

**MINUTES
LICENSE COMMISSION MEETING
APRIL 22, 2015**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Joseph W. Quarantello, Jr. at 3:00 p.m. on April 22, 2015. Commissioner Linda Guinasso, Commissioner John M. LaCroix, Police Lt. Sean Randall, Liaison with the Revere License Commission, and Maggie Haney, Recording Secretary, present.

Vote to accept Minutes: Vote to accept the Minutes of 2/18/15, 3/5/15, and 3/18/15.

Upon a motion duly made by Commissioner Guinasso, and seconded by Commissioner LaCroix, it was VOTED to accept the minutes.

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

Revere Lodge #1171 of the B.P.O.E. of U.S.A., Inc.
198 Shirley Avenue
James Hannon, Manager

Application for a Change of Officers/Directors: Application of Immaculate Revere Lodge #1171 of the B.P.O.E. of U.S.A., Inc., 198 Shirley Avenue, James Hannon, Manager, for a change of officers/directors.

James Hannon appeared for the application. This is a change to reflect the new officers voted in by the club.

There were neither opponents nor proponents when called. Upon a motion duly made by Chairman Quarantello, and seconded by Commissioner LaCroix, it was VOTED to approve the application.

Patriot Civic Club, Inc.
93 Patriot Parkway
Ernani Storlazzi, Manager

Application for a Change of Officers/Directors: Application of Patriot Civic Club, 93 Patriot Parkway, Ernani Storlazzi, Manager, for a change of officers/directors.

Ernani Storlazzi appeared for the application. This is a change to reflect the new officers voted in by the club.

There were neither opponents nor proponents when called. Upon a motion duly made by Commissioner Guinasso, and seconded by Commissioner LaCroix, it was VOTED to approve the application.

Patriot Civic Club, Inc.
93 Patriot Parkway
Ernani Storlazzi, Manager

Application for an Automatic Amusement Device License: Application of Patriot Civic Club, 93 Patriot Parkway, Ernani Storlazzi, Manager, for an Automatic Amusement Device license for three automatic amusement devices: a pinball machine, a shuffleboard game, and an arcade game.

Ernani Storlazzi appeared for the application. The Commission verified that the proposed devices will consist of a pinball machine, a shuffleboard game, and a bowling game, and not any sort of poker or gambling-style machines. This club is restricted from having video poker machines as a result of a 2013 violation.

There were neither proponents nor opponents when called. Upon a motion duly made by Chairman Quarantello, and seconded by Commissioner LaCroix, it was VOTED to approve the application.

Select Transportation, Inc.
60 VFW Parkway
James Marcotte, Manager

Application for a Parking Lot License: Application of Select Transportation, Inc., James Marcotte, Manager, for a Parking Lot license to be exercised at 60 VFW Parkway, Revere, MA. Requested number of parking spaces is 27, requested hours of operation to be continuously open.

James Marcotte appeared for the application, represented by his attorney, James Cipoletta. Atty. Cipoletta said that in 2011, the property had been the subject of a rezoning and a special permit, allowing the operator to use the property for a car and truck rental business, with accessory parking and storage. Since he uses the space from time to time to park cars which are not his own, Atty. Cipoletta explained that they were applying for a license to cover that use. He reported that all signoffs had been obtained from all relevant City departments, and invited the Commissioners to question Mr. Marcotte about the operation of the business.

Commissioner Guinasso inquired whether large trucks were parked on the property, and if any trucks held a great deal of fuel. She was assured that most vehicles were small, and did not have large fuel tanks. She was also assured that the property was striped to indicate parking spaces. Chairman Quarantello pointed out that he showed disapprovals from Fire, Community Development, and the Collector of Taxes. Atty. Cipoletta stated that Fire had approved, and Community Development had countermanded their objection. Chairman Quarantello also asked about overflow parking. Mr. Marcotte replied that he had an accommodation with the laundromat next door for those rare occasions when his parking overflows. Commissioner Guinasso informed Mr. Marcotte that he may not park in an unlicensed lot, and must stick to his 27 spaces. Mr. Marcotte agreed to do so. He described his parking needs as largely storage of rental cars and trucks, but occasionally customers who park for a few hours in his lot while using the rentals.

There were neither proponents nor opponents when called. Upon a motion duly made by Commissioner Guinasso, and seconded by Commissioner LaCroix, it was VOTED to approve the application, pending confirmed signoffs from all inspectional services, payment of overdue taxes, submittal of abutter notification affidavit, and payment of the license fee.

RHouse1, LLC
72 Dehon Street
Jeffrey B. Moll, Manager

Application for Transfer of a Lodging House License: Application of RHouse1, LLC, 7 Kimball Lane, Building A, Lynnfield, MA, Jeffrey B. Moll, Manager for transfer of a Lodging House license to be exercised at 72 Dehon Street, Revere, MA. Requested number of rooms is 13, with requested hours of operation to be continuously open.

Attorney Louis Kroon represented the applicant. Mr. Moll has been in property management for several years, including property in Revere. He acquired the building when the previous owner needed to sell, and due to the time constraints of the transaction, was not able to apply for a license transfer until after the sale. Both Lt. Randall and Lt. Goodwin of the Revere Police stated that this particular lodging house has not been a problem for the police. There are currently eight tenants out of a possible thirteen, and some cosmetic renovations have already been done to the inside of the building. The applicant plans to continue an existing, peaceful lodging house, with some improvements to the property. Commissioner Guinasso had spoken to the Ward Councilor, and he considers this lodging house to be quiet and peaceful.

The Commission suggested that the lodging house should have an on-site manager. Atty. Kroon said this was being considered, but had not yet been done. He promised to suggest it to the owner.

There were neither proponents nor opponents when called. Upon a motion duly made by Commissioner Guinasso, and seconded by Commissioner LaCroix, it was VOTED to approve the application.

HEARINGS

Edward Rizzo
d/b/a **R & R Shirley Realty Trust**
194 Shirley Avenue
Edward Rizzo, Manager

Hearing: Hearing regarding multiple fire and building violations, including covered smoke detectors, construction without permits, and overflowing trash in the driveway.

Edward Rizzo appeared for the hearing. He brought permits and signoffs which he has obtained since the original violations. He stated that he had learned a lesson from this. Work is being done to fix the smoke detectors, the blocked hallways and stairways have been cleared, the trash removed, and construction halted until all permits have been obtained. In his 24 years of running this lodging house, he has not been before the board for about 20 years.

Ward Councilor Ira Novoselsky spoke on behalf of Mr. Rizzo. While allowing that the location and the nature of the business created their own difficulties, Councilor Novoselsky feels that Mr. Rizzo does a good job of keeping his property in order. There were no opponents when called.

The Commission was very concerned about the buildup of trash in the driveway. Photos showed that the trash buildup had gone well beyond a minor overflow of the dumpster. Mr. Rizzo was willing to have the dumpster emptied more frequently than its current three times/week.

Chairman Quarantello made a motion to table the matter, with the instruction to take whatever measures are needed to keep the trash from overflowing. Commissioner Guinasso added that she would like to see Lt. Randall monitor the situation, and Commissioner LaCroix added that he would like to see Mr. Rizzo back before the Commission after Lt. Randall has been monitoring the trash situation for 60 days.

Therefore, upon a motion duly made by Chairman Quarantello, and seconded by Commissioner Guinasso, it was VOTED to table the matter for 60 days, during which time Lt. Randall would be directed to monitor the lodging house to ensure that the trash does not pile up in the driveway again, after which time, Mr. Rizzo will be called before the Commission for a review.

Auto Gallery Group, Inc.
d/b/a **Revere Auto Gallery**
120 Squire Road

Hearing: Hearing regarding Auto Gallery Group, Inc. d/b/a Revere Auto Gallery, to review the status of its Class 2 Motor Vehicle license, and resolve questions of operational authority.

Wade Lee appeared for the hearing. He stated that he has been working vigorously for the last three months to resolve matters with all of the victims of Revere Auto Gallery. He had reached agreements with all but three of them. Of the remaining three, two are relatively minor issues, but are in progress, and the third has proven unreachable. His agreements are predicated upon the City of Revere's willingness to allow him to transfer his license to a successor of his choosing.

Revere Police Lt. John Goodwin also spoke. He has been working with Mr. Lee to ensure that the people victimized by Revere Auto Gallery are able to receive some form of restitution, and feels that they have reached a successful compromise to achieve that goal.

Chairman Quarantello raised the question of the ownership of Auto Gallery Group, Inc., as did Commissioner Guinasso. The Massachusetts Secretary of the Commonwealth, Corporations Division, indicates that Alvin Carter owns the company. If that is the case, Mr. Lee may not transfer a license he doesn't own. However, corporate officers can be changed online, and the Secretary's office does not require any documentary evidence to prove that these changes are valid. Additionally, Lt. Goodwin informed the Commission that both the Attorney General's and District Attorney's offices were unable to determine who would be the rightful owner of Auto Gallery Group, Inc. As a result, Chairman Quarantello holds the view that the Commission must consider Mr. Lee the rightful owner, as he was the last principal to obtain a license from the Commission. Chairman Quarantello also expressed concern for the victims of Revere Auto Gallery, and his willingness to consider a license transfer – but only to a qualified candidate – in furtherance of the goal of aiding the victims. He assigned full credit to Mr. Lee for his willingness to make this restitution, and to Lt. Goodwin for his efforts on the victims' behalf, but expressed less satisfaction with Mr. Lee's making all restitution contingent upon the City's transfer of his license.

Commissioner Guinasso aired concerns about Mr. Lee's unwillingness to simply make the restitution as a matter of good conscience, and deplored the use of the restitution agreements as a bargaining tool. Both Chairman Quarantello and Lt. Goodwin spoke strongly in favor of coming to an agreement in order to help the defrauded customers, rather than leaving them with no options but long court battles to obtain any remedy.

Cynthia Alba spoke on behalf of Mr. Lee. She was one of the defrauded customers of Revere Auto Gallery. She described Mr. Lee as an honest man, victimized by Alvin Carter, who was doing his best to make things right for the defrauded customers, and who had already made restitution to her. Commissioner Guinasso was pleased that Ms. Alba had been reimbursed, but suggested that it would be nice if others could be equally satisfied. While she understood that Mr. Lee might be suffering from a mistake, she feels that he should take responsibility for the consequences of his mistake, and that he has not done so.

City Councilor Anthony Zambuto spoke on behalf of Mr. Lee. Councilor Zambuto supported the agreement in large part because of his respect for Lt. Goodwin, who was an integral part of developing this agreement.

There were no opponents when called. After much discussion on these topics, the Commission voted on the matter.

Upon a motion duly made by Chairman Quarantello, and seconded by Commissioner Guinasso, it was VOTED to lift the suspension of the license, and allow Mr. Lee to apply for a renewal of that license. The approval of that renewal will be contingent upon the satisfactory resolution of payment to the victims of Revere Auto Gallery.

After the license has been renewed, Mr. Lee may apply for a transfer, and the Commission agrees to transfer the license, as long as the license applicant is a fully qualified individual. Until such time as a transfer is approved, Mr. Lee will remain the principal and manager of the car dealership at 120 Squire Road, and responsible for the conduct of all business at that location.

COMMUNICATIONS:

1. Notice of Revocation from Massachusetts Alcoholic Beverages Control Commission, informing the Commission that they have revoked the license of Speakeasy, Inc. d/b/a **Speakeasy**, effective March 18, 2015.
2. Notice from Massachusetts State Lottery Commission that North Shore 1A Enterprise, Inc. d/b/a **Wonderland Convenience Store**, 1247 North Shore Road, will be selling KENO To Go.
3. Notice of bond cancellation, effective May 13, 2015, for **Master Auto Sales, Inc.**, 1027 Broadway.
4. Letter from Trudy Condon of Lynn, summarizing her difficulties with Auto Gallery Group, Inc. d/b/a **Revere Auto Gallery**.
5. Notice from Massachusetts State Lottery Commission that they will be installing a KENO monitor at **Super Convenience**, 136 Shirley Avenue.

All communications were accepted and placed on file.

LATE LICENSE RENEWALS FOR 2015

Fortuneteller

Rosie Cooper d/b/a **Revere Psychic Studio**, 209 Squire Road, Room 20

Entertainment

Bagel Bin, Inc., 207 Shirley Avenue

Sarah L. Teck Management, Inc. d/b/a **McDonald's Restaurant**, 339 Squire Road

Common Victualler

Amora Schena-Callahan & Avri Schena d/b/a **Banana Boat**, 700 Beach Street

Vincent M. Lauretano d/b/a **Pizza Kitchen**, 76 Revere Beach Boulevard

RCP, LLC d/b/a **Subway**, 570 Broadway

Diya, LLC d/b/a **Subway**, 339 Squire Road

Casablanca Restaurant, Inc., 91 Centennial Avenue

Casablanca House of Pastry, Inc., 60 Shirley Avenue

It was unanimously VOTED to approve the renewals.

It was unanimously VOTED to schedule the next regular meeting on May 20, 2015, at 3:00 p.m. in the Council Chamber.

Following the foregoing, there being no further business to come before the Board upon Motion duly made and seconded, it was VOTED to adjourn the meeting at 4:30 p.m.

Joseph W. Quarantello, Jr., Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of April 22, 2015