



City of Methuen, Massachusetts

License Board

Office of the City Clerk
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Bryan Chase, Esq. *Chair*
Larry Giordano
Ana Camargo

MEETING MINUTES

METHUEN LICENSING BOARD
SEARLES BUILDING, 41 PLEASANT STREET
SECOND FLOOR CONFERENCE ROOM #208

Pledge of Allegiance.

Meeting of the Methuen Licensing Board on April 8, 2026, 41 Pleasant Street, was called to order by Chairman Chase. Members present were Chairman Chase, Commissioner Camargo and Commissioner Fisher.

Approval of the agenda for April 8, 2026. Commissioner Camargo motioned to approve the agenda for April 8, 2026. Commissioner Fisher seconded. All in favor.

Approval of minutes from the March 11, 2026, licensing meeting. Commissioner Camargo motioned to approve the minutes from the March 11, 2026, licensing meeting. Commissioner Fisher seconded. All in favor.

NEW BUSINESS

An application has been submitted for a One-Day Alcohol license from Salvatore Ambra of Simply Elegant Catering, Inc for the Methuen Music Hall for a 'Methuen 300' event to be held on May 9, 2026. Salvatore Ambra came forward from 12 Newton Road, Haverhill Massachusetts.

He stated this is a celebration for the Methuen 300 being held at the Methuen Music Hall. Event expects approximately 100 attendees, all adults, no children. He has a 12C transport and there will be a full bar, with both food and beverages. Chairman asked about sign offs and the Licensing Clerk stated that Inspections has not yet signed off on the application as they are waiting for the Musical Hall to arrange their annual inspection. The application was put before this board meeting because the event is prior to the next licensing meeting. The license would be issued on a provisional basis, pending Inspection sign off.

Commissioner Fisher made a motion to approve the application for a One-Day Alcohol license from Salvatore Ambra of Simply Elegant Catering, Inc. for the Methuen Music Hall “Methuen 300” event to be held on May 9, 2026. Commissioner Camargo seconded, all in favor.

An application has been submitted for a New Class II Auto Dealers License from Gary Martinez of Oval Motor Deals at 447 Prospect Street (2025 license lapsed).

Gary Martinez, 26 Kelly Road, Salem NH stepped forward. Mr. Martinez stated he inadvertently let the license lapse in December of 2025. Chairman Chase asked Mr. Martinez about the lot plan on his lot - which should be no more than 10 cars. Mr. Martinez confirmed there are never more than 10 cars. Chairman Chase questioned parking for customers and Mr. Martinez stated that customers do park on the street if they are coming to look at cars. Chairman Chase confirmed with Mr. Martinez that there are no cars for sale parked in public areas.

Commissioner Fisher made a motion to approve the application that was submitted for a New Class II Auto Dealers License from Gary Martinez of Oval Motor Deals at 447 Prospect Street, Commissioner Camargo seconded. All in favor.

An application has been submitted for Transfer of a Class II Auto Dealers license from Charles Gillespie of Charles Auto at 670 Lowell Street to Mohammad Al Omari of Alomari, LLC, d/b/a Astra Motors.

Mr. Mohammad Al Omari stepped forward of 670 Lowell St Methuen MA 01844, and Mr. Gillespie the seller. Mr. Al Omari is taking over this business, and they are going to keep doing the same type of business as Mr. Gillespie had been doing. They have 4 other businesses in the area. They have 5 other used car lots and 5 gas stations in the area. His cousin, Ayham Alq, does all the paperwork for him. The Business Certificate for this has not been issued yet, pending Inspector Walsh signing off on this.

A resident stepped forward. Jean Theberge, 5 Armor Street, stepped forward and her husband Anthony Sulliveras were present. She stated she is a direct residential abutter to 370 Lowell St. She stated she has spoken with Mr. Al Omari about a customer parking issue that is of concern to her. People drive by and they just pull over and that this is a small street and that the street looks like a car lot. She says if customer parking was designated it would cut down on the top of the street being blocked by customer cars. Her other concern is the town stopped putting the Armor St sign on the signpost at the top of the street and it's on the utility pole instead. She said it doesn't look like a street. She would like to see a sign posted and lines so that it looks like a street. Chairman Chase stated that she should speak to her City Councilor and DPW about the signage as this is beyond the scope of the Licensing Board. Chairman Chase asked Mr. Al Omari how many parking spaces are available for customers, and he said two and the Chairman asked how many vehicles he would have available for sale, and Mr. Al Omari stated 20 vehicles. Mr. Al Omari stated that it is difficult because they cannot control where customers park when they drive in until/unless they see them.

Chairman Chase called a vote. All in favor, unanimously passes.

An application has been submitted for a New Class II Auto Dealers license from Keith Harley of KMH Sales LLC, d/b/a KMH Sales at 8 Marshall Street.

Keith Harley stepped forward. He bought this property 7 years ago and has been operating an auto repair business there at 8 Marshall for 7 years. He owns two parcels, 8 Marshall and 0 Marshall (no structure

there). He said there has been as many as a 15-car license there in years past. Since he owns the property, he has rented it out to a number of individuals and because of discussions about the space, he is asking for a 12-car license on the 0 Marshall St. lot. He has held a dealer license in Lowell and in Chelmsford and has been in business for 20 years. He is no longer in business in the other locations and moved. He created another LLC to compartmentalize the auto dealer license from the KMH Automotive Corp repair business. The service of the cars will take place at 8 Marshall with car sales taking place at 0 Marshall. He wants to keep a license active and sell a small number of cars. Cars will be parked and displayed at 0 Marshall Street, but the legal mailing and business address is at 8 Marshall Street. The lots are across the street from each other. Chairman Chase asked Mr. Harley if he has workers comp insurance for KMH Sales, LLC. Mr. Harley states he does not as it will just be him, and he has no employees to insure. From an insurance perspective, your named insured is not the name of the applicant and Chairman Chase states he would want to see proof of insurance under the licensee under KMH Sales, LLC. Chairman Chase would move to approve this application pending production of proof of Workers Comp and General Liability in the name of KMH Sales, LLC. Commissioner Fisher seconded the motion. Vote was interrupted by a resident stepping forward.

Connie Stella, 5 Waldo Street, asked to step forward to speak on this application. She stated that this is a non-conforming business in a residential area. There are cars going up and down the street – last time they were here before the board, it was denied because the Fire Dept stated it needed to have so much space to be able to drive down the middle of it. That was not done. The lines where people are going to park etc. Is it going to be leased. She stated that Mr. Harvey has the business up for sale. Chairman Chase asked if the business is up for sale. Mr. Harvey stated that he did list the property up for sale and it was part of something he had to do to get its value for his divorce. Chairman Chase stated concerns about the business being up for sale but seeking the Auto II dealer license. Mr. Harvey stated that he hasn't entertained any buyer offers, and it was more of a formality as he has to prove its value. Chairman Chase stated that he didn't need to list his property for sale for divorce purposes. Ms. Stella stated that it's a residential area. She said there are cars driving up and down the street with no dealer plates, no repair plates.

Commissioner Fisher asked Mr. Harley if the vehicles are registered when they're on the public way. Mr. Harley stated yes, they are registered vehicles. He stated that he and his employees would not want to be operating any vehicles that are not registered on the road. Occasionally used car dealers bring them cars that are not registered as they are specialists and they come to them. He will tell them that if we need to road test the car, we need a dealer plate to operate it. Ms. Stella showed a picture/video of a car blocking her street with no registration and that people had to push the car around as it would not start. They were there at 7pm on Easter night with the unregistered car. Commissioner Fisher asked what the hours of operation are and Mr. Harley stated 8:30 am – 5pm Monday, through Friday. Ms. Stella stated that there are cars showing up at all hours even if they are not open.

Chairman Chase called for the vote: all opposed. The application for a New Class II Auto Dealers license from Keith Harley of KMH Sales, LLC, d/b/a KMH Sales at 8 Marshall Street does not pass.

Todd Dow and Matthew Goodfriend of the Sweetheart Inn, 80 Myrtle Street, will present proposed plans for seasonal outdoor seating at the Sweetheart Inn.

Todd Dow stepped forward from Wilshire Circle, Dracut Massachusetts, Brent Dow who lives in Windham NH. Matt Goodfriend who lives in Townshend MA. Licensing Clerk is asked if they are licensed for outdoor seating. She stated that part of their ABCC licensing includes a 40 x 100 foot

pavilion – part of their licensing when they bought the property. Todd Dow stated that they purchased the property 3 years ago from the Condon's. In the past there was a tent out there for weddings and events. Local residents have requested that they provide some sort of outdoor seating on a nice night to come over and have a drink and hang out. They want to try something at a minimal cost, something simple that they can try for a season and see how it goes (turnout and revenue) and if it is successful then maybe explore something a little more permanent, like a permanent shelter. They would like to put a bathroom trailer out there (seasonal) for people to use. According to Building Dept. that the requirement would be to have bathrooms within 400 ft of the space. The actual building is within 80 feet of the space so they are in compliance, but they may put the bathroom out there for patron convenience.

Chairman Chase asked about the service area in the outdoor space. Mr. Dow talked about putting in a temporary shelter or steel Connex box within the space that is secured and protected, and alcohol can be served from one spot. Building dept. stated it can be there for 180 days and beyond that would be considered a permanent structure. Chairman Chase is concerned about the staff going across the parking lot with trays of food or drinks. Mr. Dow stated that the drinks would be served in that area and not coming from across the parking lot. Chairman Chase asked about food in the outdoor area. Mr. Dow stated that for this area outside they are not doing food prep or service in the outdoor area. If patrons wanted to do takeout, they could bring their takeout containers out to the outdoor area. Chairman Chase confirmed that this outdoor area is for the service of beverages, some of the alcoholic variety and not for food. Chairman reiterates that his concerns would be the staff walking across the parking lot with food or beverage service. If this is successful, Mr. Dow stated they would consider an outdoor expansion and get whatever permits and necessary inspections required for any expanded outdoor or permanent space.

Chairman Chase stated that technically nothing is here before the Board to act upon (or a request for a motion) other than that, yes, there is a 40 x 100 space on which you can serve alcoholic beverages. And if in the future they decide that they are going to change the parameters of their space, they will need to make a motion to amend the outdoor space. Commissioner Fisher recommended that there is some form of separation from the parking lot to the outdoor space where people would be drinking. Chairman Chase stated that from a liability standpoint, there is no separation between the cars parking and people theoretically out in the exterior space enjoying beverages. Different ways would be bollards, jersey barriers or greenery. Mr. Dow discussed the possibility of a split rail fence or some shrubs with flowers to segregate the space. They will have to look at that.

No other new business. Commissioner Fisher made a motion to adjourn, all in favor.

Next Meeting will be May 13, 2026.

Respectfully Submitted by
Beth Rizzo
Licensing Clerk