

**Woburn License Commission  
Regular Meeting  
Committee Room  
Thursday, January 19, 2023**

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

Also present: Woburn Police Capt. John Murphy

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

**MOTION** made by Commissioner Gilgun and seconded by Chairman Skeffington to take items #2 and #3 collectively and out of order from the posted agenda; approved, 2-0

- 1. Dog House Bar & Grill, 434 Main Street, application for change of manager (continued from meeting of December 15, 2022):** Representing Dog House Bar & Grill were Attorney Joseph R. Tarby III, Rubin Rudman, 500 Unicorn Park, Woburn, MA, and Jade Archdeacon, 434 Main Street, Woburn, MA. Attorney Tarby said applications for change of manager were filed on October 21, 2022, for both restaurants. He said the applicant appeared at the November 17 meeting of the License Commission. He said he submitted a copy of a joint response agreement between the U.S. Attorney's office and Hugo Moraes' defense counsel that indicated Ms. Archdeacon and Jose Ramirez would manage the restaurants separately until an independent general manager is appointed. He said it was later determined Mr. Ramirez is not qualified to be a manager. He said Ms. Archdeacon was subsequently proposed as the manager of both restaurants. He said in November the License Commission approved Ms. Archdeacon was approved as the interim manager with the understanding he would provide an update to the commission. He said Attorney Ariana Bond appeared with Ms. Archdeacon at the commission's December 15 meeting and the matter was continued. He said he subsequently had a discussion with Attorney Paul Kelly, who represents Mr. Moraes in the criminal proceeding, and City Solicitor Ellan Callahan Doucette. He said the U.S. Attorney's office has taken no position on whether Ms. Archdeacon can be appointed by the License Commission because she may be a witness in the criminal trial. He said since October 22 no one has objected to Ms. Archdeacon being appointed manager of both restaurants. He said Ms. Archdeacon has been interviewed by Homeland Security and the U.S. Dept. of Labor and he understood the interview went well. He said the court order has recently been modified and Mr. Moraes is allowed to speak with the cooks and the management at the restaurants. He said he spoke with ABCC Executive Director Ralph Sacramone and Mr. Sacramone agrees with his position that the License Commission has full authority over the appointment of Ms. Archdeacon. He said Attorney Kelly is not expecting anything in writing from the U.S. Attorney's office regarding Ms. Archdeacon's appointment as manager. He said he is of the view that no further meetings are required. He said there has been no issue with Ms. Archdeacon's job performance and he requests the commission to vote to forward the applications for change of manager to the ABCC

for processing. Commissioner Gilgun asked if there is a trial date for Mr. Moraes. Attorney Tarby said he is not aware of a trial date. He said federal trials take a little longer than usual. He said he can inquire with Attorney Kelly about a trial date. Commissioner Gilgun asked Ms. Archdeacon if she is bilingual. Ms. Archdeacon said she is not bilingual but there are bilingual employees who can translate. Chairman Skeffington said his opinion has nothing to do with the character to Ms. Archdeacon. He said the commission has not received any updates from anyone. He said all the commissioners can go by is what is in front of them. He said until both sides tell the commission they have agreed to an independent manager, there is nothing the commission should do. He said he does not think the commission should overrule a federal judge's conditions of release. He said the commission was told it was going to get an email that indicated no one was going to speak to Ms. Archdeacon and now the attorney is representing she was interviewed by Homeland Security and the Dept. of Labor. He said the commission has been advised Ms. Archdeacon could be called as a witness in the criminal trial. He said Ms. Archdeacon is currently running both restaurants on an interim basis. He said he is okay with that until the commission is sent something. He said he doesn't know why the commission was not advised of the change to the conditions of Mr. Moraes' release. Attorney Taby said he is not sure the public is allowed to see that document. Chairman Skeffington said he has a document from the U.S. Attorney's office with the conditions of release for Hugo and Jesse Moraes. Chairman Skeffington said someone needs to keep the commission informed and for some reason that is not happening. He said he does not think the commissioners should be the fall guys if something happens down the road. He said if Attorney Tarby can get something in writing that states there is no objection to Ms. Archdeacon being appointed manager full-time, he would have no issues with approving the applications. Commissioner Gilgun said Ms. Archdeacon may not necessarily be involved in the criminal case. He said he thinks some of the documentation has changed. Attorney Tarby said one of the issues is the ABCC does not recognize the term interim manager. He said he thinks he and the License Commission are in agreement 99.99 percent of the time. Chairman Skeffington said he does not understand what is so difficult for the U.S. Attorney's office or Attorney Kelly to send something to the commission that says it's okay to move forward. He said if they don't get a document like that, they are going against the terms of Ms. Moraes' release. Attorney Tarby said the terms of Mr. Moraes' release are not an order binding the License Commission. He said he provided a communication on December 15. He said he had a discussion with the executive director of the ABCC and asked if the ABCC would be sending an advisory communication to the License Commission. He said the ABCC will not send an advisory communication because if the License Commission denies the applications for change of manager the ABCC is the first appellate agency. He said Mr. Sacramone advised the City Solicitor to speak to the License Commission. Chairman Skeffington said the intent is to keep Ms. Archdeacon as the interim manager until the commission gets documentation that indicates she is okay to be the independent manager of both places. He said he is not going to go against a judge's order. He said the commission is not here to hurt the business or the employees, but someone has to provide something to the commission. He asked why the commission can't get something from Homeland Security or the Dept. of Labor to tell the commission it's okay to appoint Ms. Archdeacon as the manager. He

said he thinks it would be incumbent upon the applicant to get that kind of document to the commission. Attorney Tarby said law enforcement may not release certain documents. He said if the paperwork does not go to the ABCC, technically the two restaurants are operating without a manager. Commissioner Gilgun asked if Homeland Security and the Dept. of Labor have any objections to Ms. Archdeacon being named manager of both establishments. Ms. Archdeacon said neither agency expressed any objection. Chairman Skeffington said then it should be no problem for Homeland Security or the Dept. of Labor to notify the commission that it's fine for it to appoint Ms. Archdeacon. Attorney Tarby said he has an email from Attorney Kelly, a portion of which he read. He said he thinks if the government has any objection to Ms. Archdeacon being appointed manager, the commission would have heard by now. Capt. Murphy there is an on-going investigation. He said obtaining a letter from the U.S. Attorney would be difficult to obtain. He said anything that is written now would likely be privileged. Chairman Skeffington said he is looking for the people who interviewed Ms. Archdeacon to give the commission information so it can move forward. Commissioner Gilgun this discussion has gone on long enough. Motion made by Commissioner Gilgun to continue to allow Ms. Archdeacon to operate as the interim manager until the trial results come in, and with a monthly update for the commission. Chairman Skeffington asked if the applicant can provide something in writing to the commission. He said he would like to continue the matter until next month. Motion made by Commissioner Gilgun and seconded by Chairman Skeffington to continue the hearing until next month; approved, 2-0. Attorney Tarby asked if the clerk is going to be instructed to send the applications for change of manager to the ABCC. Chairman Skeffington said he is not. Attorney Tarby said technically the restaurants are operating illegally without a manager. Chairman Skeffington said he does not think it will be that hard to get something in writing. He said no one has gotten even a telephone call.

2. **Tudo Na Brasa/Taste of Brazil, 414 Main Street, application for change of manager (continued from meeting of December 15, 2022):** See preceding item.

**MOTION** made by Commissioner Gilgun and seconded by Chairman Skeffington to return to the regular order of business; approved, 2-0.

3. **Extended Stay hotel, 831 Main St., incident on October 23, 2022 (continued from meeting of December 15, 2022):** Representing Extended Stay were Jofre Nieto, General Manager, and Julio Rosa, District Manager, 831 Main Street, Woburn, MA. Mr. Rosa said there is a meeting involving Woburn Police and Sherri Foster, Director of Safety and Security, ESA Management LLC, next week. Mr. Rosa said Ms. Foster is unable to attend tonight's meeting. Chairman Skeffington asked if everything is status quo from last month's meeting. Mr. Rosa said some cameras have been added and a new general manager has been hired. Chairman Skeffington said the calls to police have not stopped. Mr. Rosa said they are trying to diminish the number of calls from the hotel to police. He said there are kitchenettes in the rooms and some of the calls are for fires. He said some of the calls are false alarms. He said guests also experience health problems from time-to-time. Chairman Skeffington said a report of a stolen motor vehicle is not a false alarm. He said reports of disturbances are not false alarms. He said the commission is going to

continue the hearing until next month, but if the meeting with police does not take place, action will be taken by the commission. He said it has been three months and nothing has changed. Commissioner Gilgun said the commission is speaking to the wrong person. He said the people at the meeting take their orders from corporate headquarters. He said Ms. Foster has promised Capt. Murphy she will meet with police. He said he wants police to have access to security video. He asked the representatives from Extended Stay if Ms. Foster has been informed of that. Mr. Rosa said they want to be cooperative. He said the hotel's standard policy is to make sure law enforcement requests come with proper documentation. He said they are here to be pro-police but there are rules they need to follow. Commissioner Gilgun asked why Extended Stay is the only hotel in the city that does not release video to law enforcement. Mr. Rios said they take each request on a case-by-case basis. Commissioner Gilgun said they are talking to the wrong people. He said Ms. Foster needs to be here. He said there are three members of the City Council here and he asked them to develop an ordinance that would allow police to access video. Capt. Murphy said there was an incident at the hotel and the investigating officer was not allowed to access the video. He said it was a serious incident. He said when the police go to a hotel, it is to investigate a specific incident. He said in when such incidents occur, minutes are crucial. He said this particular incident involved a robbery and a stolen car. He said police had to go through a bunch of hoops to obtain the video. He said 2-3 days later, evidence is not as valuable. He said the police do not know if Extended Stay has video in the rooms. He said they are not there to collect random information. He said they are there to investigate specific reports. Commissioner Gilgun asked if Ms. Foster knows why she is coming here. He said the commission wants police to be able to access video. Mr. Rosa said there is a triple pandemic. He said Ms. Foster was previously a DEA agent. He said Ms. Foster will be able to speak the same language as Capt. Murphy. Commissioner Gilgun said if the City Council would develop an ordinance, he thinks they would all agree. Capt. Murphy said he had a conversation with the present council members before the meeting and there is a consensus that an ordinance would be a great idea. Commissioner Gilgun said the three members of the council who are here understand how serious the situation is. Mr. Rosa said the representatives from Extended Stay are trying to make it right. Chairman Skeffington asked Capt. Murphy if any other hotel has refused to provide video upon demand. Capt. Murphy said normally the police try to work cooperatively with the hotels rather than as an adversary. Chairman Skeffington said the matter will be continued until February but it will not be continued until March. He said either Ms. Foster attends the meeting in February or she does not. Capt. Murphy said he will communicate with the commission after Ms. Foster meets with the police next week. Motion made by Commissioner Gilgun and seconded by Chairman Skeffington to continue the hearing until the commission's meeting on February 16, 2023; approved, 2-0.

- 4. Strega Prime, 100 Sylvan Road aka 400 Trade Center, hearing to determine violation of M.G.L. c.138, §77 to wit: ceasing to conduct the licensed business:** Representing Strega Prime was Melissa Lee, 100 Sylvan Road aka 400 Trade Center, Woburn, MA. Ms. Lee said the intent was to close Strega Prime on December 31 due to the lease not being renewed for 2023. She said they had a hard time staffing the

restaurant. She said per the terms of their lease they renewed the liquor license for 2023. She said she informed Woburn Police and Woburn Fire of the closure. She said on the first of December they lost their general manager and manager. She said the restaurant actually closed on December 23 due to lack of staff. She said they had no choice but to close the restaurant. She said the landlord sent a letter to the commission detailing the terms of the lease. Chairman Skeffington asked if Strega Prime is surrendering the liquor license. Ms. Lee said they have no more need for the license. Motion made by Commissioner Gilgun and seconded by Chairman Skeffington to accept the forfeiture of the liquor license from Strega Prime; approved, 2-0. Ms. Lee asked if the violation alleged in the hearing will put a bad mark on the license. Chairman Skeffington said tonight's proceeding will have no impact on any future interaction with Strega Prime.

- 5. Boys & Girls Club of Woburn, 1 Charles Gardner Lane, application for a special 1-day liquor license for a St. Patrick's Day fundraising event from 6-10 p.m. on Saturday, March 18, 2023:** Representing the Boys & Girls Club of Woburn was Julie Gage, Executive Director, 1 Charles Gardner Lane, Woburn, MA. Ms. Gage said they will be holding the St. Patrick's Day event for the first time since 2019. She said there will be live music and comedy. She said the event will be exciting for the community. Chairman Skeffington asked if the alcohol will arrive the day of the event or if a storage day is needed. Ms. Gage said no storage day will be needed. Chairman Skeffington asked if anyone in the audience wished to address the commission in regard to the application. Charles Viola, Ward 7 Councilor said the Boys & Girls Club has done a lot for the city. He said he thinks it is good for the city that this event is returning after a hiatus. He said he thinks this will be a bigger and better party. Motion made by Commissioner Gilgun and seconded by Chairman Skeffington to grant the special 1-day liquor license and waive the \$100 application fee; approved, 2-0.
- 6. Annunciation of the Virgin Mary Greek Orthodox Church, 70 Montvale Ave., application for a special 1-day liquor license for a Mardi Gras church event from 5-10 p.m. on Saturday, February 18, 2023:** Representing the Annunciation of the Virgin Mark Greek Orthodox Church was Spiro Lambropoulos, 70 Montvale Avenue, Woburn, MA. Mr. Lambropoulos said he is available to answer any questions. Chairman Skeffington asked if anyone in the audience wished to address the commission in regard to the application. Jeffrey Dillon, Ward 3 Councilor, said the Greek Church does a great job and is an integral part of the community. He said he humbly asks passage of the petition. Motion made by Commissioner Gilgun and seconded by Chairman Skeffington to grant the special 1-day liquor license and waive the \$100 application fee; approved, 2-0.
- 7. Atlas Commercial Kitchen, 49R High St., Suite 2, application for a special 1-day liquor license for a private event from 7-8:30 p.m. on Friday, February 10, 2023:** Representing Atlas Commercial Kitchen was Emre Yetistirici, 49R High St., Woburn MA. Mr. Yetistirici said they did a similar event about three months ago and didn't have enough participants. He said they are asking for another 1-day liquor license and hopefully there will be enough attendees. Chairman Skeffington asked where the applicant is getting the alcohol. Mr. Yetistirici said he is aware the alcohol has to be

purchased from a wholesaler approved by the ABCC. Chairman Skeffington asked if the alcohol servers are TIPS certified. Mr. Yetistirici said the servers will be TIPS certified. Chairman Skeffington asked if the license will be for beer and wine only. Mr. Yetistirici said the license will be for beer and wine only. Commissioner Gilgun said the package that was submitted for this license is exactly what should be presented to the commission. He commended Mr. Yetistirici for filling out the application properly. Chairman Skeffington asked if anyone in the audience wished to address the commission in regard to the application. There were no respondents. Motion made by Commissioner Gilgun and seconded by Chairman Skeffington to grant the special 1-day license; approved, 2-0.

- 8. Crowne Plaza, 15 Middlesex Canal Park Drive, application for change of hours:** Representing Crowne Plaza was Andrea Manni, 15 Middlesex Canal Park Drive, Woburn, MA. Ms. Manni said the Crowne Plaza is seeking to change its hours on Sunday to serve alcohol with brunch. She said the liquor offerings will include Mimosas and Bloody Marys. Chairman Skeffington said the commission has approved alcohol service during brunch hours in the past for special occasions like Mother's Day and Easter. 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 Gilgun and seconded by Chairman Skeffington to grant the request for change of hours; approved, 2-0.
- 9. Approval of meeting minutes from December 15, 2022:** Motion made by Commissioner Gilgun and seconded by Chairman Skeffington to approve the minutes from the meeting of December 15, 2022; approved, 2-0.
- 10. Any other matters that may be legally before the Commission:** Chairman Skeffington said he has gotten a couple of calls about activities as a couple of the social clubs in the city. He said he sent an email to the clerk last week inquiring about the status of entertainment licenses at the social clubs. He said these two social clubs are operating like nightclubs. He said one of the clubs is operating two bars and allowing entry for people off the street. He said social club managers understand that guests have to sign in. He said guests can't just walk in off the street. He said there are concerts every other weekend. He said one of the clubs is selling take-out food. He said he literally got four calls about the social clubs. He said people can't take out food from social clubs. He said one of the clubs is so brazen that it is advertising Super Bowl squares on social media. He said he would like to bring this up at next month's meeting. He said he will take to Capt. Murphy. He said he would like an item on the agenda for February for discussion purposes only. He said it is up to the commission to deal with any policy violations, like people coming into the social clubs off the street. He said if there are one or two events a year at a social club, he has no problem, but if there is an event every weekend, that creates an unfair advantage. Commissioner Gilgun said he wishes Capt. Murphy was still here (scrivener's note: Capt. Murphy apparently left the meeting prior to adjournment to attend to a police call). Commissioner Gilgun said there was an incident at the American Legion he would also like to discuss, but while Capt. Murphy is present. Councilor

Dillon said he is willing to support an ordinance that regulates activities at social clubs. Chairman Skeffington said he appreciates the offer but he does not want to put anything in writing until all the t's are crossed and all the i's are dotted. He said he would be willing to appear before the City Council to discuss regulations for social clubs. Ward 6 Councilor Lou DiMambro said he applauded the commission's efforts. He said he is concerned about the activities at Extended Stay hotel. He said he listened to the Extended Stay representatives tonight and what they said was all well and good, but there are issues that need to be addressed. He said first responders need to be provided with whatever they need to ensure justice is done.

**11. Motion made by Commissioner Gilgun and seconded by Chairman Skeffington to adjourn; approved, 2-0.** Chairman Skeffington adjourned the meeting at 6:58 p.m.

A TRUE RECORD

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Gordon Vincent  
Clerk of Committees