt. Lynch also said that on February 11, 2025, HPD advertised on social media their intentions to conduct this check, from February 18 through April 30, 2025.

On April 22, at approximately 5:02PM, an underage operative entered Academy Liquors, purchased a 6-pack of beer, and exited the store. Sgt. Lynch entered the store to advise the employee of the violation. He found the employee was not TIPS certified and explained that he needed to verify IDs for anyone purchasing alcohol. The employee said they had been busy – Sgt. Lynch advised this was not an excuse. Additionally, the sergeant found that the required Underage Penalties and OUI Violations posters were not present in the establishment, which were an additional two violations. The employee signed a notice of violations, the beer was returned, and the money refunded.



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Attorney Denver Chermis, representing Hetal Inc, Jayantilal Patel, Manager on Record and corporate officer, the aforementioned employee [redacted], and the manager working at the time of the incident were present for this hearing. Atty. Chermis acknowledged that these alleged offenses were strict liability offenses and that Mr. Patel was accepting full responsibility for what occurred. The attorney added his client was grateful these offenses were forwarded to the License Commission as opposed to criminal charges being taken out in court. He then went on to explain that the employee in question was typically a “stockboy” for the store, while the TIPS certified manager at the time had momentarily stepped out. The attorney then said there is an ID scanner the business normally uses which prompts the cashier to verify IDs before completing a transaction for an alcoholic beverage, but that it was not used during the incident. He also advised that the employee had since obtained his TIPS certification, having a digital copy on his cell phone. Commissioner Driscoll informed the attorney he could send this to Clerk Flynn, and inquired if all employees who handle the sales of alcohol had since become TIPS certified. The attorney replied it was his understanding that they were. Commissioner Koutoulas inquired if the TIPS certifications were done in-person or online, and the attorney confirmed it was online. Chairperson Angus verified if every employee that handles the register was in fact TIPS certified, and Mr. Patel said they were. The other manager took to the podium to confirm that the certificates were obtained online. Commissioner Driscoll and Chairperson Angus advised that any employees handling sales must be TIPS certified. The manager said they would ensure this.

Atty. Chermis noted this was Hetal Inc’s first violation in roughly 2 years of business, and that they had trouble acquiring the posters in question while acknowledging that it wasn’t an excuse. He asked that the penalty be tailored to the offense and that the responsible party was not looking for any defense. Chairperson Angus asked if any sales would be overridden if the ID scanner was not used, and the second manager said he believed so. The Chairperson then verified if they were only scanning customers’ IDs as there had been an incident in the past with a retailer scanning their own ID to complete sales, and asked that they have the override button locked for everyone’s protection. Commissioner Driscoll stated he believed requiring staff to get recertified in an in-person TIPS course, alongside a short probation, would be reasonable. The other manager asked if there was a contact for the training that could be provided – Chairperson Angus replied that the Commission did not have this information and did not want an appearance of favoritism by providing such information. She did advise that other businesses have grouped together to take these courses, and suggested they attempt to do the same.



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Clerk Flynn provided copies of the required posters to Jayantilal Patel.

Motion: Commissioner Driscoll motions to find that the following violations did occur:

- Violation of 204 CMR 2.05 (2) Permitting an illegality on the licensed premises to wit
- Violation of MGL 138 § 34 Sale of Alcohol to Persons under 21
- Violation of MGL 138 § 34A Failure to display required Underage Alcohol Penalties Poster
- Violation of MGL 138 § 34D Failure to display required OUI Alcohol Poster
- Violation of City of Haverhill Ordinance § 100-5 Failure to comply with TIPS Training Requirement

Second: Commissioner Koutoulas seconded.

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

Motion: Commissioner Driscoll motions to:

- Place Academy Liquors on a 3-month probation, until August 1st, 2025.
- Require all staff that handle the register to complete TIPS recertification in an in-person course within 30 days, by June 1, 2025, with proof thereof submitted to the License Commission Clerk.

Second: Commissioner Koutoulas seconded.

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



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14.2 Diane Mazaraani, Manager

Grab N Go Market Inc.
d/b/a Grab N Go Market
387 South Main Street

-Show Cause Hearing:

- Alleged violation of 204 CMR 2.05 (2) Permitting an illegality on the licensed premises to wit
- Alleged violation of MGL 138 § 34 Sale of Alcohol to Persons under 21
- Alleged Violation of MGL 138 § 34A Failure to display required Underage Alcohol Penalties Poster
- Alleged Violation of MGL 138 § 34D Failure to display required OUI Alcohol Poster
- Alleged Violation of 204 CMR 2.01(10) Failure to display Alcohol License

-Incident that occurred on or about April 22, 2025, at 17:14

[Chairperson Angus prefaced Items 14.1, 14.2, and 14.3 by disclosing that HPD Detective Douglas Angus, involved in the related three incidents, is her son and asked if anyone had objections to her sitting in on the hearings. No objections]

Sgt. Kevin Lynch presented the facts. On April 22, 2025, the Haverhill Police Department conducted an Underage Compliance Check with the assistance of two underage operatives, who at no time whatsoever consumed any alcohol. Sgt. Lynch also said that on February 11, 2025, HPD advertised on social media their intentions to conduct this check, from February 18 through April 30, 2025.

On April 22, 2025, at approximately 5:14PM, an underage operative entered Grab N Go Market, purchased a 6-pack of beer, and exited the store. Sgt. Lynch entered the store to advise the employee of the violation. The employee replied he “always check[s]” and that he was “caught” last year. Sgt. Lynch inquired if the employee was TIPS certified, and he said he was. The sergeant advised the employee he always needed to verify IDs. He then asked where the business’ alcohol license and required Underage Penalties and OUI Violations posters were, as he was unable to locate them. The employee found the alcohol license in the outer sleeve of a binder behind the counter. Sgt. Lynch advised the employee that failing to display the license and posters were additional violations. The employee signed the violations notice, the beer was returned and refunded.



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Diane Mazaraani, manager and corporation President, and Sharbel Azzi, former manager and corporation Vice-President, were both sworn in. Mr. Azzi explained that the employee in question was the pair's father and only other employee aside from Ms. Mazaraani. He then stated there was no excuse for what occurred or for the way his father spoke defensively to Sgt. Lynch. The vice-president added they were unaware of the required posters but that the manager picked up copies from the City Clerk's office soon after and hung them up in the store. Regarding the unhung license, Mr. Azzi took responsibility for not making Ms. Mazaraani aware of the requirement when he transferred the liquor license to her. The manager presented copies of her and the employee's TIPS certificates, and the former manager advised he had initially given copies to the former License Commission Clerk. He then informed the Commission that the POS system had since been updated to prompt whoever uses the register to verify ID during a sale. Chairperson Angus said it was a good practice but advised the pair that should this incident happen again, the police would not need to provide proof. Ms. Mazaraani replied that her father's English was not very good and that when he said "How would I know?" to Sgt. Lynch, he meant that he was asking what was best practice for any future occurrences. She then said he otherwise knew he was in the wrong and felt remorseful, has since carded even elderly customers, and that this incident would not happen again. Commissioner Koutoulas remarked this was the business' first offense but that the employee should have known better if he was "caught before" – the manager advised that he had actually never done this before and "[didn't] know why he said that." Commissioner Koutoulas stated she believed a 3-month probation and in-person TIPS recertifications were in order, like with Academy Liquors. Chairperson Angus suggested that Mr. Azzi add himself and his employees to the course, as he is in the process of opening a restaurant with alcohol. She then explained the reason the Commission enforced in-person recertifications was that the online course did not ensure the correct identity or proper attention from the supposed person taking the course.



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Motion: Commissioner Koutoulas motions to find that the following violations did occur:

- Violation of 204 CMR 2.05 (2) Permitting an illegality on the licensed premises to wit
- Violation of MGL 138 § 34 Sale of Alcohol to Persons under 21
- Violation of MGL 138 § 34A Failure to display required Underage Alcohol Penalties Poster
- Violation of MGL 138 § 34D Failure to display required OUI Alcohol Poster
- Alleged Violation of 204 CMR 2.01 (10) Failure to display Alcohol License

Second: Commissioner Driscoll seconded.

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

Motion: Commissioner Koutoulas motions to:

- Place Grab N Go Market on a 3-month probation, until August 1st, 2025.
- Require all staff that handle the register to complete TIPS recertification in an in-person course within 30 days, by June 1, 2025, with proof thereof submitted to the License Commission Clerk.

Second: Commissioner Driscoll seconded.

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

14.3 Dharmesh Dave, Manager

Anrush LLC

d/b/a Bradford Liquors

91 South Main Street

-Show Cause Hearing:

- **Alleged violation of 204 CMR 2.05 (2) Permitting an illegality on the licensed premises to wit**
- **Alleged violation of MGL 138 § 34 Sale of Alcohol to Persons under 21**
- **Alleged Violation of MGL 138 § 34A Failure to display required Underage Alcohol Penalties Poster**
- **Alleged Violation of MGL 138 § 34D Failure to display required OUI Alcohol Poster**

-Incident that occurred on or about April 22, 2025, at 17:31



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[Chairperson Angus prefaced Items 14.1, 14.2, and 14.3 by disclosing that HPD Detective Douglas Angus, involved in the related three incidents, is her son and asked if anyone had objections to her sitting in on the hearings. No objections]

Sgt. Kevin Lynch presented the facts. On April 22, 2025, the Haverhill Police Department conducted an Underage Compliance Check with the assistance of two underage operatives, who at no time whatsoever consumed any alcohol. Sgt. Lynch also said that on February 11, 2025, HPD advertised on social media their intentions to conduct this check, from February 18 through April 30, 2025.

On April 22, 2025, at approximately 5:31PM, an underage operative entered Bradford Liquors, purchased a 6-pack of beer, and exited the store. Sgt. Lynch entered the store to advise the employee of the violation. He then asked if the employee was TIPS certified and the employee replied “yes”. The sergeant explained that staff must verify IDs of all purchasing customers. The employee pointed to an ID scanner on the counter and showed the sergeant a stack of fake IDs the business had confiscated in the past by using the scanner. Sgt. Lynch advised that the employee still needed to use the device before completing a sale of alcohol. He also found that the two required Underage Penalties and OUI Violations posters were absent – additional violations. The employee signed the violations notice, the beer was returned and refunded. Sgt. Lynch remarked this was not the business’ first violation for selling alcohol to an underage person.

William Boland, attorney representing Bradford Liquors, was present. Dharmesh Dave, manager, and co-owner Niraj Patel presented themselves and were sworn in. The attorney stated there was no dispute of the facts and that the violations were admitted, not alleged. He then claimed that Mr. Dave and Mr. Patel were remorseful and came to the attorney to “la[y] out everything that happened.” Atty. Boland said he had advised them they did not have a defense and the best he could do was tell the truth – the pair said they wanted to tell the truth. The pair had also supposedly asked the attorney if the employee in question should be disciplined – Atty. Boland denounced this and told them they were the ones responsible. He then explained that the employee was busy and “rushing” when the incident occurred but that this was not an excuse. The attorney advised that the required posters had since been picked up at the City Clerk’s office and hung up, and presented a set of fake IDs the business had confiscated in the past. Atty. Boland then stated he advised the business to tighten up their regulations, consider publishing an employee manual (that could be reviewed by the Police Department and/or the Commission), and have management present more often in daily operations. The attorney concluded that he believed the pair’s remorse and asked the Commission for a reasonable sanction.



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Commissioner Koutoulas asked Mr. Dave if he was present at the business 40 hours a week as he was manager of record – Mr. Dave replied he was there 45-50 hours. She then asked who was manager of record at the other location that Mr. Dave was a business partner of – the manager advised it was a different business partner who was there over 40 hours a week. Chairperson Angus asked if the other location had an ID scanner as well and the manager said it did. She then asked if the scanner requires an ID to be scanned before sales of alcohol can be completed. Mr. Dave said yes but that it was separate from the POS system. The Chairperson asked if this meant sales did not require the scanner to be used – Mr. Patel stated the POS system did give a reminder to verify IDs before completing a sale, which could be validated or skipped. Chairperson Angus stated that the Commission was concerned as this was Bradford Liquors' second violation for selling to an underage person and that they had two prior violations with the ABCC. Atty. Boland restated this was a management problem and that it was their responsibility to circumvent such incidents, not that of the employees.

Motion: Commissioner Driscoll motions to find that the following violations did occur:

- Violation of 204 CMR 2.05 (2) Permitting an illegality on the licensed premises to wit
- Violation of MGL 138 § 34 Sale of Alcohol to Persons under 21
- Violation of MGL 138 § 34A Failure to display required Underage Alcohol Penalties Poster
- Violation of MGL 138 § 34D Failure to display required OUI Alcohol Poster

Second: Commissioner Koutoulas seconded.

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

Motion: Commissioner Driscoll motions to:

- Place Bradford Liquors on a 1-year probation, until May 1, 2026.
- Require all staff that handle the register to complete TIPS recertification in an in-person course within 30 days, by June 1, 2025, with proof thereof submitted to the License Commission Clerk.
- Require Bradford Liquors to close early for two weekends: May 2-May 3, 2025, and May 9-May 10, 2025, at 9PM.

Second: Commissioner Koutoulas seconded.

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



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- 15. COMMUNICATIONS
- 16. OTHER BUSINESS
- 17. ADJOURNMENT

Motion: Commissioner Driscoll motions to adjourn.

Second: Commissioner Koutoulas seconded.

Vote: 3-0-0 vote unanimous, meeting adjourned at 8:07 PM.

No Public Comment.

Respectfully submitted,

Nicholas K. Flynn

License Commission Clerk