



**CITY OF GLOUCESTER
LICENSING BOARD MEETING**

**HARBOR MASTERS OFFICE
19 HARBOR LOOP #2
GLOUCESTER MA 01930**

Meeting Minutes
July 17, 2026

Board Members Present:

Melissa J. Teixeira Prince, Chairperson
John Lamirande

Also in Attendance:

Natasha Dale, Licensing Board Clerk
Rob Vicari, Building Commissioner

Absent:

Ted Costa

The Chair Calls to Order the Quorum of the Licensing Board at 6:30 PM.

The Chair reads the following statement;

Effective August 16, 2023 the public is welcome to attend our meetings in person. Alternatively, the public may attend through the zoom link listed on the agenda. The meeting notice will reflect if this a meeting of zoom only. As the recent amendments to the Open Meeting Law allows the Committee can continue to hold the meeting remotely. Please note that the in person meeting will not be suspended or terminated if technological problems interrupt the remote connection.

Public Hearing:

Change of Ownership Interest and a Change of Manager at 3019, LLC, dba Cape Ann Convenience, **1 Main St.** Manager of Record: Meghnaben P. Patel

Jackson Christian, Attorney for 3019, LLC

Mr. Christian states that this application is for a stock transfer. Bhikhabai Patel is transferring 20% of his interest in the LLC to Meghnaben Patel. The other shareholder Alpa Patel is going to be transferring his interest entirely to Meghnaben.

Alpa was the approved manager of record for the license and will be transferring the manager of record to Meghnaben and approve Bhikhabai to be the manager of the LLC.

Meghnaben will be a 45% owner of the LLC with Bhikhabai owning the other 55%.

This will be Meghnaben's first license within the City of Gloucester.

There will be a minimum of two people working at a time. There is a camera by the counter where you can see every aisle in the store. The store is between 16 and 1800 square feet.

Ms. Patel is planning to be at the store about 40 hours a week. When Ms. Patel is not there other employees will be in charge. If something happens when Ms. Patel is not in the store her employees can call her cell phone.

The sale of alcohol on the premise will be Monday- Saturday 8:00 AM- 11:00 PM and Sunday from 10:00 AM-11:00 PM.

Mr. Costa moves to approve the change of Ownership Interest and a Change of Manager at 3019, LLC, dba Cape Ann Convenience, **1 Main St.** Manager of Record: Meghnaben P. Patel

Ms. Prince seconds
All in favor, 2-0

Continued Business:

Petition of SCD Enterprises on a Transfer of License from Dogtown Variety Inc., dba Boulevard Variety to SCD Enterprises Inc., dba Boulevard Variety at **33 Western Ave.** Manager of Record: Joseph Youssef

Attorney Tom Truaxx, Salem and Joseph Yousseff, Gloucester are present

Mr. Youssef is going to now be the sole owner, officer, shareholder and director for the new corporation.

Currently Ms. Youssef has 50% ownership with Albert Abdelmalak. Mr. Abdelmalak has came across some financial issues and is selling off his corporations, including Boulevard Variety.

Mr. Youssef has purchased an updated card reader and has caught a handful of fake id's since purchasing.

The old owner has left Mr. Youssef with an outstanding bank loan, unpaid alcohol distributor bills and \$45,000 in electric bills. Mr. Youssef had made an agreement with the electric company to pay that down monthly once the transaction is approved. Mr. Youssef has also already paid off the owed money for the alcohol distributors.

There are cameras near the register and outside. There is no signage in the store stating that there are cameras recording them.

The public only has one entrance and one exit.

The chair opens public hearing.

Speaking in favor: none

Speaking in opposition: none

The chair closes public hearing.

Mr. Costa moves to approve the petition of SCD Enterprises on a Transfer of License from Dogtown Variety Inc., dba Boulevard Variety to SCD Enterprises Inc., dba Boulevard Variety at 33 Western Ave. Manager of Record: Joseph Youssef

Ms. Prince seconds

All in favor, 2-0

Petition of Gloucester Restaurant Group, dba Mehfil on a proposed new Annual, Section 12 All Alcoholic Beverages License at **50 Rogers St.** Manager of Record: Prabjhot Pabla

Jackson Christian, Lynn

Jaspreet Pabla, 63 Lepore St., Methuen

Jacob Simmons, 50 Rogers St., representing the property owners

Prabjhot Pabla has gained experience in alcohol sales as the assistant manager at Ragini, Mr. and Mrs. Pabla's other restaurant.

Ms. Prince states that when we left off before there were several concerns about the property, both upstairs and downstairs.

A walk through was conducted with Rob, Natasha, Board of Health, the contractor and both Mr. and Mrs. Pabla. Mr. Christian states that there are 4 big issues that were discussed at the walk through. Bringing the property up to ADA compliance, sprinklering the building, condition of the windows and the HVAC.

The estimate the contractor provided the board states that the total cost of the work needed to be done will be around \$82,000. All of the coolers in the restaurant are working properly. Mr. Pabla states that the air conditioning is working.

Mr. Vicari suggests doing the food plan with the Board of Health to get a better estimate of how much work the space needs. He also mentions based on the number of bathrooms the occupancy will only be 75 people, not 90 including staff.

Mr. Pabla and his team is predicting about a 12-14 week turnaround to open the restaurant.

Ms. Prince states that the applicant needs to resubmit a new adjusted application with the correct occupancy number and kitchen/ bathroom plans.

There will not be any structural changes happening inside besides adding a host area right in the entrance.

Mr. Costa moves to continue the petition of Gloucester Restaurant Group, dba Mehfil on a proposed new Annual, Section 12 All Alcoholic Beverages License at **50 Rogers St.** Manager of Record: Prabjhot Pabla

Ms. Prince seconds
All in favor, 2-0

Petition of Sugar Mags Inc., on a proposed new Annual, Section 12 Beer and Wine License at **64 Rogers St.** Manager of Record: Melissa Sallah

Ms. Prince states that this application will not be heard as there is already a current liquor license at this location.

Ms. Prince moves to approve the petition of Sugar Mags Inc., on a proposed new Annual, Section 12 Beer and Wine License at 64 Rogers St. Manager of Record: Melissa Sallah

Mr. Costa seconds
All in favor, 0-2

Special One Day Liquor License:

Petition of Amy Murphy requesting to serve wine and malt beverages only during a Fundraiser Concert event to benefit Action on 9/19/2026 with a rain date on 9/20/2026 from 4:00 PM- 9:00 PM at **7 Crafts Rd.**

Amy Murphy, 14 Hutchins Ct., Gloucester is present on zoom.

Ms. Murphy is requesting a one day liquor license for the 2nd annual benefit concert for Action Inc. Ms. Murphy states that last years event was a huge success and they raised over \$8,000. This year it will be the same format except they are planning to use True North Brewing instead of Rockport Brewing. True North will be serving beer, wine and complimentary non-alcoholic beverages as well. All proceeds will go to Action Inc.

Ms. Murphy is anticipating about 170 people to attend.

Guests will use the parking lot out front of Grand Banks and Nichols Candy has also given them permission to use their lot as well.

Mr. Costa moves to approve the petition of Amy Murphy requesting to serve wine and malt beverages only during a Fundraiser Concert event to benefit Action on 9/19/2026 with a rain date on 9/20/2026 from 4:00 PM- 9:00 PM at **7 Crafts Rd.**

Ms. Prince seconds
All in favor, 2-0

Petition of Christopher Tkach requesting to serve wine and malt beverages only during Magtoberfest on 10/11/2026 from 11:00 AM- 5:00 PM at **1 Lexington Ave.**

Christopher Tkach, 89 Commercial St., Malden
Kiley Davis, 22 Magnolia Ave., Gloucester

Ms. Davis states that Idle Hands Brewing will be taking over the annual Magtoberfest celebrations as in years past it has been Notch Brewing.

There will be no truck, but instead there will be a table and a tent in an entirely closed area beer garden. There will be signs at the entrance to the beer garden and security checking id's at the entrance.

There is no rain date for the event.

Mr. Costa moves to approve the petition of Christopher Tkach requesting to serve wine and malt beverages only during Magtoberfest on 10/11/2026 from 11:00 AM- 5:00 PM at **1 Lexington Ave.**

Ms. Prince seconds
All in favor, 2-0

Petition of Maritime Gloucester requesting to serve All Alcoholic Beverages during Schoonerfest on 9/4/2026 from 5:00 PM- 10:00 PM at **23 Harbor Lp.**

Isabel Pett, 12 Beach Rd., Gloucester is present.

Ms. Pett states that this event happens every year and there are no changes. There will be about 4 TIPS certified bartenders.

Ms. Pett is requesting a full liquor license. Everyone is volunteers. The event is invite only with no rain date.

Mr. Costa moves to approve the petition of Maritime Gloucester requesting to serve All Alcoholic Beverages during Schoonerfest on 9/4/2026 from 5:00 PM- 10:00 PM at **23 Harbor Lp.**

Ms. Prince seconds
All in favor, 2-0

Change of Manager:

Petition of Gloucester Lodge 892 Bpo of Elks, **107 Atlantic Ave.** on a change of Manager and Change of Officers. Manager of Record: Jeffrey Martin

Jeffrey Martin, 24 Haskell St., Gloucester is present on zoom.

Mr. Martin has never been a bar manager, but has bartended before.

For the past 5 years Mr. Martin has been a trustee of the lodge. When the bar manager left Mr. Martin stepped up to take on the role.

Mr. Martin is working on receiving his TIPS and Crowd Control certificates.

Mr. Martin is planning to spend about 40 hours a week at the lodge. All employees have Mr. Martin's phone number if he is needed when he is not at the lodge. Mr. Martin does have one daytime bartender that has experience receiving deliveries.

The premises is only licensed for indoors.

Mr. Costa moves to approve the petition of Gloucester Lodge 892 Bpo of Elks, **107 Atlantic Ave.** on a change of Manager and Change of Officers. Manager of Record: Jeffrey Martin

Ms. Prince seconds
All in favor, 2-0

Extension of Entertainment:

Application of Jeffrey Martin requesting to extend his entertainment to include outside at Gloucester Lodge 892 Bpo of Elks, **107 Atlantic Rd.**

The board previously heard this plan at our last meeting and it was approved contingent on Mr. Martin submitting a Change of Manager application.

Mr. Costa moves to approve the application of Jeffrey Martin requesting to extend his entertainment to include outside at Gloucester Lodge 892 Bpo of Elks, **107 Atlantic Rd.**

Ms. Prince seconds

All in favor, 2-0

Application of Maria Seniti-Figurido requesting to extend outdoor entertainment from 9:00 PM to 11:00 PM at The Burn, **289 Main St.**

Joel Favazza, Seaside Legal Solutions, 123 Main St., Gloucester is present.

Mr. Favazza is present asking for approval to extend their outdoor entertainment to 11:00 PM. All music would be acoustic or one to two person bands.

There have been no prior complaints about outdoor music since the restaurant has opened.

The outdoor music will only be seasonally. The patio is closed during the winter months.

Mr. Costa moves to approve the application of Maria Seniti-Figurido requesting to extend outdoor entertainment from 9:00 PM to 11:00 PM at The Burn, **289 Main St.**

Ms. Prince seconds
All in favor, 2-0

Farmer's Market Permit Approval:

Petition of J & N Ventures LLC, dba Cape Ann Lanes on a proposed Farmer's Market Permit on Wednesdays during the Backyard Growcery until September 30, 2026 at Burnhams Field, **9 Sargent St.**

Nic Pzenny, 30 Dodge St., Gloucester is present on zoom.

Mr. Pzenny is requesting to sell 4 packs of canned beer and seltzer at the Backyard Growcery at Burnham's field on Wednesdays into September.

Cape Ann Lanes is licensed as a pub brewer and they have a transportation permit.

Legislation was recently passed to allow pub brewers to sell at farmers markets.

Mr. Pzenny did not submit a MDAR form from the Department of Agricultural Resources.

Mr. Costa moves to approve the petition of J & N Ventures LLC, dba Cape Ann Lanes on a proposed Farmer's Market Permit on Wednesdays during the Backyard Growcery until September 30, 2026 at Burnhams Field, **9 Sargent St.** subject to submitting the MDAR form from the Department of Agricultural Resources.

Ms. Prince seconds

All in favor, 2-0

Change of Hours:

Petition of Zorba Kinigstein on a change of hours for J & Z Gloucester Foods LLC, dba George's Restaurant and Bar, **178 Washington St.**

Zorba Kingstein, 594 Western Ave., Gloucester is present on zoom.

Mr. Kinigstein has attempted over the last couple of months to find some new cooks, but has not had any luck. Mr. Knigstein does not have the staff to do dinners right now and wants to get into compliance with the hours that they are currently open.

Mr. Kinigstein will be opening for alcohol service at 8:00 AM Monday- Saturday and 10:00 AM on Sundays and will be closing at 3:00 PM Monday- Saturday and 4:00 PM on Sundays.

Mr. Kinigstein states that the alcohol sales have been lower since stopping dinner service. He pulled sales for the last 4 weeks and last year made \$18,764 and this year during the same 4 weeks he made \$10,338. He went down from 8,872 guests to 7,238 guests.

Ms. Prince states that she would like for Mr. Kinigstein to attempt to eventually be open for dinner service.

Mr. Costa moves to continue the Petition of Zorba Kinigstein on a change of hours for J & Z Gloucester Foods LLC, dba George's Restaurant and Bar, 178 Washington St.

Ms. Prince seconds
All in favor, 2-0

Approval of Minutes:

Ms. Prince moves to approve the minutes from the 6/16/2026 **meeting**.

Mr. Costa seconds
All in favor, 2-0

Adjournment:

Ms. Prince moves to adjourn at 9:33 PM
Mr. Costa seconds
All in favor, 2-0