Woburn License Commission
Regular Meeting
Committee Room
Thursday, April 23, 2026

Members present: Chair Thomas Skeffington, Commissioner William McGrath, and Commissioner Jared Fallon.

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

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

1. **King of Cool Inc., dba Sam Walker's American Tavern, 1 Rainin Road, Woburn, MA, application for pledge of collateral:** Appearing for the applicant was Shawn Ahern, Chief Operating Officer, Maverick Hospitality, 1 Rainin Road, Woburn, MA. Mr. Ahern said Sam Walker's is seeking approval of pledge of collateral for an expansion. Motion made by Commissioner McGrath and seconded by Commissioner Fallon to approve the application for pledge of collateral; all in favor, 3-0.

2. **Canal Park Servers LLC, dba Crowne Plaza Boston-Woburn, 15 Middlesex Canal Park Drive, Woburn MA, application for change of manager:** Appearing for the applicant was James Wefers, 15 Middlesex Canal Park Drive, Woburn, MA. Chair Skeffington asked if Mr. Wefers is Tips certified. Mr. Wefers said he is not but he is not involved in alcohol service. Mr. Wefers said he is ServSafe certified. He said he has been involved in the hospitality industry for 30 years, the last five or six with Crowne Plaza's parent company. He said he has managed multiple hotels. Chair Skeffington asked if there is still in-house security at Scoreboards. Mr. Wefers said they do have in-house security. He said they do not hire a police detail unless it is requested. Chairman Skeffington asked if the hotel uses scanning machines to check identification. Mr. Wefers answered affirmatively. Chair Skeffington advised Mr. Wefers to be very cognizant of occupancy. Mr. Wefers said they do keep track of occupancy. Commissioner McGrath the application indicates Mr. Wefers will spend 40 hours a week on site. He asked who will be in charge when Mr. Wefers is not there. Mr. Wefers said there is a food in beverage team in place to cover for him when he is not on the premises. Capt. Murphy said his only comment is that the situation at the Crowne Plaza has improved and it has been fairly well run recently. He said they don't want to go back to where it was 4-5 years ago when there were tough times there. He advised Mr. Wefers to make sure the identification scanners are always in place. Chair 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 McGrath and seconded by Commissioner Fallon to approve the change of manager application; all in favor, 3-0.

3. **Approval of 2026 Common Victualer's licenses:** Capt. Murphy said this will be his last year with the Woburn Police Dept. and he is trying to initiate some changes. He said he

had other detectives come with him to visit all the restaurants that have Common Victualer's licenses He said in the past they have only been on-site for liquor license inspections but they are trying to step up their presence at all the restaurants. Chair Skeffington read the list of Common Victualer's licensees who have not yet turned in their application packages as follows: The Brickyard, Chipotle, Dunkin' Donuts at 409 Main Street, Hampton Inn/Homewood Suites, Launch Entertainment Park, Samosaman, Sam's Kitchen, Skyworks, Studio Café, Target, Tavern in the Square, The Vig, and Woburn Gongcha. He said he would like to bring them into the meeting and have the clerk send an updated list next week. Clerk said he would like to wait until the June meeting to have the scofflaws attend a meeting. Commissioner McGrath said he would also prefer to wait until the June 25 meeting. He said that will give the scofflaws time to get their stuff together. Motion made by Commissioner McGrath and seconded by Commissioner Fallon to approve the completed Common Victualer's applications; all in favor, 3-0.

4. **Approval of meeting minutes of March 26, 2026:** Motion made by Commissioner McGrath and seconded by Commissioner Fallon to approve the meeting minutes from March 26, 2026; in favor, 3-0.

5. **Any other matter that may be legally before the commission:** Chair Skeffington asked if the commission can get an opinion from the City Solicitor about the Brickyard, which he said is now advertising the downstairs area as the Down Under. He asked if they have to do a change of DBA. Capt. Murphy said the downstairs area is known as the Down Low. He said it is a retro cocktail bar. Clerk said the Brickyard would have to file for an alteration of premises if the tables and chairs have been altered from the floor plan on file but he does not know what the ABCC's requirements are for change of DBA. Chair Skeffington said they do a good job at the Brickyard but he wants to make sure the commission is doing the right thing.

Motion made by Commissioner McGrath and seconded by Commissioner Fallon to adjourn, all in favor, 3-0. Chairman Skeffington adjourned the meeting at 5:45 p.m.:

A TRUE RECORD

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Gordon Vincent
Clerk of Committees