Woburn License Commission
Regular Meeting
Committee Room
Thursday, February 19, 2026

Members present: Chairman Thomas Skeffington and Commissioner William McGrath.

Also present: Woburn Police Capt. John Murphy, Liaison to the License Commission

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

1. **Woburn Dining LLC dba Midtown, 434 Main Street, Woburn, MA, for a new Section 12 all alcoholic beverage license at 434, Main Street, Woburn, MA:** Chairman Skeffington said the commission is in receipt of a communication from the applicant's attorney requesting leave of withdrawal without prejudice. Chairman Skeffington said the commission neglected to close the public hearing at the January meeting. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to close the public hearing; approved, 2-0. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to grant the application leave of withdrawal without prejudice; approved, 2-0.

2. **First Watch Restaurants, Inc. dba First Watch #1230, 19 Commerce Way, Woburn, MA, for a new Section 12 all alcoholic beverage license at 19 Commerce Way, Woburn, MA:** Appearing for the applicant was Michael Lankowski, proposed manager, First Watch #1230, 19 Commerce Way, Woburn, MA. Chairman Skeffington asked if First Watch is going into the space formerly occupied by On the Border. Mr. Lankowski answered affirmatively. Chairman Skeffington asked what type of food First Watch will be offering. Mr. Lankowski said the restaurant will be open from 7 a.m. – 2:30 p.m. seven days for breakfast, brunch and lunch. He said there are currently 645 locations across the country with similar hours of operation and service. He said the first location in Massachusetts is in Hanover. He said Woburn will be the fourth location in Massachusetts. Chairman Skeffington said it appeared that most of the locations are in Florida. Mr. Lankowski said the company's home office is in Florida. Chairman Skeffington asked if Mr. Lankowski will be the manager of record. Mr. Lankowski replied he will be the manager. He said he lives in Windham, N.H. He said everyone who serves alcohol will be Tips certified. He said that is required in the state of Massachusetts. Chairman Skeffington asked what the status of the Common Victualer's license application is. Mr. Lankowski said construction hasn't started yet. He said they are looking to open sometime in the range of July 10-17. He said sometimes the construction crew can be ahead of schedule. He said taking over an existing restaurant is easier than another type of building. Commissioner McGrath asked Mr. Lankowski to re-state the hours of operation. Mr. Lankowski said the hours of operation will be from 7 a.m. – 2:30 p.m. Commissioner McGrath asked if a full liquor license is necessary for breakfast and lunch service only. Chairman Skeffington asked if Mr. Lankowski is aware state law prohibits alcohol service before 10 a.m. on Sundays. He asked Mr. Lankowski if

there is any possibility down the road that the restaurant will stay open past 2:30 p.m. Mr. Lankowski replied he does not see the hours of operation ever changing. He said there are no plans to stay open past 2:30 p.m. He said the company has been using the same hours since 1983. Chairman Skeffington said when the commission receives an application and they plan to stay open past the hours on the application they have to come back to the commission to request change of hours. He said if the hours on the application are 7:30 a.m. – midnight then they can open and close whenever they want. Mr. Lankowski said he would like the hours to remain 7 a.m. – 2:30 p.m. Capt. Murphy said he will work with management to make sure everyone complies with the commission's rules and regulations. Capt. Murphy asked if the applicant is going to apply for a standup drinking permit. Mr. Lankowski said they will have a standing area near the bar. Chairman Skeffington said Mr. Lankowski can ask the commission to amend his petition to include a request for a standup drinking permit. Mr. Lankowski said he would like to amend his petition to include a request for a standup drinking permit. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to amend the petitioner's application to include a request for a standup drinking permit; approved, 2-0. Chairman Skeffington asked if anyone in the audience wished to address the commission in regard to the application. Casey Hagerty, Economic Development Manager, City of Woburn, 10 Common St., Woburn, MA, said First Watch will make great use of that space. She said it will complement the other businesses in the area. She said it sounds like a great use for the building. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to close the public hearing; approved, 2-0. Commissioner McGrath asked Mr. Lankowski to contact the Clerk if there are any changes to the application. He said sometimes the commission gets calls about vacant properties in visible locations like this one. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to grant the application for a new liquor license and a standup drinking permit; approved, 2-0.

3. **Grand Slam Restaurant Concepts Woburn LLC, dba Jake 'N' Joe's Sports Grille, 230 Mishawum Road, Woburn, MA, application for change of manager:** Representing the applicant was Leins Malan, 230 Mishawum Road, Woburn, MA. Mr. Malan said the former manager was recently transferred to the Norwood location. Mr. Malan said he will have been at the Woburn location for nine years in October. Chairman Skeffington said Mr. Malan has an impressive resume, particularly in the track and field realm. Commissioner McGrath asked how many hours per week Mr. Malan will be on the premises. Mr. Malan said he expects to work 40-50 hours per week, probably more during the playoffs. Chairman Skeffington said Jake 'N' Joe's has been very good for the city. He said it is a busy place. He said a lot of people were there the night before Thanksgiving and there were a couple of issues, but overall the management has been phenomenal. 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 McGrath and seconded by Chairman Skeffington to grant the application for change of manager; approved, 2-0.

4. **Portuguese American Recreation Club of Woburn, 81 Main St., Woburn, MA, application for change of manager:** Representing the applicant were Michael Pacheco

and Jorge Carreiro, both of 81 Main Street, Woburn, MA. Chairman Skeffington said Mr. Carreiro has a great resume. He said the only thing missing from the application is Tips certification. Mr. Carreiro said he is working on it. Chairman Skeffington asked if the club's record of officers is up to date. Mr. Carreiro answered affirmatively. Commissioner McGrath asked if Mr. Pacheco will be around in case Mr. Carreiro has any questions. Mr. Carreiro said Mr. Pacheco will still be around. Capt. Murphy said there have never been any serious problems at the Portuguese American Recreation Club. Chairman Skeffington asked if anyone in the audience wished to address the commission in regard to the petition. Rosemary DeSousa, 81 Main St., said she is a bartender at the club and presented her Tips training certificate to the commission. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to close the public hearing; in favor, 2-0. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to grant the application for change of manager contingent upon the submission by Mr. Carreiro of proof of Tips certification; approved, 2-0.

5. **Lord Hobo Brewing Co., 5 Draper St., Woburn, MA, applications for special one-day liquor licenses for wedding receptions on Saturday, March 7, 2026, from 4 p.m.-midnight; and Saturday, May 30, 2026, from 6 p.m.-midnight:** Representing the applicant was Attorney James Juliano, Juliano Law Group, 607 Main Street, Woburn, MA. Chairman Skeffington said he has spent a lot of time today connecting with Attorney Juliano, the City Solicitor, the Clerk of the License Commission, and the ABCC. He said a couple of months ago Lord Hobo changed from a beer and wine license to a farmer brewer pouring license. He said a farmer brewer license limits the license holder to serving only what it makes; its own product. He said there were questions about whether the commission can issue a 1-day license with a farmer brewer pouring license. He said the only way Lord Hobo can be granted a 1-day license is if there is an agricultural event, and it has to be approved by the state Agricultural Commission. He said that was the topic of discussion throughout the day. He said he came to find out Lord Hobo doesn't need a 1-day license for this type of event as long as they sell their own product. Attorney Juliano said Lord Hobo does make its own wine. Chairman Skeffington said to make a long story short Lord Hobo is going to ask to leave to withdraw. He said Lord Hobo does not need a 1-day license. He said the road races and the outdoor band events are no longer permitted under a farmer brewer license. He said Lord Hobo shot themselves in the foot. He said he does not think a road race qualifies as an agricultural event. He said the commission has to hold them to the letter of the law. Capt. Murphy said he told Lord Hobo personnel that a farmer brewer license was more restrictive. Commissioner McGrath said it was made very clear to Lord Hobo what the modification of the license would entail. He said he is not sure that was understood. Attorney Juliano said he is requesting leave of withdrawal without prejudice on behalf of his client. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to grant leave of withdrawal without prejudice for both special 1-day liquor license applications; approved, 2-0. Capt. Murphy said "guest taps" may be coming soon to Lord Hobo. Attorney Juliano said he saw this process in Lexington. He said the brewer provides cards to the patrons and they can pour what the brewery produces. Chairman Skeffington said he recalls Capt. Murphy warning Lord Hobo how different a farmer brewer license is than a beer and wine license.

6. **Sam Walker's Tavern, 1 Rainin Road, request for liquor service beginning at 7:30 a.m. on Sunday, February 22, 2026, for the Gold Medal men's hockey game at the Olympics:** Clerk said he spoke to the general manager at Sam Walker's this afternoon and she acknowledged state law prohibits alcohol sales before 10 a.m. on Sundays. Clerk said he got another inquiry from a social club that also wanted to open at 7 p.m. on Sunday and the manager was advised of the state prohibition. Motion made by Commissioner McGrath and seconded by Chairman Skeffington to grant leave of withdrawal without prejudice to Sam Walker's request for extended hours of alcohol service on Sunday, February, 22, 2026; approved, 2-0.

7. **Approval of meeting minutes of October 16, 2025; and January 8, 2026:** Motion made by Commissioner McGrath and seconded by Chairman Skeffington to approve the meeting minutes from October 16, 2025; and January 8, 2026; in favor, 2-0.

8. **Any other matter that may be legally before the commission:** Chairman Skeffington said Tosha Shah from Salad Works in Woburn Village sent an email to the Clerk on January 9 indicating the restaurant is no longer in business. He said the commission is also in receipt of an email from Attorney Carolyn Conway representing Woburn Dining LLC requesting leave of withdrawal but also claiming her client expects to be back with another petition for a liquor license.

Motion made by Commissioner McGrath and seconded by Chairman Skeffington to adjourn, all in favor, 2-0. Chairman Skeffington adjourned the meeting at 6:03 p.m.:

A TRUE RECORD

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Gordon Vincent
Clerk of Committees