

**QUEEN ANNE'S COUNTY BOARD OF LICENSE COMMISSIONERS  
FRIDAY, FEBRUARY 10, 2023  
9:00 A.M.**

The Board of License Commissioners of Queen Anne's County met on Friday, February 10, 2023. The meeting was changed from the regular meeting date because of room availability. The meeting was called to order by Chairman Gene M. Ransom, III, Esq. Those present were: Gene M. Ransom, III, Esq., Chairman; Thomas E. Beery, Vice Chairman; John T. McQueeney; Timothy G. Hibbard; and Charles W. Ferrar, Members; Crystal Richard, Esq., Attorney for the Board; Mandy Calvert, Liquor Inspector; Cathy Maxwell, Clerk to the Board.

**SPECIAL/TEMPORARY LICENSES:**

A motion was made by Mr. McQueeney, seconded by Mr. Hibbard, to approve the following Special/Temporary Licenses, pending any required approvals from the Dept. of Planning & Zoning. By a vote of five in favor and none opposed, the motion passed:

KI Estates Community Assoc. – date of event – January 27

KI Estates Community Assoc. – date of event – February 11

Saving Future Feral Cats Inc. – date of event – February 11

Kent Island High School Baseball – date of event – February 23

Kent Island Vol. Fire Dept. – date of event – April 1

Jeff Davis American Legion – date of event – April 30

**APPROVAL OF JANUARY 2023 MINUTES AND REPORTS:**

A motion was made by Mr. Hibbard, seconded by Mr. Beery, to approve the January, 2023 Minutes and Reports. By a vote of five in favor and none opposed, the motion passed. Mr. Ransom said that Ms. Calvert's reports are very good.

**2023 BUDGET:**

Ms. Amy Moredock, Director of Planning & Zoning, and Mr. John Shelton, Planning Supervisor, appeared before the Board. Ms. Moredock said her Dept. manages many boards and commissions and the fees collected go into the Commissioners' general fund. The budget for the Liquor Bd. for the last 3-4 years has been through email communication. This includes capital improvements items, such as a car, office supplies, etc. Specific items include the Board members' stipends, compliance checks, conferences, etc. She said the budget for FY 2024 is the same budget that this Board approved last year. All the County Board members did receive an increase in the stipends. She said most Boards have been attending conferences virtually but things are changing. She said Ms. Calvert has been doing a wonderful job and was given the County COLA increase. Ms. Calvert's vehicle has been upgraded to a 2017 Chev. Colorado. She said the budget can be adjusted if anything unexpected arises. Mr. Ransom said the Board would like to discuss funding for a possible TAM Alcoholic Awareness Training class. Ms. Moredock said it is not uncommon for boards to require licenses. But the local County boards are not involved in funding that training. She said while it is not unethical, it is a perception issue. If a quasi judicial board issues licenses, for this Board to be involved in the managing of that training for the licenses could cause some perception issues when violations occur or if some license holders can and cannot attend the training that this Board puts forward or is perceived as paying for. Ms. Moredock said her request is that perhaps Mr. Warren Wright, Drug Free Coalition, or someone else could put forward a grant proposal to the Co. Commissioners in their budget so that this is not coming out of this Board's budget specifically and that this Board does not manage it. Mr. Ransom said this Board wants to create an opportunity for

a third party conducting the classes. He suggested that Ms. Moredock ask the Commissioners how they would suggest handling this and this would solve the problem. Ms. Richard said there is a process of grants that is already established by the Co. Commissioners and this is a good idea to let them manage this. She suggested that Ms. Moredock leave this to the Co. Commissioners to potentially issue this grant and indicate that this Board supports it. Mr. Ransom said timing could be an issue. Ms. Moredock said she understands there is a training class planned in the near future that has been offered by Mr. Wright. Mr. Ransom said based on Ms. Moredock's concerns, this training will not be a line item in this Board's budget. Ms. Moredock said she will present the budget that has been shared with this Board and will include a description of this request for TAM training and this Board's support of prioritizing this training for any applicant that may apply for it. Mr. Jody Schulz was present and suggested that the Board contact Chesapeake College for possible training. Ms. Moredock said staff has researched the nature of this training and has found that a board financially supporting or providing a platform for that training would be unique, it has not been done in other jurisdictions. She added that Ms. Calvert and her predecessors have done a good job and have been achieving compliance at an increasing rate, not decreasing. Compliance in 2020 was 67%, 2021 was 84% and 2022 is at 76%. The Board agreed to approve the Budget as presented.

**LIQUOR INSPECTOR:**

Ms. Calvert has been coordinating the upcoming TAMS Training Class which is scheduled for March 7, 2023 at the Holiday Inn Express.

**RANGE SENIOR PLANNER:**

Rob Tracey, Long Range Senior Planner, appeared before the Board. He had a draft letter of support for the Board to sign for HB #258 Residency Requirement with amendments mentioned. Mr. Ransom said the Md. State Licensed Beverage Association (MSLBA) reached out to him and said they would oppose the Bill the way it was originally drafted by Legislative Services because it was not State only. He spoke with Senator Hershey and Delegate Arentz and they felt that MSLBA was correct. He requested Mr. Tracey to amend the letter to say the Board supports the Bill with the sponsor amendments which is to change it to State only. All Board members agreed. Mr. Tracey said the hearing on this Bill is February 20, 2023 at 1:00.

**TEMPORARY EXPANSION OF PREMISES:**

Joseph McQueeney, Esq. appeared before the Board for a request for temporary expansion of premises for Pour House Pub, 205A Tackle Dr., Chester, MD for a St. Patrick's Day Event on Friday, March 17, 2023. Mr. McQueeney said they plan to put a tent up and he submitted a drawing showing the location. A motion was made by Mr. Beery, seconded by Mr. Ferrar, to approve the one day expansion, pending Dept. of Planning & Zoning and Fire Marshal approval. By a vote of five in favor and none opposed, the motion passed.

**LICENSE CHANGE:**

Ms. Nicole Carrion, husband of Jonathan Carrion, Licensee for Ledo Pizza, 110 Kent Landing, Stevensville, MD appeared before the Board. Mr. Carrion passed away on November 4, 2022. Mr. Ransom said when a Licensee passes away, this Board may name a Personal Representative for a term not exceeding 18 months. He advised Ms. Carrion if she can work out the details for a transfer by the normal May 1, 2023 license renewal date, that may be easier. A motion was made by Mr. Hibbard, seconded by Mr. Beery, to appoint Ms. Nichole Carrion as Personal Representative. By a vote of five in favor and none opposed,

the motion passed. Mr Ransom told Ms. Carrion the Board is very sorry for her loss and to let them know if there is anything they can help her with.

**ISLAND PUB**

Joseph McQueeney, Esq. appeared before the Board to discuss the pending transfer of license from Luke's Grille to Island Pub which was conditionally approved by the Board at the November 22, 2022 monthly meeting. Member John McQueeney recused himself as he is the father of Joseph McQueeney, Esq. Ms. Calvert said she attempted to contact Mr. Ed Rice, Licensee for Luke's Grille, but was not able to. Mr. Ransom said the Board is going to have a motion to have a revocation hearing on Luke's Grille at the April 4, 2023 monthly meeting and also a hearing on a new license for Island Pub. Or Luke's Grille can resolve the tax situation and not be revoked and the transfer can take effect within the timeframe that was given. Mr. McQueeney agreed and will file a new application for Island Pub. A motion was made by Mr. Ferrar, seconded by Mr. Beery, to set a hearing for revocation on Luke's Grille for failure to pay taxes at the April 4, 2023 monthly meeting. By a vote of five in favor and none opposed, the motion passed. A motion was made by Mr. Ferrar, seconded by Mr. Beery, to allow Island Pub to submit an application and waive the advertising requirement at the April 4, 2023 monthly meeting. **NOTE:** The tax issue for Luke's Grille was resolved satisfactorily and the license was transferred to Island Pub on February 14, 2023.

**GENERAL QUESTIONS:**

Mr. Anthony Reno and Mr. Don Reedy appeared before the Board to discuss an event at the Chesapeake Bay Beach Club on February 25, 2023 for the benefit of Mr. Reno's non-profit, Not My Child. This will be a casino night function. The event has approx. 300 people attending but there is an exclusive room for only 100. Mr. Reno plans to have samples poured in a minimal amount in this separate room with no more than 100 guests. The charge is \$100 per person which will go to the non-profit. A motion was made by Mr. Beery, seconded by Mr. Ferrar, to approve a Special/Temporary license for this event. By a vote of five in favor and none opposed, the motion passed.

Mr. Don Reedy appeared before the Board to discuss an expansion of premises for the Bay Bridge Boat Show at Libby's Restaurant on April 14-16, 2023. He submitted a tentative plat of the property but said the plans are not completely finalized yet and could change. Mr. Ransom said the Board will have two meetings before this event occurs and suggested that Mr. Reedy send in the final changes to Ms. Maxwell and he will not have to appear again. Mr. Ransom said the control at this event in the past has been excellent. A motion was made by Mr. Beery, seconded by Mr. McQueeney, to approve the expansion of premises for the Boat Show on April 14-16, 2023. By a vote of five in favor and none opposed, the motion passed. Mr. Ransom asked Mr. Reedy to contact Ms. Vivian Swinson, Zoning Administrator, for any additional required County permits for this event.

**REVIEW FOR ADVERTISING:**

The Board reviewed for advertising a new Class "B-D" Beer, Wine & Liquor License for Justin Cox, Ryan Gordon and Clark Mowrey, for the Benefit of Atlas Kentmorr, LLC, trading as Kentmorr Restaurant, permitting the sale of the aforesaid beverages on the premises located at 910 Kentmorr Rd., Stevensville, MD 21666. Mr. Cox, Mr. Gordon and Mr. Mowrey, applicants, appeared before the Board. Mr. Ransom said the signed lease is still needed. Ms. Richard said a signed lease is required for the application to be complete for advertising. Mr. Ransom said if the applicants want their hearing on March 7, the lease has to be submitted immediately. Otherwise, the hearing will be at the April 4 monthly meeting. Ms. Richard said the remaining paperwork submitted was complete. The applicants

are planning to continue basically the same tradition for Kentmorr Restaurant. They plan to have a bar outside and seating on the beach. Mr. McQueeney said there have been issues in the past with the outside bar and some neighbors. Mr. Ransom suggested to the applicants that they contact Ms. Vivian Swinson regarding any possible Planning & Zoning issues. Ms. Richard said they should also advise Ms. Swinson of any structures planned. **NOTE:** The applicants submitted the signed lease and a public hearing for this application will be held on Tuesday, March 7, 2023.

**PUBLIC HEARING:**

The Board held a public hearing for a reclassification from a Class "A" Beer & Wine License to a Class "A" Beer, Wine & Liquor License, for Robert W. Marsh, III, for the Benefit of Boatel Operations, LLC, trading as Kent Narrows Marine Boatel, permitting the sale of the aforesaid beverages on the premises located at 100 Piney Narrows Rd., Chester, MD 21619. Mr. Rob Marsh, Licensee, and Mr. Jody Schulz appeared before the Board. Ms. Richard administered the oath to all who were to testify. Ms. Richard said all documents submitted were complete. Mr. Ransom entered as Applicant's Exhibit No. 1 the application and related documents. Mr. Marsh said they would like to upgrade their license at the marina. He said numerous customers request additional beverages that are outside the realm of what they can sell currently. He would like to upgrade the license to sell beer, wine & liquor. Mr. Ransom reviewed § 4-210 of the Alcoholic Beverages Code, approval or denial of license. Mr. Marsh said the majority of the alcohol they sell is to their customers in the marina, when they are coming in to go out boating for the day. They are looking for some of the newer mixed drinks. Mr. Marsh said this request will not have a negative impact on other licenses in the area. There is Cedar Point Marina (Lippincott) but it is on the other side of the Kent Narrows Bridge in Grasonville, MD. He said there are approx. 400 boats stored at his marina. He said they are the only boating area at Kent Narrows that provides access to alcohol. A person can dock at the marina, walk to the store and purchase. Mr. Ransom marked as Applicant's Exhibit No. 2 a picture of the marina. Mr. Marsh said his original license required that they are a marina and he is reinstating that they are compliant as a marina. Mr. Schulz said in his opinion they have passed the test that they are a marina, just an indoor marina. Mr. Beery said this Board put a prohibition on new Class "A" licenses in the 4<sup>th</sup> Election District. There were three exceptions and a marina with a minimum of 30 boat slips was one exception. He said he feels the picture presented covers this. Mr. Marsh said his new employees will be alcohol awareness certified. He said the store will be open year round. Mr. Schulz said they do not intend to be a full blown liquor store. No one else appeared regarding this application. A motion was made by Mr. Hibbard, seconded by Mr. Beery, to approve the license, contingent upon Mr. Marsh meeting with Ms. Calvert. By a vote of five in favor and none opposed, the motion passed. Mr. Schulz requested that this reclassification license become effective May 1, 2023.

**PUBLIC HEARING:**

The Board held a public hearing for a new Class "B-D" Beer, Wine & Liquor License for Sarbjit S. Dhillon, for the Benefit of Lucky 27, LLC, trading as Lion's Villa, permitting the sale of the aforesaid beverages on the premises located at 508 Railroad Ave., Centreville, MD 21617. Mr. Dhillon, applicant, and his nephew, Mr. Gurjit Singh, along with their Attorney, David (Chip) Gregory, Esq. appeared before the Board. Ms. Richard administered the oath to all who were to testify. She said all submitted documents were in order. Mr. Ransom admitted as Applicant's Exhibit No. 1 the application and related documents. Mr. Gregory said this location was previously The Lion's Den and had a liquor license. It was an ice cream parlor and sold sandwiches. Before that it was Town & Country Animal Hospital and before that it was Lion's Den which was a hangout for young people. Mr. Dhillon plans something entirely different. It will be a full fledged restaurant. Under the requested Class "B-D" license, there

must be 25% daily gross receipts of food sales. Mr. Dhillon and his wife are the members of the LLC. Mr. Dhillon said the menu will be pasta, salads, kabobs, more of an Indian/Mediterranean cuisine. Mr. Gregory said the premises map shows a small patio area. He said this patio area is rounded and has benches and a table. Mr. Dhillon said he is doing renovations and does not expect to be complete until the end of March. He basically had to gut the entire building inside. Mr. Dhillon has been in the restaurant business before. He said the emphasis here will be on food, not alcohol. He said his gross food sales will be more than 50%. The closest nearby license is Mamma Mia. Mr. Beery asked him why he has applied for the "B-D" license rather than a "B" license. The prior owner had a "B" license. Mr. Beery said one difference in these licenses is that with a "B-D" license you may sell beer to go. And this location is across the street from the high and middle schools. Mr. Hibbard asked Mr. Dhillon how he plans to monitor the outdoor patio. Mr. Dhillon said there will be a door through there to serve and to keep watch. Mr. Beery asked how does he plan to control that outside area to prevent people from walking onto the patio from the street. Mr. Gregory suggested that if someone wants to sit outside, they must first go inside to see the hostess to be seated. Ms. Richard said the problem is that kids walk directly by the patio area when school lets out and also park their cars there. She said a fence would be a good idea. Mr. Beery said there needs to be an enclosure to prevent people from walking onto the patio and the Fire Marshal would also most likely require this. Mr. Dhillon said he is willing to put a fence around the patio. Mr. Gurjit Singh said Mr. Dhillon plans to sell Indian alcohol products along with the American beers and would like to sell certain kinds of beers to go along with the food. Mr. Singh said they do plan to fence in the patio area so they can monitor everything going in and out. He said this restaurant will be something very different for the community and Mr. Dhillon is very experienced in this field. Mr. Beery asked if they did not have off sale for beer, would that hurt their business plan. Mr. Singh said they do not want to sell beer to go. Mr. Gregory said when he first spoke with his client and explained the difference between the "B" license and the "B-D" license, Mr. Dhillon said he would prefer to apply for the bigger license. Mr. Ransom said it sounds like Mr. Dhillon may be willing to agree to a "B" license if the Board members have concerns about beer to go and also to control the patio area.

Mr. (?) Patel appeared before the Board in favor of this application. He said it would hurt the business if they do not have alcohol along with the Indian food while sitting in the restaurant.

Mr. Warren Wright, Drug Free Coalition, appeared before the Board in opposition to the granting of this license. He said Mr. Gregory gave a good history of this building. He said a few years ago a high school student passed away. In honor of him they opened the Lion's Den which was in conjunction with the school. They sold ice cream and then started selling sandwiches and then added alcohol sales. He said the restaurant closed. Mr. Wright said he checked with the school and they have had no input about using the mascot's name for the proposed Lion's Villa. He said students park all around this location and are always walking past. He said DFC is in favor of restaurants but the concern is this location with take out beer is the worst signal we can send to the kids. Mr. Ransom asked Mr. Wright if this Board were to deny the "B-D" license and approve a "B" license instead, and require them to protect the outside patio, would that resolve his concerns and he said, yes. Mr. Singh said he understands these concerns. He said there will be a new system to double check ID's. They will protect the outside parking area. They plan to install at least 10-15 cameras. He said Acme is right across the street and they sell tobacco products. Mr. Beery asked Mr. Dhillon if he is interested in changing his request from a Class "B-D" license to a Class "B" license and he said, yes. No one else testified in favor or opposition to this application. A motion was made by Mr. Beery, seconded by Mr. McQueeney, to approve a Class "B" beer, wine & liquor license, subject to receipt of all outstanding documents. Also that the patio be

enclosed by a fence subject to Fire Marshal approval. By a vote of five in favor and none opposed, the motion passed.

**PUBLIC HEARING:**

The Board held a public hearing for the transfer of a Class “B” Beer, Wine & Liquor License from Jennifer Brown, t/a O’ Shucks Irish Pub, to Joseph Zagami, for the Benefit of ZC Restaurant Group, LLC, trading as The Alibi Gastropub, permitting the sale of the aforesaid beverages on the premises located at 122 N. Commerce St., Centreville, MD 21617. Mr. Joseph Zagami, applicant, appeared before the Board. Ms. Richard stated for the record that her law firm represents O’ Shucks Irish Pub. She administered the oath to all who were to testify and then recused herself from participating in the hearing. All submitted documents were in order. Mr. Ransom entered as Applicant’s Exhibit No. 1 the application and related documents. He said documents still needed are Health Dept. approval, and the Bulk Transfer permit. The Health Dept. inspection is scheduled for today and the Bulk Transfer permit has been mailed but not received to date. Mr. Ransom reviewed § 4-210 of the Alcoholic Beverages Code, approval or denial of license. Mr. Zagami said he plans to bring a new and different concept to Centreville. A gastropub is basically a pub that is more focused on food. He said O’ Shucks has been a staple in the community for about 10 years. This location has been many different restaurants over the years. He does not think this license will have any negative impact on other licenses in the area. Mr. Zagami said he has traveled throughout the world studying food. He went to culinary school in Paris. He has lived in Italy, Switzerland, the UK and other locations. He plans to bring those influences into the food and set this apart from anything else in the vicinity. He said he plans to sell more than 50% gross daily sales in food. No one else testified in favor or opposition to this application. A motion was made by Mr. McQueeney, seconded by Mr. Beery, to approve this license, pending receipt of the Health Dept. approval and Bulk Transfer permit. By a vote of five in favor and none opposed, the motion passed.

**DRUG FREE COALITION:**

Mr. Warren Wright appeared before the Board. He gave the Board the final copy of the pamphlet titled, “Promoting Responsible Alcohol Sales and Service in Queen Anne’s County”. He also had extra copies for Ms. Calvert. He said next week all the County middle schools will hear Ray Lozano, a comedian drug expert. Every school that he has attended has asked him to return. He said Ms. Calvert has been helping organize the upcoming TAM training class. He said the current Alcohol & Tobacco Commission will soon be the Alcohol, Tobacco and Cannabis Commission.

**ROUNDTABLE:**

The Board discussed a refund request by the previous licensee for Kentmorr Restaurant for the period January 1, 2023, when the business was sold, through April 30, 2023. A motion was made by Mr Ransom to refund \$250 of the license fee. There was no second to the motion and the motion failed.

The Board reviewed the proposed changes made by Ms. Richard to the Special/Temporary (one day) application. A motion was made by Mr. Beery, seconded by Mr. Ferrar, to approve the changes. By a vote of five in favor and none opposed, the motion passed. The revised application will be placed on the County website effective immediately.

The Board reviewed the proposed changes made by Ms. Richard to the Rules and Regulations, Sections 2.02 and 2.10. All members voted in favor of the revised changes. These changes become effective 2/10/23. A new signature page will be signed by the Board members at the March 7, 2023 meeting.

Mr. McQueeney discussed fines being paid late. He suggested that when a fine is imposed for a violation, the fine should be paid in ten days rather than 30 days. Mr. Ransom said he would prefer that the Board say if the fine is not paid within ten days, your license will be revoked. Mr. Beery suggested if the fine is not paid in ten days, or notice of appeal. Ms. Richard said a person has more than ten days to appeal and if they appeal on Day 20, then what happens? Mr. Ransom said their fine could be refunded if they filed an appeal.

There being no further business, the meeting was adjourned to meet again on Tuesday, March 7, 2023.

Respectfully Submitted,

*Cathy Maxwell*  
Clerk

/s/ Gene M. Ransom, III, Esq.  
Chairman