Woburn License Commission
Regular Meeting
City Council Chamber
Thursday, December 11, 2025

Members present: Chairman Thomas Skeffington and Commissioner William McGrath.

Also present: Woburn Police Capt. John Murphy, liaison to the License Commission, and City Clerk Lindsay E. Higgins.

Chairman Skeffington convened the meeting of the License Commission at 5:30 p.m.

1. **Tavern in the Square, 300 Mishawum Road, application for change of officers/LLC managers and change of ownership interest**: Appearing for the petitioner, Elizabeth Pisano, Associate Attorney, Upton Connell & Devlin, LLP, 112 Water Street, Suite 201, Boston, MA 02109, stated this is for a change of ownership as Garnett bought the business and that there will be no changes a the restaurant as there will be the same manager and everything else will remain status quo. Capt. Murphy stated that this is a great business and they are very receptive of what the police department asks of them. Motion made by Commissioner McGrath and seconded by Chairman Skeffington for change of officers/LLC managers and change of ownership interest, all in favor, 2-0.

2. **Whole Foods Market Group, Inc., 400 Cambridge Road, change of name for Common Victualer's license to Whole Foods Market Group, LLC:** Chairman Skeffington stated this is common change and that he stated the petitioner did not have to come in for this, nor does this require a public hearing. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to approve the application for change of name, all in favor, 2-0.

3. **Mad Matt's Pizza and Roast Beef, Inc., 880 Main Street, application for new Common Victualer's license:** Appearing for the petitioner, Nicholas Houvardas , 880 Main Street, stated he is looking to approve the common victualer's license for Mad Matt's and that he has everything signed and that this is the last step. Mr. Houvardas stated he owns Nick's in Burlington and Matt is his son. Chairman Skeffington stated he has heard great things. Commissioner McGrath stated he works next door at the florist. Upon inquiry from Commissioner McGrath, Mr. Houvardas stated the business hours are from 10:00 a.m. to 10:00 p.m. and that the hours will be less at first and that his son will be at this location since he sold the Lexington location. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to approve the application for common victualer's license, all in favor, 2-0. Upon inquiry from the petitioner, Chairman Skeffington stated he is approved and it is okay to open so long as you have all the sign offs as the meeting is the documentation of approval.

5. **Lord Hobo Brewing Company LLC, dba Lord Hobo, 5 Draper Street, Woburn, MA, relative to an application for a Farmer Brewery license and a Farmer Brewery Pouring license at 5 Draper Street, Woburn, MA:** Appearing for the petitioner,

Elizabeth Pisano, Associate Attorney, Upton Connell & Devlin, LLP, 112 Water Street, Suite 201, Boston, MA 02109, stated she had Tom Madden the CEO with her, as well as the manager Chris, and Chairman Jim Coughlin. Attorney Pisano stated they are looking for a Farmer Brewery Pouring license as they currently have a Section 19 Pub Brewery License they want to turn in their Section 12 license and do the Farmer Brewery license instead. Attorney Pisano stated all operations will remain the same but they are slightly different in that under Section 12 they can sell any brand, but once the change they can only sell what they manufacture. Upon inquiry from Commissioner McGrath, Attorney Pisano stated it is a new license since the brewery industry has taken off and this will allow Lord Hobo to sell directly to retailers instead of going through distributors. Capt. Murphy stated that the Farmer Brewer license is more restrictive as they can only pour what they make, however it is less restrictive in terms of who they can sell it to. Capt. Murphy stated this is a special cut out the State created when breweries got popular. Capt. Murphy stated that they cannot serve beer they do not produce. The petitioner stated this allows them additional flexibility on the manufacturing side as they brew more beer and it gives them more options. He further stated yes, he is aware it is more restrictive. Chairman Skeffington asked if there was anyone from the public that wanted to speak on the matter. There were none. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to approve the application for Farmer Brewery license and a Farmer Brewery Pouring license contingent upon receiving the Section 12 pouring license back, all in favor, 2-0.

6. **Gulozitus Restaurant, Inc., 502 Main Street, application for new liquor license and standup drinking permit:** City Clerk Higgins stated there was a miscommunication and this item should not have been included on the agenda as this application was already approved and forwarded on to the ABCC.

7. **Approval of 2026 liquor, entertainment, amusement, and innkeepers licenses:** Chairman Skeffington stated there are two license holders who filed late: Victoria Function Hall & Décor, 36 Montvale Avenue and Woburn Bowling Entertainment LLC, 32 Montvale Avenue and that he would both to speak. Appearing for the petitioner, Michael Vigorito, Vigorito Woolf P.C., 100 State Street, Floor 10, Boston, Massachusetts 02109, stated regarding Victoria Function Hall, they were late on the renewal as he had to do remedial work which was the reason for the delay. Attorney Vigorito stated regarding the Bowling Alley Mr. DaSilva was here but that the expectation is that the bowling alley will be up and running in six to eight months. Mr. DaSilva sated the demolition permit was not issued as he had to do address some follow-ups first. Attorney Vigorito stated they are aware that at some point they have to open and provide an update. Mr. DaSilva stated he finally has all the plans. Chairman Skeffington stated the interior demolition permit has not been granted. Mr. DaSilva stated that it was correct and that he had one outstanding item remaining. Chairman Skeffington stated they are waiting for new plans. Mr. DaSilva stated they already have the rest of the plans, and once the demo is done he will have the other set of plans. Mr. DaSilva stated he wants everything done before next winter. Chairman Skeffington stated Mr. DaSilva would have to file an alteration of premises after the changes are made. Attorney Vigorito stated once the final plans are ready they will and that they will reapply for the entertainment license once the machines

are in there. Chairman Skeffington stated Victoria Function Hall was late because the fire inspection revealed multiple infractions such as not being able to open the doors which is a huge issue for fire and police safety. Chairman Skeffington stated they need to clean it up and that the takes the safety of police and fire very seriously. Mr. DaSilva stated he got involved as the building owner and he stepped in to make the place safe and that he also joined the walk through with the fire department. Attorney Vigorito stated he appreciated the Board's patience. Chairman Skeffington stated they essentially have a pocket license and that there are big eyes on the bowling alley. Chairman Skeffington stated there were two missing innkeeper applications for Extended Stay Deluxe #9848, 831 Main Street, and The Inn at Woburn, 14 Hill Street. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to bring in the two outstanding innkeeper license renewals for the January 2026 regular meeting. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to approve all 2026 licenses except for the following two innkeepers licenses: Extended Stay Deluxe #9848, 831 Main Street, and The Inn at Woburn, 14 Hill Street, all in favor, 2-0.

8. **Approval of meeting minutes of November 20, 2025:** Motion made by Commissioner McGrath and seconded by Chairman Skeffington to approve the minutes, all in favor, 2-0.

9. **Any other matter that may be legally before the commission:** Chairman Skeffington stated they have received a few requests for extended hours for the holidays and that if any more come in that the clerk can forward them on to him and Capt. Murphy. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to set a special meeting for Monday, December 29, 2025 at 5:30 p.m. for the application for Sam's Kitchen, change of category, all in favor, 2-0. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to set the following dates for the regular meetings as January 15, 2026, February 19, 2026, and March 26, 2025, all in favor, 2-0. Capt. Murphy stated that the Woburn Police and the ABCC did 119 checks the Wednesday before Thanksgiving and everyone was good and that he would like to thank the Woburn Detectives and the ABCC for standing out and checking. Chairman Skeffington stated he would like to give a thank you to Commissioner Gilgun who has retired from the Commission after 17 years. Chairman Skeffington stated he is an incredible human being and has a wealth of knowledge that will truly be missed. Chairman Skeffington thanked Commissioner Gilgun for his unbelievable commitment and service. Commissioner McGrath stated he agreed and as the least senior member, he was so impressed by how Commissioner Gilgun would take the time to explain things to him, and that he wished him well in his future endeavors. Chairman Skeffington stated he will still be leaning on him and there was not a soul Commissioner Gilgun would not help. Chairman Skeffington stated he wanted to wish everyone happy holidays and wanted to thank the Clerk and her office for their efforts.

10. **Motion made by Commissioner McGrath and seconded by Chairman Skeffington to adjourn**, all in favor, 2-0. Chairman Skeffington adjourned the meeting at approximately 6:00 p.m.

A TRUE RECORD

_____

Lindsay E. Higgins
City Clerk