

**Woburn License Commission
Regular Meeting
Committee Room
Thursday, September 15, 2022 – 6 p.m.**

Voting Members present: Chairman Thomas Skeffington, Commissioner David Gilgun
and Commissioner William Pappalardo.

Also present: Woburn Police Capt. John Murphy

Chairman Skeffington convened the meeting of the License Commission at 6:04 p.m.

MOTION made by Commissioner Gilgun and seconded by Commissioner Pappalardo to take item #9 out of order from the posted agenda; approved, 3-0.

1. Report from Capt. Murphy regarding police activity at hotels: Chairman Skeffington said he thought the Commission had a pretty good grip on unwanted activities in the city's hotels. He said there were some trouble spots a few years ago and people who work at the hotels made a concerted effort to improve but now it seems like some of those issues are arising again. He said Capt. Murphy provided the Commission with a copy of police activity at the city's hotels and the number of calls is broken down as follows: Extended Stay – 52 calls; Red Roof Inn – 50; Crowne Plaza – 48; Hilton – 25; Comfort Inn – 12; Fairfield Inn – 12; Marriott 700 Unicorn Park – 12; Holiday Inn – 11; Marriott 300 Presidential Way – 7; Sonesta – 3; Hampton Inn – 1. He said the number of calls to police is absolutely outrageous. He said what is going to happen is the city is going to end up with a dead police officer. He said the situation with the hotels is going backwards. Capt. Murphy said one of the factors is there are more long-term guests staying at the hotels. He said some people stay so long they qualify as tenants. Commissioner Pappalardo said he understands why guests would stay longer at Extended Stay, but not so much at the others. Capt. Murphy said Covid-19 changed the dynamic at the hotels. He said they are seeing more neighborhood-type disputes, which they have never had in the past. He said there are more disputes with staff. He said room rates are depressed. He said he wishes he had all the answers. He said management changes frequently. He said when a manager appears to be competent, the hotel chain will move the manager to another hotel in a larger market. He said it doesn't take long for things to spiral out of control. He said the Red Roof Inn installed a very good camera system, which was appreciated, but there are still some issues there. Commissioner Gilgun said there were two reports of prostitution at 4 p.m. today at the Red Roof Inn. Capt. Murphy said sometimes hotels go up for sale. He said the hotels in the city drain a lot of police resources. He said there is human trafficking. He said people don't think there is human trafficking in Woburn, but it happens. Commissioner Pappalardo said it seemed like the number of calls to police from the hotels was lower not too long ago. Capt. Murphy said he would like to visit the five hotels that generated the most calls to police. He said sometimes when he goes to hotels he gets a good response and other times he gets shunned. Commissioner Gilgun said he hates to see police officers get tied up being security guards for hotels. Capt. Murphy said their job is to try to control any illicit

activities at the hotels. Commissioner Gilgun suggested the following fine schedule for police responses to hotels: 0-10 calls per year, no fine; 11-15 calls, \$100 fine; 16-40 calls, \$500 fine; 40+ calls, the licensee would have to appear before the commission can face sanctions, including the revocation of the innkeepers license. Capt. Murphy said the Woburn Police Dept. used to issue fines for responses to false alarms. Chairman Skeffington asked if the commission should run this by the City Solicitor. Commissioner Gilgun is the first line of defense is this board. He said this is their job. Capt. Murphy said when police respond to calls at hotels, they do not know they are going to run into. He said they have no idea who they are going to run into. Commissioner Pappalardo asked if the commission has the authority to levy fines for police responses. Commissioner Gilgun said the commission once asked for representation from Red Roof Inn's headquarters in the Midwest, and the commission threatened to shut down the hotel in Woburn. He said this is unbelievable. He said this has got to stop. He said fining hotels is worth a try. Commissioner Pappalardo said he understands that but asked again if the commission has the authority to put something like this in place. Commissioner Gilgun said the commission can move ahead and if it's illegal, someone can tell them that. Commissioner Pappalardo said he supports more oversight on the hotels but asked if the commission should have some guidelines. Commissioner Gilgun said the commission should start right now and put it into effect on January 1. He said the commission can give them notification. He said Capt. Murphy can advise the hotels what's to come. Commissioner Pappalardo said if this is going into effect on January 1, the commission ought to make sure it has jurisdiction. Commissioner Gilgun said something like this is long overdue. He asked Capt. Murphy if he is okay with this. Capt. Murphy said he is fine with this. Commissioner Gilgun said there will be no charge for the first 10 calls. He said and commission does not want to hurt anyone, but he doesn't want to see anyone from the city get hurt, either. Motion made by Commissioner Gilgun to approve the following fine schedule for police responses to hotels: 0-10 calls per year, no fine; 11-15 calls, \$100 fine; 16-40 calls, \$500 fine; 40+ calls, the licensee would have to appear before the commission can face sanctions, including the revocation of the innkeepers license. Chairman Skeffington said the commission can also request Capt. Murphy meet with the innkeepers to advise them the new regulations will go into effect on January 1. Commissioner Gilgun said the innkeepers will be here next month for the annual renewal meeting. Motion seconded by Commissioner Pappalardo and approved, 3-0.

- 2. St. Barbara Church, 138 Cambridge Road, application for a special 1-day liquor license for a dedication dinner for the late Fr. Powers on Saturday, September 17, 2022, from 5-9 p.m., with alcohol storage on September 16, 2022:** Representing St. Barbara Church was MaryAnn Chortlon, 138 Cambridge Road, Woburn, MA. She said the church will be hosting the bishop and there be a blessing of a park bench in honor of Fr. Powers, followed by a pasta dinner. Chairman Skeffington asked if anyone in the audience wished to address the commission in regard to the petition. There were no respondents. Motion made by Commissioner Pappalardo and seconded by Commissioner Gilgun to grant the special 1-day license and waive the application fee; approved, 3-0.
- 3. Woburn Kiwanis, 57 Arlington Road, application for a special 1-day liquor license for a Fall Fireworks Festival (formerly Flag Day Festival) at Library Park, on**

Saturday, October 1, 2022, from 2-9 p.m.: Representing the Woburn Kiwanis Club was Dominic Orgettas. He said the Kiwanis Club is seeking a 1-day liquor license for an event in place of the former Flag Day festival that has been held in previous years. He said the event will be held at Library Park and should be a great time. He said he thinks everyone is looking forward to some kind of outing. He said the Flag Day festival has been really missed over the past couple of years. Chairman Skeffington asked if there is a designated drinking area. Mr. Orgettas said the beer and wine will be served in an area near the pickleball courts. Chairman Skeffington said anyone who serves the alcohol has to be Tips certified. Mr. Orgettas said he will be supervising the alcohol service. Chairman Skeffington said that is fine but everyone who touches the alcohol has to be Tips certified. Mr. Orgettas said he will make sure that happens. Capt. Murphy said the cooperation with police for this event has generally been good. Commissioner Pappalardo said he has heard Woburn is the only community that celebrates Flag Day. Mr. Orgettas said the Kiwanis Club held this event in October last year and it went well. Capt. Murphy said the Kiwanis Club has instituted new procedures and the event worked out great last year. Motion made by Commissioner Pappalardo and seconded by Commissioner Gilgun to grant the special 1-day liquor license and waive the application fee; approved, 3-0.

4. **Avi Shemtov, 120 Jackson Street, Canton, MA, application for a special 1-day liquor license for an office event at 300 Unicorn Park, on Thursday, September 29, 2022, from 3-5 p.m.:** Representing the petitioner via Microsoft Teams was Erik Auerbach, Director of Business Development, The Shemtov Group, 120 Jackson Street, Canton, MA. Mr. Auerbach said there will be a Fall Beer Festival event on September 29. He said Tapped Beer Truck will be handling the alcohol service and there will be no sales on-site. He said alcohol sales are pre-paid. He said the location of the beer truck will be in the vicinity of the parking garage and access to the event will be blocked off. He said all bartenders will be Tips certified. Chairman Skeffington said the application lacks the Certification of Treasurer/Collector. Chairman Skeffington asked if anyone in the audience wished to address the board in regard to the petition. There were no respondents. Motion made by Commissioner Pappalardo and seconded by Commissioner Gilgun to grant the special 1-day liquor license with a condition that the Certificate of Treasurer/Collector must be submitted and signed by the Treasurer/Collector; approved, 3-0.
5. **Irish American Club of Woburn, 147 Main Street, application for a special 1-day liquor license for a cornhole tournament on Saturday, October 29, 2022, from 11 a.m. to 8 p.m., with a rain date of Saturday, November 5, 2022:** Motion made by Commissioner Gilgun and seconded by Commissioner Pappalardo to take the next two items on the posted agenda collectively; approved, 3-0. Representing the Irish American Club of Woburn was Brian Kelley, 147 Main Street, Woburn, MA. Mr. Kelley said he is the co-Chairman of Friends of Hospice. He said there are two events for which the Irish American Club is seeking special 1-day liquor licenses. He said the club intends to hold its semi-annual cornhole tournament. He said the event raises money for charitable causes and members who are going through tough times. He said everything will be sold inside the club by Tips certified bartenders. He said the parking lot will be blocked off. He said the road race and walk is the 25th annual Step Out for Hospice event, for which

there has been tremendous support in the community. He said McLaughlin-Dello Russo Funeral Home and SBLI have been huge contributors, as has Jamieson Properties. He said there is a run for kids as well as a virtual event on line. He said they have some new ideas for the 25th anniversary of the event. He said it should be another great day, weather permitting. Capt. Murphy said all events at the Irish American Club have been well-organized. He said he cannot remember if there has ever been an issue there. Chairman Skeffington asked if anyone in the audience wished to address the board in regard to the petition. There were no respondents. Chairman Skeffington said both events are run phenomenally and there have never been problems. Motion made by Commissioner Pappalardo and seconded by Commissioner Gilgun to grant the special 1-day liquor licenses and waive the application fees; approved, 3-0.

- 6. Irish American Club of Woburn, 147 Main Street, application for a special 1-day liquor license for a road race and walk on Sunday, October 2, 2022, from 11 a.m. to 8 p.m.:** See preceding item.
- 7. Woburn Moose, 4 Federal Street, application for a special 1-day liquor license for a softball tournament at Library Park on Saturday, September 24, 2022, from 8 a.m. to 5 p.m.:** There was no one present to represent the applicant. Motion made by Commissioner Pappalardo and seconded by Commissioner Gilgun to table the matter; approved, 3-0.
- 8. Loco Donuts LLC, 36 Commerce Way, application for new common victualer's license:** Appearing for the applicant was Adam Quinn, who said he is a second-generation Dunkin' Donuts franchisee. He said his family owned the Dunkin' Donuts at the Anderson Regional Transportation Center and it is relocating to 36 Commerce Way. He said approval of a common victualer's license is pretty straightforward. He said Dunkin' Donuts makes money on sales and they want their shops to be open all the time. He said they would like to be open at 6 a.m. but close at 9 p.m., instead of 11 p.m. Commissioner Gilgun said that would not be a problem. Commissioner Pappalardo asked if Loco Donuts is a competitor to Dunkin' Donuts. Mr. Quinn said Loco Donuts is a corporate name under the Dunkin' Donuts banner. He said they have different corporate names for different locations. He said he picked the name Loco Donuts himself. He said the shop will be located in a 4-story office building at the intersection of Commerce Way and Cabot Road. Chairman Skeffington asked if anyone in the audience wished to address the board in regard to the petition. There were no respondents. Clerk said the application page does not have the required signatures from the municipal department heads. Chairman Skeffington asked Mr. Quinn when the store is expected to open. Mr. Quinn said the store will open in a couple of months. Commissioner Gilgun said he is not opposed to requiring the store to close at 9 p.m. due its location and the amount of traffic in the area. Motion made by Chairman Skeffington and seconded by Commissioner Gilgun to grant the common victualer's license with a stipulation the applicant will obtain the required signatures on the application; approved, 3-0.
- 9. Correspondence from Woburn (Edens) LLC regarding an amendment to the home rule petition for Woburn Village at 300 Mishawum Road:** Chairman Skeffington said

he got a call from Attorney Mark Vaughan, an attorney who represents Edens. He said Edens is looking to extend the home rule petition for the liquor licenses that were allotted for Woburn Village. He said things got held up due to Covid and all the licenses allowed under the home rule petition have not been issued. Commissioner Gilgun said the home rule petition allows for seven all alcohol licenses and three beer and wine licenses. Commissioner Skeffington suggested sending a letter to the City Council indicating whether the board is in favor of extending the home rule petition. He said he has never had a problem with Woburn Village. He said the place looks great. He said what they told the commission they were going to do, they've done. Commissioner Gilgun said Chairman Skeffington may be the only one who hasn't had problems at Woburn Village. Capt. Murphy said there have been problems with parking. Chairman Skeffington said a lot of the parking problems are due to the presence of construction trucks and parking will be easier once construction is finished. Chairman Skeffington said he would accept a motion to send a letter to the City Council in support of extending the home rule petition. Motion made by Commissioner Pappalardo and seconded by Commissioner Gilgun to send correspondence to the City Council indicating the License Commission supports the extension of the home rule petition for Woburn Village; approved, 3-0.

- 10. Woburn Moose, 4 Federal Street, application for a special 1-day liquor license for a softball tournament at Library Park on Saturday, September 24, 2022, from 8 a.m. to 5 p.m.:** Chairman Skeffington asked if there is anyone present to represent the applicant. There were no respondents. Chairman Skeffington said the applicant has already been approved by the Recreation Commission to use the field. He said he is surprised as anyone there is no one to represent the applicant. Motion made by Commissioner Pappalardo to grant the 1-day license and waive the application fee. Chairman Skeffington said if the license is approved, the clerk should notify the applicant that alcohol consumption will only be allowed in the area designated for beer and wine. He said he does not want there to be any disruptions for the neighbors who will call the police station. He said if there are calls to police, he will ask police to pull the plug on the tournament. Capt. Murphy said he will reach out to the Moose. Motion seconded by Chairman Skeffington to grant the license; approved, 2-1, with Commissioner Gilgun opposed.
- 11. Approval of meeting minutes from August 18, 2022:** Motion made by Commissioner Pappalardo and seconded by Commissioner Gilgun to approve the minutes from the meeting of August 18, 2022; approved, 3-0.
- 12. Any other matters that may be legally before the Commission:** Chairman Skeffington said the mandatory meeting for liquor and innkeepers license holders will be held on Thursday, October 20, in the City Council Chamber at City Hall. Chairman Skeffington proposed future meetings on November 17 and December 15. There were no objections from Commissioners Pappalardo and Gilgun. Chairman Skeffington advised the clerk to invite the following city officials to the October 20 meeting: Mayor Scott Galvin, Building Commissioner Thomas Quinn, Fire Lt. Joseph Foley, Board of Health Agent Jack Fralick and Deputy Treasurer/Collector Alex Dizio. He said Capt. Murphy will represent the Police Dept.

13. Motion made by Commissioner Pappalardo and seconded by Commissioner Gilgun to adjourn; approved, 3-0. Chairman Skeffington adjourned the meeting at 6:55 p.m.

A TRUE RECORD

Gordon Vincent
Clerk of Committees