



City of Somerville, Massachusetts

City Council Licenses and Permits Committee

Meeting Minutes

Wednesday, February 14, 2024

6:00 PM

This meeting was held via Zoom, was called to order by Chair Burnley at 6:00 pm and adjourned at 6:45pm on a roll call vote of 3 in favor (Councilors Ewen-Campen, Mbah, and Burnley), none opposed, and none absent.

Others present: Kimberly Wells – City Clerk, Michael Potere – Licensing Operations Manager, City Clerk’s Office, Natasha Frazier – Assistant Clerk of Committees, Peter Forcellese – Legislative Clerk.

Clerk Wells introduced former Assistant Clerk of Committees Michael Potere as the new Licensing Operations Manager and Natasha Frazier as the new Assistant Clerk of Committees.

Roll Call

1. Committee Minutes (ID # [23-1826](#)) Approval of the Minutes of the Licenses and Permits Committee Meeting of December 13, 2023.

RESULT: ACCEPTED
AYE: City Councilor At Large Burnley Jr., City Councilor At Large Mbah and Ward Three City Councilor Ewen-Campen

2. Public Hearings

- 2.1. License (ID # [24-0060](#)) New Extended Operating Hours License, Everfitness, 14 McGrath Highway, opening Monday-Friday 24/5 for in-store service only.

This item was withdrawn by the applicant.
RESULT: RECOMMENDED TO BE WITHDRAWN

- 2.2. License (ID # [24-0027](#)) New Used Car Dealer Class 2 License, Broadway Gulf Inc, 212 Broadway, 3 vehicles inside, 10 vehicles outside, Mon-Fri: 8am-6pm, Sat: 8am-2pm, Sun: closed.

Christine Butler and Adde Morgan each expressed concerns with granting Broadway Gulf Inc’s license request, citing traffic and congestion in and around the gas station and rodents. Ms. Butler stated that she believes granting this license will exacerbate various issues at the gas station and she would like action on this item postponed to a later date to allow time for the applicant to provide additional information to the community. Ms. Morgan stated that she would like to see a workflow for the movement of cars. The applicant, Elias Wehbe, appeared late. Councilor Ewen-Campen conveyed the main concerns raised by Ms. Butler and Ms. Morgan to Mr. Wehbe. Councilor Ewen-Campen further stated that traffic and rodents are two longstanding issues in the neighborhood where the Gulf gas station

is located, and not unique to applicant’s specific business.

Councilor Ewen-Campen moved to condition the license as follows: **That the business owner take all available steps to mitigate rodent activity, demonstrated through periodic inspections by the Inspectional Services Department.** The motion was approved on a roll call vote of 3 in favor (Councilors Ewen-Campen, Mbah, Burnley), none against, and none absent. Councilor Ewen-Campen suggested this matter be discharged without a recommendation to be addressed at the next City Council meeting and that in the meantime, the applicant reach out to their Ward Councilor to determine additional conditions, including traffic mitigation conditions, that the applicant can take to meet the community’s needs.

RESULT: RECOMMENDED TO BE DISCHARGED WITH NO RECOMMENDATION

AYE: City Councilor At Large Burnley Jr., City Councilor At Large Mbah and Ward Three City Councilor Ewen-Campen

2.3. License (ID # [24-0024](#))

New Garage License, Broadway Gulf Inc, 212 Broadway, 3 vehicles inside, 7 vehicles outside, for mechanical repairs and storing vehicles, Mon-Fri: 6am-10pm, Sat: 7am-3pm, Sun: closed.

Taken up with item 24-0027; see item 24-0027.

RESULT: RECOMMENDED TO BE DISCHARGED WITH NO RECOMMENDATION

AYE: City Councilor At Large Burnley Jr., City Councilor At Large Mbah and Ward Three City Councilor Ewen-Campen

2.4. License (ID # [24-0023](#))

New Extended Operating Hours License, Lucky Strike, 325 Revolution Drive, opening Monday-Sunday until 2am for in-store service only.

This item was withdrawn by the applicant.

RESULT: RECOMMENDED TO BE WITHDRAWN

2.5. License (ID # [24-0022](#))

New Extended Operating Hours License, Dunkin, 504 Broadway, opening 24/7 for in store and take-out services.

Councilor Burnley noted that this is an extended operating license matter for a business that already operates 24 hours a day, but that a change in ownership requires a new license. Nicole Sullivan, Project Manager for new Dunkin owner, appeared on owner’s behalf. Ms. Sullivan handles filing and renewing licensing requests for all of owner’s Dunkin stores. Ms. Sullivan stated that the owner she is representing owns 47 Dunkin stores, and several in Somerville. The store whose license request is before the Committee has operated 24 hours a day for 20 years. The new ownership was effective in August. Councilor Burnley reminded applicant that the license is not operational until the owner receives a physical copy of the license.

RESULT: RECOMMENDED TO BE APPROVED

AYE: City Councilor At Large Burnley Jr., City Councilor At Large Mbah and Ward Three City Councilor Ewen-Campen

2.6. License (ID # [24-0020](#))

New Billiards and Bowling License, Lucky Strike, 325 Revolution Drive, for 5 billiard tables and 8 bowling lanes.

This item was withdrawn by the applicant.

RESULT: **RECOMMENDED TO BE WITHDRAWN**

2.7. License (ID # [24-0124](#))

New Garage License, John's Auto Sales Inc, 181 Somerville Ave, for 2 vehicles inside and 22 vehicles outside for mechanical repairs only, Mon-Fri: 8am-6pm, Sat: 8am-2pm, Sun: Closed.

Applicant John Eleftherakis stated that he has been running the same business on the same corner for 50 years and was not previously aware of the licensing requirement for the garage but is seeking to comply. Councilor Ewen-Campen confirmed with the City Clerk’s office that the license request was reviewed by the Planning, Preservation and Zoning Department and was approved by them as to the zoning requirements for the location. Mr. Potere confirmed that the license request before the committee would only apply to the 181 Somerville Ave location, and that a separate license is required for the additional garage that applicant operates. Councilor Mbah expressed support for approving the applicant’s license request before the Committee today, particularly given applicant’s longstanding contributions to the community. Councilor Burnley also expressed support for applicant’s license, stating that applicant has been a good neighbor with no history of tickets.

RESULT: **RECOMMENDED TO BE APPROVED**

AYE: City Councilor At Large Burnley Jr., City Councilor At Large Mbah and Ward Three City Councilor Ewen-Campen

Referenced Documents:

- L&P - 2024-02-14 Public Comments (with 24-0024)
- L&P - 2024-02-14 Public Comments (with 24-0027)
- L&P - 2024-02-14 Public Comments (with 24-0124)