



City of Methuen, Massachusetts

License Board

Office of the City Clerk
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Bryan Chase, Esq. *Chair*
Cheryl Fisher
Ana Camargo

MEETING MINUTES

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

Meeting of the Methuen Licensing Board on June 11, 2026, 41 Pleasant Street, was called to order by Chairman Chase. Members present were Chairman Chase and Commissioner Camargo. Commissioners Fisher and Melendez were absent.

Pledge of Allegiance.

Approval of the agenda for June 11, 2026. Commissioner Camargo motioned to approve the agenda for June 11, 2026. Chairman Chase seconded. All in favor.

Approval of minutes from the May 13, 2026, licensing meeting. Commissioner Camargo motioned to approve the minutes from the May 13, 2026, licensing meeting. Chairman Chase seconded. All in favor.

NEW BUSINESS

An application has been submitted by Prospect Liquors LLC d/b/a Oscar Liquors at 441 Prospect Street for a Change of Manager, Alteration of Licensed Premises, Pledge of Collateral and Change of d/b/a.

Jackson Christian of Megaloudis & Gakis, formerly Demakis Law, P.C. at 56 Central Ave, Lynn, MA stepped forward representing the applicant Prospect Liquors LLC. Applicant is located at 441 Prospect Street and there are 4 amendments for this license. Current proposed manager, Jayeshkumar Chandu Patel is TIP certified and has been a clerk since 2022 and is very familiar with the management of the store. Has a green card. They are looking to change the d/b/a to Prospect Street Liquors. They will be making renovations to the store. Renovations mainly consist of reorganizing the store and converting some of the space in the back currently used as storage, to be used for retail, installing new flooring, lights, racks and fixing some structural items in the basement and clearing the basement to be used as storage space.

They are also looking to amend the pledge of the liquor license which is currently to Eagle Bank. That pledge was made when they purchased the store and Eagle Bank is going to give them an additional loan to cover the costs of the renovations so the default on this new loan will be covered by that pledge to cover the original loan plus the new one.

Chairman Chase asked what the renovations would increase for retail floor space and Atty Christian stated that the new floor space would add 2,000 additional square feet. Chairman Chase clarified that the existing pledge would be securing two loans.

Commissioner Camargo motioned to accept the application changes submitted by Prospect Liquors LLC d/b/a Oscar Liquors at 441 Prospect Street for a Change of Manager, Alteration of Licensed Premises, Pledge of Collateral and Change of d/b/a. Chairman Chase seconded. All in favor, motions passed.

An application has been submitted for a transfer of a Section 15 Wine and Malt license and Change of Location from AK Convenience, Inc. d/b/a Quick Stop II (of 155 Lowell St.) to a new d/b/a Jackpot Beer and Wine, Inc. to be located at 161 Pelham Street.

An application has been submitted for a transfer of a Section 15 All Alcohol license, Change of Location, Pledge of Inventory and Pledge of Collateral from Narayan Muni Store, LLC d/b/a A&B Package Store (at 161 Pelham Street) to AK Convenience Inc. (of 155 Lowell Street) to then be located at 155 Lowell Street under the d/b/a Quick Stop Market & Liquors.

Attorney Sydney Pokos, with Viera DiGianfilippo Attorneys at Law at 480 Turnpike Street, So. Easton, MA is representing AK Convenience, Inc. and Jackport Beer & Wine. She is here with Arvin Patel who is one of the principals of AK Convenience Inc. and Nehar Patel, who is the existing manager at 155 Lowell Street, AK Convenience Inc. d/b/a Quickstop. Chairman Chase asked if the proposed Manager will be the same for both locations. Atty Pokos stated that the two businesses are only 4 minutes apart. She noted that the proposed manager has been on site at the 155 Lowell St location for over 5 years and all staff is alcohol tip certified.

AK Convenience Inc at 155 Lowell Street, currently has a beer and wine license. AK Convenience is purchasing the real estate and liquor license from 161 Pelham Street, and they are going to take over that store that currently has an all-alcohol license. They want to keep operating that store but given that the neighborhood market was recently licensed there about 700 feet away with an all-alcohol license, it makes more sense to move the all-alcohol license to the beer and wine location and the beer and wine location to that smaller location at Pelham Street. The public need is helped because the switch in locations lends itself to an all-alcohol at 155 Lowell and the beer and wine at 161 Pelham St.

Both locations have ID scanners. There's a pledge involved in the AK Convenience Inc. one because they're buying the real estate and the license and Rockland Trust is helping fund that transaction. Any subsequent buyer would need to come before them for approval of selling it. Chairman Chase brought up the concern that the manager will be going back and forth between two stores and he'd essentially be a part time manager. Atty Pokos stated that because of the short distance between the two locations, and very experienced staff, he will be able to oversee both locations. There will be no changes in hours of operation or alteration of premises. Atty Pokos emphasized that all staff are TIPS certified and if anyone was not, they will be by the time of ABCC approval. Atty Pokos stated that the proposed manager will be on site at both locations at least 40 hours a week and can go between the two locations as needed.

Commissioner Camargo made a motion to approve a transfer of a Section 15 Wine and Malt license and Change of Location from AK Convenience, Inc. d/b/a Quick Stop II (of 155 Lowell St.) to a new d/b/a Jackpot Beer and Wine, Inc. to be located at 161 Pelham Street. Chairman Chase asked if there was anyone else present who wanted to speak on this transaction. No one stepped forward. Chairman Chase seconded the motion, all in favor.

Commissioner Camargo made a motion to approve the transfer of a Section 15 All Alcohol license, Change of Location, Pledge of Inventory and Pledge of Collateral from Narayan Muni Store, LLC d/b/a A&B Package Store (at 161 Pelham Street) to AK Convenience Inc. (of 155 Lowell Street) to then be located at 155 Lowell Street under the d/b/a Quick Stop Market & Liquors. Chairman Chase asked if there was anyone else present who wanted to speak on this transaction. No one stepped forward. Chairman Chase seconded the motion, all in favor.

Licensing Board Discussion and Vote regarding approval of Massachusetts Bill H.5478 for a temporary extension of closing hours for Section 12 licensees, from June 8 – July 31, 2026.

Chairman Chase began the discussion regarding the MA Bill passed by the House and Senate for a temporary extension of closing hours for no later than 3am for on-premise alcohol licensees as well as designated outdoor drinking spaces. He stated that he is not in support of the section of the bill allowing city to have designated outdoor consumption spaces. Commissioner Camargo agreed.

Chairman Chase asked the licensing clerk if she had any inquiries from licensees expressing interest in being open until 3am during the specified time. The licensing clerk stated that one licensee had inquired. Chairman Chase asked if the police department had voiced an opinion about licensees serving liquor until 3am. The licensing clerk said she had not heard anything from the police.

Chairman Chase and Commissioner Camargo stated that based on the Advisory from the ABCC, that the Licensing Board will be opting into the part of the legislation to allow on-premise licensees to be open until 3am but not to the designated outdoor public consumption spaces part of the bill.

He stated that a letter or email should go out to each licensee stating that if they wish to stay open until 3am they need to notify us so we can notify ABCC. The communication would also state that the city would not be opting in to the designated outdoor consumption areas. We would then give the police a list of licensees that opt in for the extended hours.

Commissioner Camargo motioned to adjourn the meeting, Chairman Chase seconded. All in favor.

Next meeting will be July 8, 2026.

Respectfully Submitted by
Beth Rizzo
Licensing Clerk