

FREDERICK COUNTY LIQUOR BOARD
Public Meeting Minutes
Monday August 29, 2022

Those Present: Ms. Joan Aquilino, Chair
Mrs. Debbie Burrell, Board Member
Mr. Chris Glass, Board Member
Ms. Jennifer Keefer, Assistant County Attorney
Mr. Bob Shrum, Alcoholic Beverage Inspector
Mr. Robert Lind, Alcoholic Beverage Inspector
Mrs. Dawn Shugars, Director
Mrs. Ashley Kneessi Gay, Administrative Coordinator
Mrs. Candace Sier, Administrative Specialist II
Mrs. Tabitha Vanleeuwen, Administrative Specialist II
Mrs. Heather Flores, Administrative Specialist II

A Public Meeting was held virtually and called to order at 8:00 am by the Director, Dawn Shugars. Introductions and Board overview was shared by Chair, Joan Aquilino. Ashley Kneessi-Gay swore in all participants for today's hearing.

1. TRANSFER APPLICATION RECONSIDERATION

A. Application #258527

DECISION

Frederick Wine House
Gary Zorechak, Kevin Storm, and Lauren Storm
For the use of WBL, Inc
Class A, Off Sale, Beer, Wine & Liquor License
Transfer of Location from: 2440 Osprey Way Ste C Frederick MD

Steve Weis, attorney for the applicant, requested a reconsideration so the previous application could be withdrawn.

Chair Aquilino surveyed the Board members as to whether they are willing to consider a motion to withdraw.

Both Commissioner Burrell and Commissioner Glass are in agreement and due to the previous procedural anomalies, a motion to reconsider the application would be acceptable.

MOTION: Chair Aquilino made a motion to allow the request for reconsideration.

SECOND: Commissioner Burrell second the motion.

FURTHER DISCUSSION ON THE MOTION: There was no further discussion.

VOTE: Commissioner Burrell – Aye
Commissioner Glass – Aye
Chair Aquilino – Did not vote

The vote was unanimous ***Ayes- 2, Nay- 0, No Vote- 1***
(Motion passed)

MOTION: Chair Aquilino made a motion to allow the applicant to withdraw their application.

SECOND: Commissioner Burrell second the motion.

FURTHER DISCUSSION ON THE MOTION: There was no further discussion.

VOTE: Commissioner Burrell – Aye
Commissioner Glass – Aye
Chair Aquilino – Aye

The vote was unanimous **Ayes 3, Nay-0**
(Motion passed)

2. CENSUS DISCLAIMER- Director Shugars read the Census Disclaimer into the record.

3. CENSUS INTEREST FORMS

A. District 01 – Buckeystown, Class A, Beer, Wine, and Liquor (1 License Available)

(a) Sanjay Patel/Dan Kimmel Jr Score: 143

1. 3612 Buckeystown Pike, Buckeystown, MD 21717
2. License Upgrade – Buckeystown Mart
3. No violation history
4. No impact on existing licensees in the area

(b) Dipti Patel Score: 0

1. Not Present

(c) Aarati Pradham Score: 42

1. New License
2. Association with Clay Oven, Class B Restaurant
3. No proposed location

(d) Dhara Patel Score: 0

1. Withdrawn

(e) Nailesh Bhakta Score: 0

1. Withdrawn

MOTION: Chair Aquilino made a motion of ranking as the potential applicant(s) scored

1. Dan Kimmel Jr – Buckeystown Mart

SECOND: Commissioner Glass second the motion.

FURTHER DISCUSSION ON THE MOTION: There was no further discussion.

VOTE: Commissioner Burrell – Not present
Commissioner Glass – Aye
Chair Aquilino – Aye

The vote was unanimous **Ayes- 2, Nay- 0**

B. District 02- Frederick, Class A, Beer & Wine (3 Licenses Available)

(a) Suresh Patel Score: 122

1. 300 N East St, Frederick, MD 21701
2. Upgrade – Frederick Ice

3. No violation history – recent Transfer
 4. No impact on existing licenses in the area
- (b) Poonam Bhalla/Rakesh Bhalla Score: 0
1. Not Present
- (c) Joanna Jennings/Craig Lebo/George Delaplaine, III. Score: 142
1. 48 E Patrick St, Frederick, MD 21701
 2. Upgrade – National Museum of Civil War Medicine
 3. No violation history
 4. Sells Civil War era specialty brews
 5. No impact on existing licenses in the area due to uniqueness of offerings
 6. Non-profit organization
- (d) Miguel Benitez Delcid Score: 0
1. Not Present
- (e) Brian Holder Score: 126
1. 921 W 7th St, Unit 925, Frederick, MD
 2. New License
 3. Large wine and craft beer inventory planned
 4. Other licenses within close proximity
- (f) Rahul Panchal Score: 0
1. Not Present
- (g) Darren Sheffield Score: 131
1. 15 S Carroll St, Frederick, MD 21701
 2. New License
 3. Boutique Style Cigar/Beer & Wine shop
 4. Has secured/viable location
 5. Large community presence
 6. Several licenses within close proximity
- (h) Jarret Walsh/Andrew Smith Score: 0
1. Withdrawn
- (i) Dhara Patel Score: 109
1. 5595 Spectrum Dr, Frederick, MD 21703
 2. New License
 3. Low impact on existing licenses in the area
- (j) Nailesh Bhakta Score: 0
1. Withdrawn
- (k) **Public Comment:**
1. Jackson Siegal – Landlord of 15 S Carroll St, Frederick, MD, spoke on behalf of Darren Sheffield’s location, character, and business idea.

MOTION: Chair Aquilino made a motion of ranking as the potential applicant(s) scored-

1. Joanna Jennings – National Museum of Civil War Medicine
2. Darren Sheffield
3. Brian Holder

SECOND: Commissioner Burrell second the motion.

FURTHER DISCUSSION ON THE MOTION: There was no further discussion.

VOTE: Commissioner Burrell – Aye
Commissioner Glass – Aye
Chair Aquilino – Aye

The vote was unanimous **Ayes-3, Nay-0,**

C. DISTRICT 9 NEW MARKET - CLASS A, BEER, WINE & LIQUOR (2 Licenses Available)

- (a) Sandra Webb Score: 134
1. 11791 Fingerboard Rd, Monrovia, MD 21770
2. Upgrade – New Monrovia Mart
3. No violation history
4. No impact on existing licenses in the area
- (b) Paul Scott Gavel/Paul Alexander Gavel Score: 142
1. 12516 Fingerboard Rd, Monrovia, MD 21770
2. Upgrade – Kemptown Store
3. No violation history
4. Staff is 100% A.A. Trained
5. No impact on existing licenses in the area
- (c) Dhara Patel Score: 76
1. 11324 Green Valley Rd, Monrovia, MD 21770
2. New License
3. Undeveloped land – would be new construction
4. Projected 1+year until opening
- (d) Petros Petrossian/Adrinh Abrahamian Score: 85
1. 4131 Green Valley Rd, Monrovia, MD 21770
2. New License
3. Undeveloped land – would be new construction
4. Projected opening May 2023
5. Connection to Green Valley Convenience store
- (e) Ishan Patel/Shamila J. Patel Score: 0
1. Not Present
- (f) Brian Holder Score: 117
1. Lake Linganore Town Center, 10000 Block Area, Old National Pike, Ijamsville, MD, 21754
2. New License
3. New shopping center in contract
4. Projected opening Spring/Summer 2023
5. No impact to existing licenses according to ‘Livable Frederick’
- (g) Ajay Vaghasia/Ravinaben Vaghasia/Kimberly Ann Grant Finstad Score:112
1. Lake Linganore Town Center, Ijamsville, MD 21754
2. New License
3. New shopping center in contract
4. Strong commitment to ID checks
5. High emphasis on local craft beer, wine, and liquor
- (h) Vivek Patel Score:109
1. 9025 Baltimore Rd, Frederick, MD

2. New License
3. Low impact to existing licenses

- (i) Vinay Gupta Score: 109
1. 11717 Old National Pike, New Market, MD 21774
 2. New License
 3. Lake Linganore Town Center location
 4. Strong commitment to community and regulations
 5. Will donate 10% of all profits for first 5 years to local Frederick County cause
- (j) Aimee Doshi Score: 0
1. Not Present
- (k) Dhara Patel Score: 110
1. 5411 Rotary Ave, New Market, MD 21774
 2. New License
 3. New Construction
 4. Projected opening within 1 year
- (l) Nailesh Bhakta Score: 0
1. Withdrawn
- (m) Kinjal Raval Score: 0
1. Not Present
- (n) **Public Comment –**
1. Ram Patel – There is another liquor store very close to New Monrovia Mart.

MOTION: Chair Aquilino made a motion of ranking as the potential applicant(s) scored-

1. Paul Scott Gavel/Paul Alexander Gavel – Kemptown Store
1. Sandra Webb – New Monrovia Mart

SECOND: Commissioner Glass second the motion.

FURTHER DISCUSSION ON THE MOTION: There was no further discussion.

VOTE:

Commissioner Burrell – Aye
 Commissioner Glass – Aye
 Chair Aquilino – Aye

The vote was unanimous **Ayes-3, Nay-0,**

D. DISTRICT 7 URBANA – CLASS A, BEER, AND WINE (1 License Available)

- (a) Dhara Patel Score: 80
1. 3544 Worthington Blvd, Unit F, Frederick, MD 21704
 2. New License
 3. **Electronic Public Comment-**
 - Serious impact on current licensees
 - Location is “200 steps” from current open store
 - Another Class A store is less than 1 mile away
 - Live/Work location, only 2nd floor available
 4. **Public Comment-**
 - Tom Seymour marked opposition due to location – closeness to other licensees

E. DISTRICT 8 URBANA – CLASS A, BEER, WINE & LIQUOR (1 License Available)

- (a) Brian Holder (Withdrawn later due to Frederick Ranking) Score: 124
1. 1896 Urbana Pike, Suite 104, Ijamsville, MD 21754
 2. New License
 3. Little to no impact to other licenses due to location out of ‘City Center’
 4. **Electronic Public Comment-**
 - Full support from other licensees in the district due to location away from Urbana proper
- (b) Aaditya Desai Score: 74
1. 3409 B Urbana Pike, Frederick, MD 21774
 2. New License
 3. Signed “Letter of Intent”
 4. Could open as soon as December 2022
 5. Low impact on existing licenses due to increasing population in the area
 6. **Electronic Public Comment-**
 - This location is .05 miles from current license, and less than 1 mile from another license
- (c) Gopi Saini/Jean Howard Rodriguez Score: 88
1. 3543 Urbana Pike, Urbana, MD
 2. New License
 3. Ratified Contract of Sale to purchase location
 4. Low impact on existing licenses
 5. **Electronic Public Comment-**
 - This location is .06 miles from existing license and across from an Elementary School
 6. **Public Comment –**
 - Chris May – Gave testimony about ratified contract, and the character of Mr. Rodriguez, and Mr. Saini.
- (d) Manubhai Vaghasia, Kokilaben Vaghasia, Anthony Olivia Score: 73
1. 3504 Urbana Pike, Frederick, MD 21704
 2. New License
 3. New construction in open lot beside historic house
 4. Possible early 2024 opening
 5. **Electronic Public Comment-**
 - .5 Miles from current license, 400 ft from a Church
- (e) Tom Seymour, Michael Hannah Score: 121
1. 8923 Fingerboard Rd, Suite B, Frederick, MD 21704
 2. New License
 3. Under “Turning Point Enterprises” Management
 4. Focus on large deliverable purchases for weddings and corporate events
 5. Sales/orders are by appointment only
 6. No impact to current licenses as business model is completely different from traditional liquor store
 7. **Electronic Public Comment-**
 - No objection if license is only used for its proposed purpose
 8. **Public Comment-**
 - Mitvaa Saini- It is unfair for license to be awarded for this purpose

- Jean Howard Rodriguez- Disservice to community
- Kevin Storm- Using a license in this way can be done under management's existing license, this business model does not serve public need.

- (f) Vinay Gupta Score: 101
1. 3301-3371 Worthington Blvd, Ijamsville, MD 21754
 2. New License
 3. Want's interest downgraded if it would affect other licensees in the area
 4. **Electronic Public Comment-**
 - This location has no current vacancies
 - Too close to current licenses
 5. **Public Comment-**
 - Mitvaa Saini – Has spoken to building owner, location is not available currently
- (g) Ravi Doshi Score: 99
1. 3303 Worthington Blvd, Ijamsville, MD 21754
 2. New License
 3. Census license availability proves need
 4. Could open in as little as 3-6 months
 5. **Electronic Public Comment-**
 - This location has no current vacancies
 - Too close to current licenses
- (h) Dhara Patel Score: 85
1. 3544 Worthington Blvd, Unit F, Frederick, MD 21704
 2. New License
 3. Second level location
 4. Same location as previously heard Beer & Wine testimony
 5. **Electronic Public Comment-**
 - Serious impact on current licensees
 - Location is “200 steps” from current open store
 - Another Class A store is less than 1 mile away
 - Live/Work location, only 2nd floor available
- (i) Serey Lay Score: 107
1. 3556 Worthington Blvd
 2. New License
 3. Affiliation with Spring Ridge Liquors
 4. Focus on delivery
 5. Low impact to other licenses as product focus will be different
 6. Mixed use building, already owned by potential applicant
 7. **Electronic Public Comment-**
 - Location is 200 steps from an existing liquor store
- (j) Bhavi Shah Score: 0
1. Not Present
- (k) Denisha Patel Score: 64
1. Bennett Creek Ave, Frederick, MD 21704
 2. New License
 3. Approximate location, have not yet spoken with leasing agent
 4. **Electronic Public Comment-**

- Location is very close to other licenses
- Not a viable location

(l) Nailesh Bhakta
1. Withdrawn

Score: 0

MOTION: Chair Aquilino made a motion of ranking as the potential applicant(s) scored-
1. Tom Seymour/Michael Hannah

SECOND: Commissioner Glass second the motion.

FURTHER DISCUSSION ON THE MOTION: There was no further discussion.

VOTE: Commissioner Burrell – Aye
Commissioner Glass – Aye
Chair Aquilino – Aye

The vote was unanimous **Ayes-3, Nay-0,**

4. GENERAL PUBLIC COMMENT

- A. Giving someone a license who already has a license so close is unethical
- B. Tom Seymour thanks the Board and looks forward to working together

5. MEETING ADJOURNED: 3:38 pm

Respectfully submitted,
Tabitha Vanleeuwen, Administrative Specialist II
FREDERICK COUNTY LIQUOR BOARD