

The Board of License Commissioners of Cecil County met in a regular session at the County Administrative Building, Conference Room, 200 Chesapeake Boulevard, Elk Room, Elkton, MD on Wednesday, November 30, 2022, at 9:15 A.M.

PRESENT: Stephen Miller, Chairman  
Kristen Ortt, Commissioner  
Bernard Chiominto, Commissioner  
Justin Hill, Board Attorney  
Earl Bradford, Chief Alcoholic Beverage Inspector  
Robin S. Trader, Administrative Assistant

At 9:15 AM, Chairman Stephen Miller called the Board of License Commissioners Meeting to order; he asked everyone to stand for the Pledge of Alliance to the Flag. He asked that anyone who was testifying today please stand and be sworn in by the Clerk.

### **Update/ Extension**

Charles Copeland, Jr, Member; Bayheads Brewing Company, LLC, T/A **Bayheads Brewing Company**, 401 2nd Street, Chesapeake City, MD 21915

Charles Copeland Jr. appeared before the Board; he stated he would like to ask for an extension as he is having delays with construction, mainly supplies issues. He didn't realize when he bought the property the extent of how serious the projects were; the building needed a new foundation, they had to build walls among other things. These extra issues have put a financial strain on the repairs as well. There have been several supplies issues such as they needed new exterior doors, they were ordered, it took over six months to come in and they were damaged when they arrived, and it will take at least three months for the manufacturing to come out for the repairs. Chairman Miller asked how long Mr. Copeland was looking for an extension; Mr. Copeland stated six months. Chairman Miller asked the Board if they had any questions; Commissioner Ortt stated what he has done to the building looks great. Mr. Hill asked if there was anyone to speak for or against this license; hearing none, Chairman Miller called for a motion. Commissioner Chiominto made a motion to grant an extension for Charles Copeland, Jr, Member; Bayheads Brewing Company, LLC, T/A

**Bayheads Brewing Company**, 401 2nd Street, Chesapeake City, MD 21915 for six months; Commissioner Ortt seconded that motion, and the Board unanimously approved the request for extension to Charles Copeland, Jr, Member; **Bayheads Brewing Company, LLC, T/A Bayheads Brewing Company**, 401 2nd Street, Chesapeake City, MD 21915 for six months.

## APPLICATION

Application received from Pravinaben Chandrakant Patel, North Bay Liquors LLC, T/A **North Bay Liquors**, 480 N. Mauldin Avenue, North East, MD 21901 for a new Class "A" Beer, Wine & Liquor Alcoholic Beverages License.

Pravinaben Chandrakant Patel appeared before the Board with attorney, William Riddle. The applicants were duly sworn by the Clerk. The fully executed application packet with proper fees included: signatures of 10 registered voters and property owners in District 5. The legal notice was posted November 16 and 23, 2022.

Mr. Hill asked if the questions that were answered on the application were the same today as when they answered; Mrs. Patel stated yes.

Mr. Riddle asked Mrs. Patel what her address is? Mrs. Patel stated 120 N Main Street. Mr. Riddle stated there was a liquor license at this store and they would like to reopen the same type of store. Mrs. Patel has been part owner since 1979 and the store has had a license since the 1960s. It is a convenience store with an apartment upstairs; the minority owner lived there, he has moved out and Mrs. Patel has plans to move into the apartment at the liquor store. Their plan is to do some renovations and be open within 60 days; the trade name of the business is North Bay Liquors. Mr. Hill asked Mrs. Patel what her address is; Mrs. Patel stated 120 N. Main Street; Mr. Riddle stated she does reside in Cecil County, she does not real estate in Houston. Mr. Riddle continued that they sold the property at 120 N. Main Street and leased back the first-floor apartment. Mr. Hill asked Mrs. Patel if she lived on the first floor; Mrs. Patel stated yes. Mr. Riddle asked how many units were at that address; Mr. Patel stated three. Mr. Hill asked Mrs. Patel how long she has lived in Houston; Mrs. Patel stated she lives here for a month and goes to visit her children and

grandchildren in Houston and sometimes she stays here for three months and then goes to Houston for three months. Commissioner Ortt asked if the renovations were inside, outside or both; Mrs. Patel stated inside and outside. Commissioner Ortt asked if the renovations would be complete to open in the 60 days she stated; Mrs. Patel stated yes. Commissioner Chiominto asked who pays the utilities at 120 N. Main Street; Mrs. Patel stated I pay. Mr. Riddle asked Mrs. Patel if the utilities are in her name; Mrs. Patel stated yes. Mr. Riddle asked if she paid the rent and Mrs. Patel stated yes.

Chairman Miller called Robert Lively to speak; Mr. Lively stated he lives at 360 Old Chestnut Road; he stated he is against the license, there are already four in North East; we don't need another one; there have been no cars, no electricity, he walks by there every day.

Elmer Nunley – 25 South Evan – stated there are plenty of liquor stores and there's always a bunch of people hanging out there – he is against the license

Candice Church – 511 Deans Bank Road – stated there is always riff raff around Howard's – there are four different stores around - they do not need another license.

Nitin Singh Uppal – Singh's Liquor, 2540 Pulaski Highway – he stated his store is within 600 feet, there's another store within ½ mile and another store within a mile. This would make more competition and we don't need that – she said they owned the property at 120 N. Main Street and sold it and are renting the apartment; does she have a lease? I personally went there, and Ms. Jackie lives there – she also answered question 10, have you ever held a license for the sale of alcoholic beverages, she answered no, then she answered question 11 Have you ever applied for a license in Cecil County, she stated yes, how can she do both? He submitted a list of signatures of customers that do not want another liquor store.

Earl Crump, Singh's Liquors, stated he is an employee and customer of Singh's Liquors, there have always been shady things going on there and

now there's a library across the street and we don't need anything going on there.

Reggie White – 8 Country Lane, stated there are too many liquor stores, too close together, they are already on top of each other and with the library across the street, we just don't need this.

Shawna Biggs, 1595 West Old Philadelphia Road – stated there are too many liquor stores, there's always been a bunch of riff raff hanging out there

Kacy Teat – Singh's Liquors – 147 Mahogany Drive – stated she has kids; her kids walk home – the library across the street is a big deal – no one wants to walk past Howard's

Kewal Singh, Singh's Liquor, 3703 Perry Hall Road – stated he is a partner in Singh's Liquors – he is questioning the lease and if she has cancelled checks to prove she pays the rent

Jatin Patel, 107 North East Plaza, he is manager of North East Liquors – there are eight stores in the town of North East, we do not need to open one on each and every corner – do we need more? There is enough in a small town.

Ramona Morlock, 32 Horseshoe Road – stated she is in North East a lot – there are bars and liquor stores in North East – she has always been an eye sore – we have a beautiful new bridge and beautiful library, don't need this across the street

Chelsea Biggs, 6 Westover Place – stated she has lived in North East her entire life, before getting a car, she walked everywhere – she has three kids, her daughter loves the new library, she doesn't want her around Howard's – they are always throwing their waste on the ground – it's unoccupied and needs to stay that way

Chief Bradford read an email from Don Harmer – Weaver's Liquors - I would like to stand in opposition to the issuance of a new off premise liquor license at the location formerly known as "Howard's Market" at 480 Mauldin Ave, North East, MD 21921. I would ask the Commissioners of the Cecil County Liquor Control Board to consider the two-mile circle around this location and the already high density of the existing stores within that circle.

There are at least five off premise stores within the circle and I believe the public is well served at this time. My store is one of those five licenses.

Thank you very much for your consideration. My apologies for not attending in person as we have a personnel shortage on this date and time. I am available by cell phone if you should have any questions.

Sincerely, Don Harmer, Owner/Operator, Weaver's Discount Liquors, 1747 West Pulaski Hwy, Elkton, MD

Chairman Miller asked Chief Bradford how many licenses are issued in North East; Chief Bradford stated 5 liquor stores and 10 restaurants.

Mr. Riddle stated Howard's Market has held a license since 1960s – their son failed to file the renewal in a timely manner – he stated yes, there are several stores in North East, but who was there first? Howard's Market was there first; he stated because the son did not file the renewal, they've had to jump through hoops to try to get this license back; applying for a variance because of the house of worship; he corrected himself and stated Weaver's was there first, but Howard's has been a staple.

Chairman Miller called for a motion. Commissioner Chiominto made a motion to table this matter until Mrs. Patel can produce electric bills, water/sewer bills and a letter from the owner stating how long she has been living there to establish residency; Commissioner Ortt seconded that motion and the Board unanimously voted to table this matter until Mrs. Patel can produce electric bills, water/sewer bills and a letter from the owner stating how long she has been living there to establish residency

**Questions/Public Comment** – Chairman Miler asked if there was anyone who wished to speak – one of the ladies who spoke against the Howard's Market application stated the people who work at Howard's have always been very rude.

### **General Business**

- **Approve Minutes** Commissioner Ortt made a motion to approve the minutes from October 26th; Commissioner

Chiominto seconded that motion and the Board unanimously approved the minutes from October 26<sup>th</sup>.

- **Specials**

**Old Business**

**New Business**

At 9:55 AM with no further business to conduct, Chairman Miller stated he would entertain a motion to adjourn; Commissioner Chiominto made a motion to adjourn, Commissioner Ortt seconded that motion and the Board unanimously voted to adjourn the November meeting.

BY:

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Stephen Miller, Chairman

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ATTEST:  
Robin S. Trader, Administrative Assistant