

NEW  
COMMON VICTAULLER LICENSE

Caffe Nero Americas, Inc.  
d/b/a Caffe Nero

Michael Ford-Deegan, Owner

1633 Beacon Street

APPLICATION IS IN ORDER

This is a Common Victualler License with inside Seating Capacity 60.

Hours of operation are: Sunday-Saturday 5:30am-10pm

This will be the second Caffe Nero Americas, Inc., in Brookline (1 Harvard St.)

REPORTS (ATTACHED)

The Building Department has approved this application.

The Health Department has approved subject to standard conditions

Store front picture enclosed.



OFFICE OF SELECTMEN  
333 WASHINGTON STREET  
BROOKLINE, MA 02445  
(617) 730-2200

**APPLICATION FOR  
COMMON VICTUALLER LICENSE**

DATE: 10/12/2016

LOCATION: 1633 Beacon Street, Brookline, MA 02446

APPLICANT: Caffe Nero Americas, Inc.

**INDIVIDUAL/PARTNERSHIP/CORPORATION**

D/B/A: Caffe Nero

**BUSINESS OWNERSHIP- INDIVIDUAL/PARTNERS/CORPORATE OFFICERS:**

Michael Ford-Deegan

President

[REDACTED]

**NAME**

**TITLE**

**EMAIL ADDRESS**

[REDACTED]

[REDACTED]

**TELEPHONE #**

**ADDRESS**

Michael Ford-Deegan

Vice-President

[REDACTED]

**NAME**

**TITLE**

**EMAIL ADDRESS**

Michael Ford-Deegan

Secretary

[REDACTED]

TELEPHONE #

ADDRESS

NAME

TITLE

EMAIL ADDRESS

TELEPHONE #

ADDRESS

HAVE YOU PREVIOUSLY HELD A COMMON VICTUALLER LICENSE IN BROOKLINE/ELSEWHERE? Yes  
IF YES, LOCATION: AND DATES: Current: Boston, Andover, Wellesly, and Jamaica Plain

IF NOT, DO YOU HAVE PRIOR EXPERIENCE IN THE FOOD SERVICE BUSINESS: \_\_\_\_\_  
IF YES, LOCATION: AND DATES \_\_\_\_\_

**HOURS OF OPERATION FOR FOOD SERVICE:**

DAYS: Monday-Sunday HOURS: 5:30 AM-10:00 PM

DAYS: \_\_\_\_\_ HOURS: \_\_\_\_\_

DAYS: \_\_\_\_\_ HOURS: \_\_\_\_\_

**HOURS OF OPERATION FOR ALCOHOLIC BEVERAGES SERVICE: (if applicable)**

DAYS: \_\_\_\_\_ HOURS: \_\_\_\_\_

DAYS: \_\_\_\_\_ HOURS: \_\_\_\_\_

DAYS: \_\_\_\_\_ HOURS: \_\_\_\_\_

**PLEASE NOTE:**

**THE TOWN'S PREPARED FOOD SALES REGULATIONS SET THE PERMISSIBLE HOURS OF FOOD SALES.**

**MENU: (GENERAL TYPE OF FOOD SERVED)**

Superior Quality Premium Cafe serving coffee, including espresso and food (soups, salads, pastries, and breakfast options.

**FLOOR SPACE SQ. FT.** 2,015 SQ.FT.

**BYOB: Will you permit patrons to bring their own alcoholic beverages onto the premises?** NO.

**(If yes, please be aware of applicable Town regulations governing BYOB.)**

**SEATING CAPACITY:** \_\_\_\_\_ **INSIDE:** 60 **OUTSIDE:** \_\_\_\_\_

Outside seating only applicable for 6 months from April 1<sup>st</sup> – September 30<sup>th</sup>.

(Please attach plan showing location and layout of outdoor seating.)

If outdoor seating is proposed to be located on any portion of the public sidewalk that is Town property, this application must be accompanied by proof that the applicant has secured, and that there is in effect during the period of time for which there will be outdoor seating, a general liability policy naming the Town as an additional insured in a minimum amount of \$250,000.00/\$500,000.00.

By signing this application, the applicant absolves the Town and its officials, officers, employees, agents and representatives from all liability in connection with use by the applicant of the Town's portion of a public sidewalk. By signing this application, the applicant agrees to indemnify the Town for any damage to the Town's sidewalk resulting from the applicant's use of it, and agrees to indemnify the Town for any expenses the Town incurs in restoring the Town's sidewalk to its condition prior to use (in excess of any routine cleaning and maintenance service the Town would ordinarily have performed irrespective of the use).

Applicant agrees to outside seating terms and conditions: \_\_\_\_\_

**NUMBER OF BATHROOMS :** \_\_\_\_\_ **EMPLOYEE:** \_\_\_\_\_ **PUBLIC:** 2

**NUMBER OF PARKING SPACES (IF ANY):** \_\_\_\_\_

**NUMBER OF EMPLOYEES:** 3/ PER SHIFT

All Common Victualler Licenses are issued subject to and conditioned on the licensee's compliance with Massachusetts General Laws Chapter 140, Section 2 et seq., Article 8.10 of the TownBy-Laws, and the Town's Prepared Food Sales Regulations.

Application Agrees to terms and conditions \_\_\_\_\_

**APPLICANT SIGNATURE** Michael Dean **TITLE:** PRES. **PHONE#** \_\_\_\_\_

**EMAIL ADDRESS** [REDACTED]



**LICENSE INTERVIEW FORM**

**TYPE OF LICENSE APPLYING FOR:** COMMON VICTUALLER

**NAME:** MICHAEL FORD-DEEGAN

**ADDRESS:** [REDACTED]

**EMAIL ADDRESS:** [REDACTED]

**PHONE #:** [REDACTED]

**PLACE OF BIRTH:** [REDACTED]

**FATHER'S NAME:** [REDACTED]      **MOTHER'S MAIDEN NAME:** [REDACTED]

**ARE YOU A CITIZEN?**      YES    YES      NO      **ALIEN CARD #** \_\_\_\_\_

**ARE YOU A VETERAN:**      YES      NO    NO

**RESIDENCES FOR LAST FIVE YEARS**

**DATE:** 2010-PRESENT      **LOCATION:** [REDACTED]

**DATE:** \_\_\_\_\_      **LOCATION:** \_\_\_\_\_

**DATE:** \_\_\_\_\_      **LOCATION:** \_\_\_\_\_

**DATE:** \_\_\_\_\_      **LOCATION:** \_\_\_\_\_

**DATE:** \_\_\_\_\_      **LOCATION:** \_\_\_\_\_





**VOTE OF CORPORATION**

DATE: 10/12/2016

AT A MEETING OF THE BOARD OF DIRECTORS OF Caffe Nero Americas, Inc. d/b/a

Caffe Nero

HELD AT: 320 Congress Street, 4th Fl., Boston, MA ON: September 9, 2016

IT WAS DULY VOTED THAT THE CORPORATION APPLY TO THE LICENSING BOARD FOR THE TOWN OF BROOKLINE FOR A

Common Victualler

(TYPE OF LICENSE)

FOR THE YEAR 2016 TO BE EXERCISED ON THE PREMISES LOCATED AT

1633 Beacon Street, Brookline, MA 02446

VOTED: TO AUTHORIZE Michael Ford-Deegan TO SIGN

THE APPLICATION FOR THE LICENSES IN THE NAME OF Caffe Nero

AND TO EXECUTE ON ITS BEHALF ANY NECESSARY PAPERS, AND TO DO ALL THINGS REQUIRED RELATIVE TO THE GRANTING OF THE LICENSE.

THIS CORPORATION HAS NOT BEEN RESOLVED.

A TRUE COPY

ATTEST: \_\_\_\_\_

CLERK



**RENOVATION FORM**

IF RENOVATIONS ARE BEING MADE TO LOCATION: PLEASE DESCRIBE IN DETAIL WHAT RENOVATIONS WILL BE MADE, DATE AND SIGN BELOW.

(1) NEW KITCHEN

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(2) NEW SERVICE AREA

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(3) NEW DINING AREA

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(4)

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(5)

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(6)

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DATE:

9-15-16

SIGNATURE OF APPLICANT:

Michael A. Keegan

**(PLEASE SUBMIT THREE SETS OF PLANS )**

**CAFFE NERO AMERICAS, INC.**

**1 Harvard Street  
Brookline, MA 02446**

October 11, 2016

Board of Selectman  
Town of Brookline  
333 Washington Street, 6th Floor  
Brookline, MA 02445

**RE: Litter Letter  
*Caffe Nero Americas, Inc.*  
*1633 Beacon Street, Brookline, Massachusetts 02446***

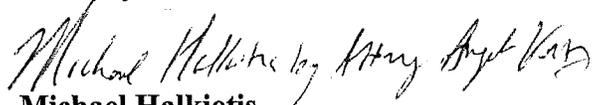
Dear Members of the Board of Selectmen:

In accordance with the Town of Brookline Bylaws, Article XXXV, Sec. 7, the following is the litter plan and procedure for the above captioned entity.

- (1) The store will have trash barrels located inside the store so that litter may be deposited therein.
- (2) The store manager will be instructed and required to inspect the trash containers at least twice a day and more often if conditions warrant and to empty said containers as required.
- (3) The store manager will be instructed and required to inspect and sweep the outside area of each store. This will include the sidewalk and gutters and to sweep and pick up any and all trash and litter as conditions require.
- (4) All litter, from whatever source collected, will be bagged and placed into the trash that is normally associated with the store's regular business activities and removed on a regular basis by a commercial trash collector.
- (5) All dumpsters/receptacles shall be kept closed and secured to insure that they shall remain closed when not in use.

If any other information is required, please be in touch.

Sincerely,



**Michael Halkiotis**

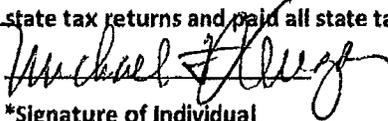
*Manager*

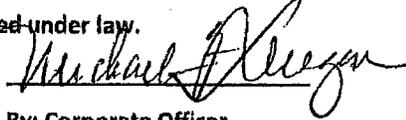
Caffe Nero Americas, Inc.





I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes as required under law.

  
\*Signature of Individual

  
By: Corporate Officer





\*\* Social Security #

Voluntary or Federal ID #

\*This license will not be issued unless this certification clause is signed by the applicant.

\*\*Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Massachusetts General Law Chapter 62C, Section 49A.

Caffe Nero

1633 Beacon Street, Brookline, MA 02446

Caffe Nero is a family owned and operated business which began about 20 years ago in London. We began as a place that served very high quality coffee and acted as a meeting place for the neighborhood. This is the very mission that Caffe Nero strives to maintain in all our locations today.

We are focused on providing unique, award winning coffee and food. We regularly work on developing new and interesting blends. Our operating hours in Brookline Village will be Monday through Sunday from 5:30 AM to 10:00 PM. The Caffe will receive daily deliveries to ensure quality and freshness of products.

~~Delivered on 08/21/2013 at 10:00 AM~~  
~~1000 Market Street, Suite 1200~~  
~~Wilmington, Delaware 19801~~  
~~Phone: 302.386.7000~~

CERTIFICATE OF INCORPORATION  
OF  
Caffè Nero Americas, Inc.  
a Delaware corporation

1. The name of this corporation is Caffè Nero Americas, Inc.
2. The address of this corporation's registered office in the state of Delaware is 1209 Orange Street, City of Wilmington, County of New Castle, Delaware 19801. The name of its registered agent at such address is The Corporation Trust Company.
3. The purpose of this corporation is to engage in any lawful act or activity for which corporations may be organized under the General Corporation Law of Delaware.
4. Capital Stock.  
The total number of shares of stock which this corporation shall have authority to issue is three thousand (3,000) shares of common stock, and the par value of each share is \$0.0001 per share.
5. The name and mailing address of the incorporator is:  

6. In furtherance and not in limitation of the powers conferred by statute, the board of directors of this corporation is expressly authorized to make, alter or repeal the bylaws of this corporation.
7. Elections of directors need not be by written ballot except and to the extent provided in the bylaws of this corporation.

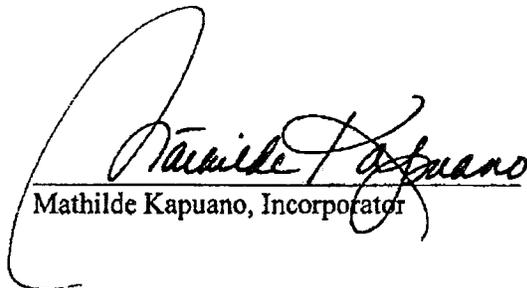
8. No director of this corporation shall be liable to the corporation or its stockholders for monetary damages for breach of fiduciary duty as a director, except for liability (i) for any breach of the director's duty of loyalty to the corporation and its stockholders, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) under Section 174 of the General Corporation Law of Delaware or (iv) for any transaction from which the director derived any improper personal benefit.

9. Neither the amendment nor repeal of Article 8, nor the adoption of any provision of this Certificate of Incorporation inconsistent with Article 8, shall eliminate or reduce the effect of Article 8 in respect of any matter occurring, or any cause of action, suit or claim that, but for Article 8, would accrue or arise, prior to such amendment, repeal or adoption of an inconsistent provision.

The undersigned incorporator hereby acknowledges that the foregoing Certificate of Incorporation is her act and deed and that the facts stated therein are true.

Dated: September 13, 2013

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

  
Mathilde Kapuano, Incorporator

**F  
FPC**

**The Commonwealth of Massachusetts**

William Francis Galvin  
Secretary of the Commonwealth  
One Ashburton Place, Boston, Massachusetts 02108-1512

FORM MUST BE TYPED

**Foreign Corporation  
Certificate of Registration**  
(General Laws, Chapter 156D, Section 15.03; 950 CMR 113.48)

(1) Exact name of the corporation, including any words or abbreviations indicating incorporation:

CAFFE NERO AMERICAS, INC.

(2) Name under which the corporation will transact business in the commonwealth that satisfies the requirements of G.L. Chapter 156D, Section 15.06:

*If applicable, please attach:*

- an agreement to refrain from use of the unavailable name in the commonwealth; and
- a copy of the doing business certificate filed in the city or town where it maintains its registered office; and
- a copy of the resolution of the corporation's board of directors, certified by its secretary, the name under which the corporation will transact business in the commonwealth pursuant to 950 CMR 113.50(4).

(3) Jurisdiction of incorporation: DELAWARE

Date of incorporation: 09-13-2013

*(month, day, year)*

Duration if not perpetual: \_\_\_\_\_

(4) Street address of principal office: 560 WASHINGTON STREET, BOSTON, MA 02111

*(number, street, city or town, state, zip code)*

(5) Street address of registered office in the commonwealth: 155 Federal Street, Suite 700, Boston, Massachusetts 02110

*(number, street, city or town, state, zip code)*

Name of registered agent in the commonwealth at the above address: CT Corporation System

I, CT Corporation System By: Nicole Chaimond

registered agent of the above corporation consent to my appointment as registered agent pursuant to G. L. Chapter 156D, Section 5.02.\*

\* Or attach registered agent's consent hereto.

(6) Fiscal year ends: MAY 31

(month, day)

(7) Brief description of the corporation's activities to be conducted in the commonwealth:

RETAIL CAFE

(8) Names and business addresses of its current officers and directors:

|                      | NAME                | BUSINESS ADDRESS                         |
|----------------------|---------------------|--|
| President:           | GERALD FORD         | 560 Washington Street, Boston, Ma. 02111 |
| Vice-president:      | MICHAEL FORD-DEEGAN | 560 Washington Street, Boston, Ma. 02111 |
| Treasurer:           | BENEDICT PRICE      | 560 Washington Street, Boston, Ma. 02111 |
| Secretary:           | MICHAEL FORD-DEEGAN | 560 Washington Street, Boston, Ma. 02111 |
| Assistant secretary: |                     |  |
| Director(s):         | GERALD FORD         | 560 Washington Street, Boston, Ma. 02111 |
|                      | MICHAEL FORD-DEEGAN | 560 Washington Street, Boston, Ma. 02111 |

Attach certificate of legal existence or a certificate of good standing issued by an officer or agency properly authorized in the jurisdiction of organization. If the certificate is in a foreign language, a translation thereof under oath of the translator shall be attached.

This certificate is effective at the time and on the date approved by the Division, unless a later effective date not more than 90 days from the date of filing is specified: \_\_\_\_\_

Signed by: Michael Ford Doegen  
(Signature of authorized individual) Michael Ford Doegen

- Chairman of the board of directors.
- President,
- Other officer,
- Court-appointed fiduciary.

on this 26 day of September, 2013



92 High Street, Suite One  
Medford, Massachusetts 02155

October 17, 2016

To Whom It May Concern,

Michael and I met over 3 years ago as Caffe Nero was expanding their concept into the U.S. market. My company, Corporate Realty Advisors, has worked exclusively with Michael in selecting locations for Caffe Nero. To date, we have opened 7 locations, a number of which are with the largest and most highly respected retail landlords in Boston. We also have a number of other locations under construction or in negotiations.

Michael has proven to be an intelligent, dedicated, professional businessman who has a keen sense of real estate and business acumen. He pays attention to detail and is committed to the quality of his product. I have been in the real estate business for over 35 years and I can say, without hesitation, that Michael is an outstanding person with a strong work ethic and sound business sense.

Thank you,

*John Dennis*

John Dennis



**DIXCART**

17<sup>th</sup> October 2016

To whom it may concern

**Re: MICHAEL FORD – DEEGAN**

I have known Michael Deegan as a friend and business partner for 10 years. I have found him to be an honest and trustworthy person in both capacities. I therefore recommend approval of his request for a Common Victualler license in your town.

In my experience, Michael is both a responsible person and business owner that will work with and for the community in which his business is located and aims to provide a quality service. He consistently displays respectful leadership and careful attention to detail. I wish Michael the best in his new venture.

Yours faithfully,

S. Kelly  
Director

69 Athol Street  
Douglas  
Isle of Man  
IM1 1JE

Email: [advice.iom@dixcart.com](mailto:advice.iom@dixcart.com)

[www.dixcart.com](http://www.dixcart.com)

Licensed by the Isle of Man  
Financial Services Authority

Registered in the Isle of Man with  
Company Number: 45258

VAT Registration Number:  
GB 000 8920 15

Directors:  
S. Kelly FCCA  
P.A. Matthews BSc (Hons) FCCA  
R. Woolford FCA TEP

**DIXCART MANAGEMENT (IOM) LIMITED**

# fieldfisher

Angela Vastey  
Law Office of Robert L. Allen, Jr. LLP  
300 Washington Street  
Brookline, MA 02445  
United States of America

Riverbank House  
2 Swan Lane  
London EC4R 3TT

[REDACTED]  
[REDACTED]  
[REDACTED]

[www.fieldfisher.com](http://www.fieldfisher.com)

By Email ([avastey@boballenlaw.com](mailto:avastey@boballenlaw.com))  
By Post

Leighton Cassidy  
Partner

[REDACTED]  
[REDACTED]  
[REDACTED]

Our Ref: LJC/AR6/39402-00001/57150051 v1

17 October 2016

Dear Angela

I have acted as the UK solicitor for Michael Deegan's company Caffè Nero Group Limited since 2010.

I am very familiar with Michael's professional approach and have always found him to be a responsible person, as well as an honest and trustworthy business owner. As a result of my experiences I would recommend the approval of his request for a Common Victualler license in your town. I wish him all the best with his new endeavour.

Please do not hesitate to get in touch if you need anything further.

Yours sincerely



Leighton Cassidy  
Partner

Brussels / Dusseldorf / Hamburg / London / Manchester / Milan / Munich / Paris / Rome / Shanghai / Silicon Valley

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## SWEET TREATS

### Muffins & Scones

Muffins - Belgian Chocolate, Blueberry, Lemon Poppy Seed.  
Scones - Orange Cranberry, Raisin, Chocolate.

### Loafs & Bars

Banana Bread, Carrot Loaf Cake, Zucchini Bread, Granola Bar, Caramel Shortbread, Belgian Chocolate Brownie, Gluten Free Brownies, Apple Coffee Cake.

### Cookies

Chocolate Chip Cookies, Oatmeal Raisin Cookies, Ginger Molasses Cookies, Seasonal Cookies, Gluten Free Cookies.

### Cakes

Limoncello Mascarpone Cake, Five Layered Chocolate Cake, Cappuccino Cake, Toasted Almond Cake, Cheese Cake.

### Treats & Chocolate

Almond Biscotti, Cannoli, Tortina, Baci Chocolate, Chocolate Coffee Beans, Italian Mints, Italian Chocolate Bar, Individual Italian Chocolate, Loacker Cookies.

# CAFFÈ NERO MENU

We are obsessive in the creation of excellent espresso. We roast all our coffee in our European Roastery where our Master Roasters personally taste every batch we produce.

## COFFEE

Award-winning Classico or smooth Milano

### Espresso

The heart of all our drinks.

### Espresso Ristretto

A shorter extraction of espresso made with less water for a stronger flavor.

### Americano

Two shots of our espresso, diluted with steaming hot water. A milder coffee.

### Brewed Coffee

Created and roasted in the Italian tradition to deliver a full bodied, sophisticated, rich and vivid coffee flavor.

### Cappuccino

Our espresso combined with steamed velvety milk and sealed with a thick layer of micro foam. Add a light dusting of chocolate powder to your taste.

### Caffè Latte

Our signature espresso, blended with plenty of silky smooth milk and finished with a light layer of foam.

### Espresso Macchiato

A single shot of our espresso, a touch of milk and finished with a dollop of foam.

### Espresso con Panna

Two shots of our signature espresso, topped off with a swirl of whipped cream.

## HOT SPECIALTY

### Caffè Mocha

Espresso, chocolate and steamed milk, topped with cream, dusted with chocolate.

### White Chocolate Mocha

Espresso, white chocolate, steamed milk, topped with cream and dusted with chocolate.

### Caramelatte

Two shots of our rich espresso, with steamed milk, a shot of caramel syrup, a layer of whipped cream and topped with caramel sauce.

### Hot Chocolate

A sweet and milky chocolate drink topped with milk foam or fresh whipped cream, and Belgian chocolate shavings.

### Hot Apple Cider

Old fashioned Apple Cider, sourced from local orchards and steamed to heighten the natural sweetness.

### Chai Latte

A balanced blend of cinnamon, spices, black tea and sugar infused with silky smooth steamed milk, 99% caffeine free.

### Tea

Sencha Green, Earl Grey, English Breakfast, Peppermint, Chamomile, Rooibos Vanilla.

enquiries.us@caffenero.com

CAFFÈ  
**NERO**

www.caffenero.com

Our milk is locally sourced from 

# FOOD MENU

## Iced Coffee

Cold brewed overnight to give a richer, fuller iced coffee.

## Iced Latte

Espresso, milk and a hint of sweetness over ice. Can also be made with soy milk.

## BLENDED COFFEE

### Classic Frappé Latte

Our best-selling coffee milkshake, made with our espresso, milk, ice and our special frappe blend that is also low in fat.

### Mocha Frappé Latte

Our best-selling coffee milkshake made with our espresso, chocolate powder, milk and ice blended together.

## FRAPPÉ CRÈME

### Coffee & Caramel

Our Classic Frappé Latte with a base of caramel sauce, topped with fresh whipped cream and a caramel swirl.

### Strawberry & Vanilla

Sweet strawberries and velvety vanilla blended and poured onto a layer of strawberry puree, topped with lashings of cream and strawberry swirl.

### Banana & Caramel

A blend of sweet banana and vanilla on a layer of golden caramel, topped with freshly whipped cream and a flourish of caramel sauce.

## FRESH JUICES

Orange, Grapefruit, Naked Juices

## SMOOTHIES

### Mango Fruit

A fruity frozen blend of mangos and oranges.

### Strawberry Banana

A delightful blend of strawberries and bananas.

### Strawberry

Strawberry Fraise blended with ice.

## BOTTLED DRINKS

San Pellegrino Water, Coke, Diet Coke, Cédra, Honest Teas, Chocolate Milk, Apple Juice.

We bake pastries, cookies and make fresh salads and sandwiches every morning in our kitchen. We also bring in quality baked goods from Leo's Bakery in South Boston, and fresh bread from Nashoba Brook Bakery every day.

## BREAKFAST

Oatmeal, Granola and Milk, Bacon and

Cheese Croissant, Ham and Cheese

Croissant, Breakfast Sandwich, Hard

Boiled Eggs, Yogurt Parfait, Greek Yogurt,

Fresh Fruit Pots, Fresh Fruit Pieces.

### Pastries

Butter Croissant, Pain Au Chocolat, Pain

Au Raisin, Almond Croissant.

### Roast Beef with Caramelized

### Onions & Grainy Mustard

Tender roast beef with sharp cheddar cheese topped with sweet caramelized onions and a Dijon horseradish served on a baguette.

### Roasted Vegetable Focaccia

Focaccia pressed with roasted peppers, eggplant, squash and zucchini and an olive tapenade spread drizzled with pesto aioli.

### Tuna Salad Sandwich on Ciabatta

All white tuna tossed with celery and mayonnaise served with baby field greens on a ciabatta.

### BLT

Bacon, lettuce and tomato with pesto aioli served on a ciabatta.

### Artisan Italian on Focaccia

Rosemary ham, salami and mortadella topped with provolone and olive salad.

## SALADS

### Insalata Caprese with Fresh Bread

Sliced fresh mozzarella, local vine ripened tomatoes, basil and extra virgin olive oil.

### Antipasto with Fresh Bread

Cured Italian meats and cheese, marinated vegetables and roasted tomatoes with a white bean salad and olives.

### Mediterranean with Pita Bread

Tabbouleh served with hummus and grape

## ICED DRINKS

### Prosciutto de Parma with

### Mascarpone

The crown jewel of hams with a touch of mascarpone pressed on a baguette.

### Roast Turkey and Brie with

### Cranberry Chutney

A pressed roast turkey with cranberry chutney, brie & caramelized onions.

### Ham & Cheese Baguette

Rosemary ham with emmental cheese with butter on a baguette.



**TOWN of BROOKLINE**  
*Massachusetts*

**BUILDING DEPARTMENT**

**Daniel F. Bennett**  
Building Commissioner

**INTEROFFICE MEMORANDUM**

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**Date:** December 2, 2016

**To:** Melvin Kleckner  
Town Administrator

**From:** Daniel Bennett  
Building Commissioner

**Re:** 1633 Beacon Street - Application from Café Nero Americas, Inc., d/b/a Café Nero, Michael Ford-Deegan, President, for a Common Victualler License with a seating capacity of 60 and hours of operation, Monday-Sunday 5:30am-10:00pm (your memo dated November 8, 2016).

The subject premises is located in a G-1.75 (WS) Washington Square (General Business) Business District and the use of the premises as a restaurant is permitted per Article 4.07, Use 30 of the Town's Zoning By-Law.

Zoning relief will be required to renovate this space for use as a restaurant with a seating capacity of sixty (60). A hearing for this application has been scheduled with the Zoning Board of Appeals on December 8, 2016. Building Department staff has review preliminary plans and the establishment meets the requirements of the Building Code for the requested use and seating.

The application is reminded that all signs and advertising devices require review by the Planning Board and a building permit prior to the installation. Also, all building, plumbing, gas fitting, electrical, mechanical work require permits from the Building Department.

If an odor problem occurs as a result of this use, an odor control system designed and stamped by a professional registered engineer must be installed with maintenance and cleaning schedule to be submitted to the Building Department.

The Building Department has no objection with the application from Café Nero Americas, Inc., d/b/a Café Nero, Michael Ford-Deegan, President, for a Common Victualler License with a seating capacity of 60 and hours of operation, Monday-Sunday 5:30am-10:00pm subject to approval from the Zoning Board of Appeals.

# BROOKLINE HEALTH DEPARTMENT

## M E M O R A N D U M

To: Melvin Kleckner,  
Town Administrator  
Board of Selectmen

From: Alan Balsam, **AB**  
Director of Public Health and Human Services

Date: December 12, 2016

Re: Caffe Nero  
1633 Beacon St.  
Michael Ford-Deegan, President/Operator

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Please be advised that this Department has reviewed the application and plans for the above noted application. Based on our review The Health Department has no objection to the issuance of a Common Victuallers License.

This recommendation is under the following conditions:

- The establishment is renovated to comply with Health Code requirements
- The operator obtains Food Safety Certification
- An odor control system be installed and maintained to prevent cooking odors should nuisance complaints occur.
- The establishment receives a pre-operational inspection before the license is released
- All required applications and fees are submitted to Department as required.
- The establishment must comply with the Town By-Laws on the use of artificial Trans-Fats, Polystyrene and Offering Public Water.



# TOWN of BROOKLINE

## *Massachusetts*

### BOARD OF SELECTMEN

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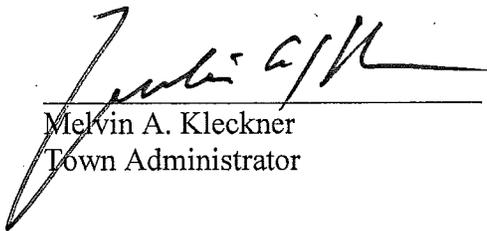
MELVIN A. KLECKNER  
Town Administrator

December 9, 2016

TO TOWN MEETING MEMBERS IN  
PRECINCT 12 and ABUTTERS

This is to advise you that an application has been received from Caffe Nero Americas, Inc., d/b/a Caffe Nero, Michael Ford-Deegan, President, for a Common Victualler License at 1633 Beacon Street, seating capacity of 60 seats and hours of operation Sunday-Saturday 5:30am-10pm.

For your information, the Board of Selectmen will consider this and other licensing matters commencing at approximately 8:00 P.M. on Tuesday, December 20, 2016 in the Selectmen's Hearing Room, 6th Floor, Town Hall, 333 Washington Street.



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Melvin A. Kleckner  
Town Administrator

cc: Michael Ford-Deegan  
Angela Vastey, Esq.