

CHANGE OF MANAGER

ALL KINDS OF ALCOHOLIC BEVERAGES COMMON VICTUALLER AND ENTERTAINMENT

Hersha Hospitality Management, L.P.
d/b/a Courtyard by Marriott Brookline

40 Webster Street

Application is in Order:

Hersha Hospitality Management, L.P., d/b/a Courtyard by Marriott Brookline,
Latisha T. Tucker, Manager, holder of a License To Expose, Keep For Sale and To
Sell All Kinds of Alcoholic Beverages to Be Drunk on the Premises as a Seven
Day Common Victualler License at 40 Webster Street, for a change of Manager.

From: Latisha T. Tucker

To: Naomi St. Germain

The Police Department has approved this application.

Store front picture enclosed.



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

Print Form

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA: \$200.00

(CHECK MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL)

CHECK NUMBER

IF USED EPAY, CONFIRMATION NUMBER

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

LICENSEE NAME

ADDRESS

CITY/TOWN STATE ZIP CODE

TRANSACTION TYPE (Please check all relevant transactions):

- Alteration of Licensed Premises
- Change Corporate Name
- Change of License Type
- Change of Location
- Change of Manager
- Other
- Cordials/Liqueurs Permit
- Issuance of Stock
- Management/Operating Agreement
- More than (3) §15
- New License
- New Officer/Director
- New Stockholder
- Pledge of Stock
- Pledge of License
- Seasonal to Annual
- Transfer of License
- Transfer of Stock
- Wine & Malt to All Alcohol
- 6-Day to 7-Day License

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH THE CHECK, COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

ALCOHOLIC BEVERAGES CONTROL COMMISSION
 P. O. BOX 3396
 BOSTON, MA 02241-3396



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

AMENDMENT APPLICATION FOR A CHANGE OF MANAGER

Please complete this entire application, leaving no fields blank. If field does not apply to your situation, please write N/A.

1. NAME OF LICENSEE (Business Contact)

ABCC License Number **City/Town of Licensee**

2. APPLICATION CONTACT

The application contact is required and is the person who will be contacted with any questions regarding this application.

First Name: Middle: Last Name:

Title: Primary Phone:

Email:

3. BUSINESS CONTACT

Please complete this section ONLY if there are changes to the Licensee phone number, business address (corporate headquarters), or mailing address.

Entity Name:

Primary Phone: Fax Number:

Alternative Phone: Email:

Business Address (Corporate Headquarters)

Street Number: Street Name:

City/Town: State:

Zip Code: Country:

Mailing Address Check here if your Mailing Address is the same as your Business Address

Street Number: Street Name:

City/Town: State:

Zip Code: Country:

APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

4. MANAGER CONTACT

The Manager Contact is required and is the individual who will have day-to-day, operational control over the liquor license.

Salutation First Name Middle Name Last Name Suffix

Social Security Number Date of Birth

Primary Phone: Email:

Mobile Phone: Place of Employment

Alternative Phone: Fax Number

Citizenship / Residency / Background Information of Proposed Manager

Are you a U.S. Citizen? Yes No

Do you have direct, indirect, or financial interest in this license? Yes No

Have you ever been convicted of a state, federal, or military crime? Yes No
 If yes, attach an affidavit that lists your convictions with an explanation for each

Have you ever been Manager of Record of a license to sell alcoholic beverages? Yes No

If yes, please list the licenses for which you are the current or proposed manager:

If yes, percentage of interest

If yes, please indicate type of Interest (check all that apply):

Officer Sole Proprietor
 Stockholder LLC Manager
 LLC Member Director
 Partner Landlord
 Contractual Revenue Sharing
 Management Agreement Other

Please indicate how many hours per week you intend to be on the licensed premises 40+

Employment Information of Proposed Manager

Please provide your employment history for the *past 10 years*

Date(s)	Position	Employer	Address	Phone
2016	Manager	Courtyard Boston Brookline	40 Webster St, Brookline, MA 02446	(617) 734-1393
2015-2016	Manager	Hotel Indigo	399 Grove St, Newton, MA 02462	(617) 969-5300
2012-2015	Manager	NYLO Providence/Warwick	400 Knight St, Warwick, RI 02886	(401) 734-4460
2010-2012	Manager	Crown Plaza Providence-Warwick	801 Greenwich Ave, Warwick, RI 02886	(401) 732-6000
2004-2010	Manager	Marriott Downtown Boston	275 Tremont St, Boston, MA 02116	(617) 426-1400

Prior Disciplinary Action of Proposed Manager

Have you ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following:

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation
n/a				



LICENSE INTERVIEW FORM

TYPE OF LICENSE APPLYING FOR: Change of Manager, Liquor License

NAME: Naomi St. Germain

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 NO **ALIEN CARD #** _____

ARE YOU A VETERAN: YES NO

RESIDENCES FOR LAST FIVE YEARS

DATE: _____ **LOCATION:** [REDACTED]

DATE: _____ **LOCATION:** _____

DATE: _____ **LOCATION:** _____

DATE: _____ **LOCATION:** _____

DATE: _____ **LOCATION:** _____

EDUCATION

DATE: [REDACTED] LOCATION: [REDACTED]

DATE: [REDACTED] LOCATION: [REDACTED]

DATE: _____ LOCATION: _____

DATE: _____ LOCATION: _____

EMPLOYMENT HISTORY See attached Change of Manager Application

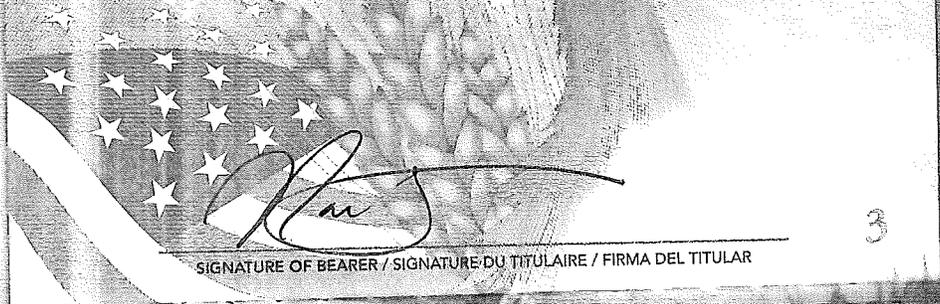
DATE: _____ LOCATION: _____ POSITION _____

SIGNATURE: Manu DATE: 11/17/16

(PLEASE SUBMIT THREE CHARACTER REFERENCES WITH APPLICATION)

We the People

*Of the United States,
in Order to form a more perfect Union,
establish Justice, insure domestic Tranquility,
provide for the common defence,
promote the general Welfare, and secure
the Blessings of Liberty to ourselves and
our Posterity, do ordain and establish this
Constitution for the United States of America.*



SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

3

PASSPORT
PASSEPORT
PASAPORTE

UNITED STATES OF AMERICA



Type / Type / Tipo: Code / Code / Código: Passport No. / No. du Passeport / No. de Pasaporte

USA

Surname / Nom / Apellidos

SAINT GERMAIN

Given Names / Prénoms / Nombres

NAOMI

Nationality / Nationalité / Nacionalidad

UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento

Place of birth / Lieu de naissance / Lugar de nacimiento

MASSACHUSETTS, U.S.A.

Date of issue / Date de délivrance / Fecha de expedición

Date of expiration / Date d'expiration / Fecha de caducidad

Endorsements / Mentions Spéciales / Anotaciones

SEE PAGE 27

Sex / Sexe / Sexo

F

Authority / Autorité / Autoridad

United States

Department of State





On Premise	SSN:	XXX-XX-XXXX
Issued: 12/22/2016	Expires:	12/15/2019
ID#: 4424700	D.O.B.:	XX/XX/XXXX

NAOMI SAINTGERMAIN
40 Webster St
Brookline, MA 02446-4938

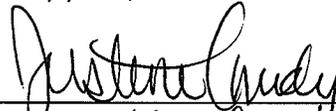
For service visit us online at www.gettips.com
Michael Marcantonio, 64

Brookline Board of Selectmen
333 Washington Street
Brookline, MA 02445

Dear Board of Selectmen:

I write this letter in support of Naomi St. Germain's Application for approval as the Manager of Record at Courtyard by Marriott Brookline. Naomi is personally known to me. Naomi possesses a high moral character, and is an appropriate candidate for the position of Manager of Record for a liquor license holder in Brookline. Please feel free to contact me if you require further assurances as to Naomi's character.

Very truly yours,



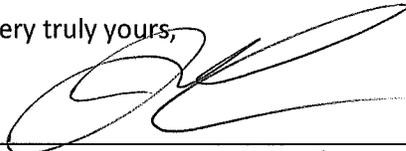
Name: Justine Crudy
Address: 735 E 6th street, Boston MA 02127
Phone: [REDACTED]
Email: [REDACTED]

Brookline Board of Selectmen
333 Washington Street
Brookline, MA 02445

Dear Board of Selectmen:

I write this letter in support of Naomi St. Germain's Application for approval as the Manager of Record at Courtyard by Marriott Brookline. Naomi is personally known to me. Naomi possesses a high moral character, and is an appropriate candidate for the position of Manager of Record for a liquor license holder in Brookline. Please feel free to contact me if you require further assurances as to Naomi's character.

Very truly yours,



Name: JOE COSTA

Address: 95 TREBLE COVE RD

Phone: [REDACTED]

Email: [REDACTED]

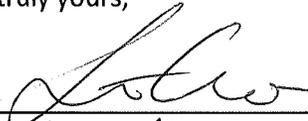
[REDACTED]

Brookline Board of Selectmen
333 Washington Street
Brookline, MA 02445

Dear Board of Selectmen:

I write this letter in support of Naomi St. Germain's Application for approval as the Manager of Record at Courtyard by Marriott Brookline. Naomi is personally known to me. Naomi possesses a high moral character, and is an appropriate candidate for the position of Manager of Record for a liquor license holder in Brookline. Please feel free to contact me if you require further assurances as to Naomi's character.

Very truly yours,



Name: Steven Altieri

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

HERSHA HOSPITALITY MANAGEMENT, L.P.

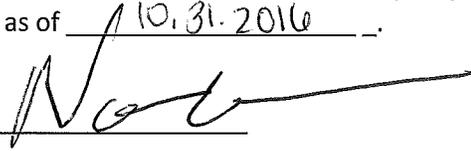
Unanimous Consent of Directors Without a Meeting

The undersigned, being a Director of Hersha Hospitality Management, L.P. hereby consents to and hereby adopts the following resolutions and consents to and authorizes the actions contemplated thereby, which resolutions are adopted and authorization given by unanimous written consent of the Directors of members of **HERSHA HOSPITALITY MANAGEMENT, L.P.**

Now, therefore be it resolved to Change the Manager of Courtyard by Marriott Brookline located at 40 Webster Street in Brookline, Massachusetts to Naomi Germain, and to file all applicable documents with state and local authorities and to appoint Andrew Upton to sign any required documentation therefor.

In Witness Whereof, the undersigned, being a Director of **HERSHA HOSPITALITY MANAGEMENT, L.P.**, having read and understood this unanimous consent execute it as of 10.31.2016.

Duly Authorized

A handwritten signature in black ink, appearing to be "Naomi Germain", written over a horizontal line.



TOWN of BROOKLINE

Massachusetts

BOARD OF SELECTMEN

NEIL A. WISHINSKY, Chairman
NANCY A. DALY
BENJAMIN J. FRANCO
NANCY S. HELLER
BERNARD W. GREENE

333 WASHINGTON STREET
BROOKLINE, MASSACHUSETTS 02445

(617) 730-2200
FAX: (617) 730-2054
www.BrooklineMA.gov

MELVIN A. KLECKNER
Town Administrator

January 6, 2017

TO TOWN MEETING MEMBERS IN
PRECINCT 10

This is to advise you that a Public Hearing will be held on the application of Hersha Hospitality Management, LP, d/b/a Courtyard by Marriott Brookline, Latisha T. Tucker, Manager, holder of a License To Expose, Keep For Sale and To Sell All Kinds of Alcoholic Beverages to Be Drunk on the Premises as a Seven Day Common Victualler License at 40 Webster Street, for a change of manager as follows:

From: Latisha T. Tucker
To: Naomi St. Germain

For your information, the Board of Selectmen will consider this and other licensing matters commencing at approximately 8:00 P.M. on Tuesday, January 17, 2017 in the Selectmen's Hearing Room, 6th Floor Town Hall, 333 Washington Street.



Town Administrator

cc Naomi St. Germain
Michael E. Brangwynne, Esq.



BROOKLINE POLICE DEPARTMENT
Brookline, Massachusetts

DANIEL C. O'LEARY
CHIEF OF POLICE

To: Chief Daniel O'Leary

From: Lieutenant Derek Hayes

Re: Hersha Hospitality Management, LP, d/b/a Courtyard by Marriott Brookline
Change of Manager of Record

Date: December 28th, 2016

Sir,

Hersha Hospitality Management, LP, d/b/a The Courtyard by Marriott Brookline, has applied for the approval of a new Manager of Record. The Courtyard by Marriott Brookline is located at 40 Webster St. and currently holds a license to Expose, Keep for Sale and to Sell All Kinds of Alcoholic Beverages as a Seven Day CV, Inn Holder License.

Manager of Record Requested:

Naomi St. Germain

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Naomi St. Germain has submitted to the Brookline Police Department a full set of fingerprints for the purpose of conducting a criminal back ground check. The results of the fingerprint query have not been returned from the State at this time. If any information is revealed that would disqualify her from being named as the Manager of Record, a supplemental report will be submitted. Queries of other applicable law enforcement databases revealed no information that would disqualify her from being named as the Manager of Record. Ms. St. Germain does not have a financial interest in this company nor



has she been a Manager of Record of a license to sell alcoholic beverages that has been suspended, revoked or cancelled.

Ms. St. Germain is a US citizen over 21 years of age. A copy of her US Passport was submitted. She is certified in the safe service of alcohol by an in-person course and proof of such has been submitted.

I find NO reason to deny this application.

Respectfully Submitted,

Lieutenant Derek Hayes

