

TOWN OF GILL
M A S S A C H U S E T T S



www.gillmass.org

SELECTBOARD MEETING MINUTES
November 7, 2012

Call to Order: The Selectboard meeting was called to order at 5:50pm.

Present: John Ward and Randy Crochier Selectboard members; Ray Purington, Admin. Assistant; Laura Carboni, Chris Pietras, Alden Booth, Lissa Greenough, Jim Tomasi, and David Detmold.

The Public Hearing on the liquor license transfer from the Franklin County Brewing Co., Inc. to Unadilla, Inc. was opened at 5:50pm. The advertised public hearing notice was read.

Laura Carboni, President of Unadilla, Inc. and manager of The Gill Tavern explained that she has been involved in running the Tavern since before it opened in 2008. As the next owners of the Tavern, she and her husband, Chris Pietras, intend to continue the business using the same "community space" approach that it has been under the current owners, Alden Booth and Lissa Greenough. Laura confirmed that this application is for the same "All Alcohol" license that the Tavern currently holds.

Alden Booth explained that the purchase and sale agreement is contingent upon approval of the liquor license transfer by the Selectboard and by the Massachusetts Alcoholic Beverages Control Commission (ABCC). The sale will be as a turnkey operation. He and Lissa are excited to be able to sell the Tavern to Laura and Chris, and feel that it will be in good hands. He noted that since it is the business that is transferring hands, and not the real estate, the current owners will still have some involvement as landlords.

Laura noted that the current plan is for the Tavern to keep the same operating hours that it is allowed by the ZBA's Special Permits from 2008 and 2009. The Special Permits are transferrable.

Jim Tomasi, who lives across Main Road from the Tavern, stated that he has no current complaints about the Tavern and its operations, and that he is 100% supportive of the license transfer. When he does have an issue, he calls Laura and they work it out.

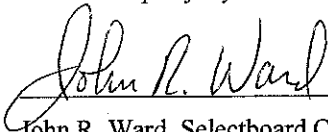
Alden commented that he and Lissa, due to other business ventures, haven't been able to spend as much time at the Tavern as they would otherwise like. He is happy that there will now be hands-on, on-site owners for the Tavern.

The Public Hearing was closed. John made a motion, seconded by Randy, to grant the license transfer as requested. The vote was unanimous in the affirmative and the ABCC Form 43 was signed.

The next steps were discussed – that the approved application will be mailed to the ABCC on Thursday. According to Laura, it currently takes the ABCC about 6 weeks to process a license transfer application. Ray confirmed to Alden that it is important that the current license held by the Franklin County Brewing Co., Inc. be renewed during November so that the license doesn't lapse on January 1st. Once the license transfer is approved by the ABCC, likely after January 1st due to the various holidays coming up, the Selectboard will be able to issue a new license in the name of Unadilla, Inc. No further hearings or ABCC review would be required.

Adjournment: The Selectboard meeting adjourned at 6:05pm.

Minutes respectfully submitted by Ray Purington, Administrative Assistant.



John R. Ward, Selectboard Clerk



SELECTBOARD AGENDA & MEETING NOTICE

November 7, 2012

***Indicates item added after the 48 hour posting
bold underlined time = invited guest or advertised hearing
(all other times are approximate)

Gill Town Hall

5:45 pm Call to Order (If the meeting is being videotaped, announce that fact. If remote participation will occur, announce member & reason, & need for roll call voting)

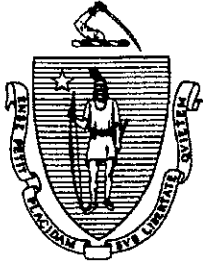
Public Hearing on Liquor License Transfer

NOTICE OF PUBLIC HEARING

In accordance with the provisions of M.G.L. Chapter 138, notice is hereby given that the Gill Selectboard will hold a public hearing at the Gill Town Hall, 325 Main Road, Gill, MA on Wednesday, November 7, 2012 at 5:45PM on the application for **transfer of the All Alcohol Restaurant liquor license at the location identified as The Gill Tavern, 326 Main Road, Gill, MA. The application requests that the license of Franklin County Brewing Co., Inc. be transferred to Unadilla, Inc., d/b/a The Gill Tavern, under the management of Laura Carboni.** The property described in the application is the first floor of a 200 year old wood structure with 2 entrances/exits, comprised of 2 rooms containing one bathroom, open kitchen, bar, tables and walk-in cooler, with each room being approximately 750 sq ft (total sq ft being 1,510) and 144 sq ft enclosed porch and seasonal outdoor seating in front of porch in sectioned off area.

Other Business: As may arise after the agenda has been posted.

Adjournment



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
www.mass.gov/abcc

For Reconsideration

FORM 43
 MUST BE SIGNED BY LOCAL LICENSING AUTHORITY

044200009
 ABCC License Number

Gill
 City/Town

Nov. 7, 2012
 Local Approval Date

TRANSACTION TYPE (Please check all relevant transactions):

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> New Officer/Director | <input type="checkbox"/> Pledge of License | <input type="checkbox"/> Change Corporate Name |
| <input checked="" type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Pledge of Stock | <input type="checkbox"/> Seasonal to Annual |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Transfer of Stock | <input type="checkbox"/> Change of License Type |
| <input type="checkbox"/> Cordials/Liqueurs Permit | <input type="checkbox"/> Issuance of Stock | <input type="checkbox"/> New Stockholder | <input type="checkbox"/> Other <input type="text"/> |
| <input type="checkbox"/> 6-Day to 7-Day License | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Wine & Malt to All Alcohol | |

Name of Licensee EIN of Licensee

D/B/A Manager

ADDRESS: CITY/TOWN: STATE ZIP CODE

Annual All Alcohol Restaurant
 Annual or Seasonal Category: (All Alcohol-Wine & Malt Wine, Malt & Cordials) Type: (Restaurant, Club, Package Store, General On Premises, Etc.)

Complete Description of Licensed Premises:

First floor of 200 year old wood structure with 2 entrances/exits, comprised of 2 rooms containing one bathroom, open kitchen, bar, tables and walk-in cooler with each room being approximately 750 sq ft (total sq ft being 1,510) and 144 sq ft enclosed porch and seasonal outdoor seating in front of porch in sectioned off area.

Application Filed: Advertiser: Abutters Notified: Yes No
 Date & Time Date & Attach Publication

Licensee Contact Person for Transaction Phone:

ADDRESS: CITY/TOWN: STATE ZIP CODE

Remarks:

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
 Ralph Sacramone
 Executive Director

ABCC Remarks: _____