

**MINUTES  
LICENSE COMMISSION MEETING  
SEPTEMBER 16, 2015**

**A REGULAR MEETING OF THE Revere License Commission was called to order by Vice Chairperson Linda Guinasso at 3:00 p.m. on September 16, 2015. Commissioner John M. LaCroix, Police Lt. Sean Randall, Liaison with the Revere License Commission, and Maggie Haney, Recording Secretary, present. Chairman Joseph W. Quarantello, Jr., absent.**

Due to the absence of Chairman Quarantello, it was announced that if the two present Commissioners disagree on any issue, it shall be continued until the next meeting, when all Commissioners would be present.

**VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION**

**Revere Lodge Loyal Order of Moose #1272**

470 Broadway  
Wesley Clemons, Manager

**Application for New Officers/Directors:** Application of Revere Lodge Loyal Order of Moose #1272, 470 Broadway, Wesley Clemons, Manager, for New Officers/Directors, to reflect its current slate of club officers.

Wesley Clemons appeared for the application. This is a change to reflect the new elected officers of the club.

Upon a motion duly made by Vice Chairperson Guinasso, and seconded by Commissioner LaCroix, it was VOTED to approve the application.

**Joseph Leon Mottolo Post #4524 V.F.W. U.S., Inc.**

10 Garofalo Street  
John Joseph Ross, Manager

**Application for New Officers/Directors:** Application of Joseph Leon Mottolo Post #4524 V.F.W. U.S., Inc., 10 Garofalo Street, John Joseph Ross, Manager, for New Officers/Directors, to reflect its current slate of club officers.

John Ross appeared for the application. This is a change to reflect the new elected officers of the club.

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

**Better Block Revere**

Shirley Ave Neighborhood  
Erikk Hokenson, Event Manager

**Application for Two-Day Common Victualler and Entertainment Licenses:** Application of Better Block Revere, a neighborhood improvement event sponsored by the City of Revere, The Neighborhood Developers, CAPIC, and MassDevelopment, for two-day licenses for Common Victualler and Entertainment, to be exercised on October 2-3, 2015, from 11 a.m. – 3 p.m., and 5 p.m. – 9 p.m. Entertainment will consist of live music in the parking lot of Ocean Mac, at 175 Shirley Avenue, and Common Victualler will consist of food stalls at the same location, as well as the parking lot at 175 Shirley Avenue.

Erikk Hokenson of MassDevelopment appeared for the application. This is a collaborative effort to make temporary improvements to the Shirley Avenue neighborhood, as a demonstration of potential improvements that could be done in the neighborhood. There has been extensive outreach in the neighborhood in planning this event. It is intended to be a 'pedestrian experience' rather than a festival-style event.

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

**Mediterranean Café, LLC**

139-141 Shirley Avenue  
Salah Habib, Manager

**Application for Transfer of a Common Victualler License:** Application of Mediterranean Café, LLC, 139-141 Shirley Avenue, Salah Habib, Manager, for transfer of a Common Victualler license from Revere House of Pastry, Inc., to be exercised at the same location, with requested seating of 22, and hours of 6 a.m. – 10 p.m. seven days a week.

Salah Habib appeared for the application. He purchased the business from the previous owner. All problems from the previous owner have been resolved.

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

Mohammed Al Khulaifawi  
d/b/a **Assalam Market**  
1559 North Shore Road  
Mohammed Al Khulaifawi, Manager

**Application for Transfer of a Common Victualler License:** Application of Mohammed Al Khulaifawi d/b/a Assalam Market, 1559 North Shore Road, Revere, Mohammed Al Khulaifawi, Manager, for transfer of a Common Victualler license from Fedal Lahsane, to be exercised at the same location, with no requested seating, and hours of 10 a.m. – 10 p.m., seven days a week.

Ashraf Eldeknawey and Mohammed Al Khulaifawi appeared for the application. Mr. Eldeknawey is the bookkeeper for the new business. Mr. Al Khulaifawi has worked at the business for two years prior to purchasing it, and plans to be on site during all open hours.

There was a matter of overdue taxes and water/sewer payments from the previous owner. The Commission decided to take the application out of order, providing the applicants could resolve this issue before the end of the meeting; if not, the application would be tabled until the next meeting in October. The matter was later taken out of order.

TFS Newco, LLC  
d/b/a **Tedeschi Food Shops #37401 & #37432**  
191-193 Shirley Avenue & 72 Squire Road  
Peter Tedeschi, Director

**Application for Transfer of two Entertainment and two Common Victualler Licenses:** Application of TFS Newco, LLC d/b/a Tedeschi Food Shops #37401 & 37432, 191-193 Shirley Avenue & 72 Squire Road, respectively, Peter Tedeschi, Director, for transfer of two Common Victualler and two Entertainment licenses from Tedeschi Food Shops, Inc. Operation of said businesses to remain the same.

Terry Bonner, director of TFS Newco, LLC and David [name inaudible] from Tedeschi Food Shops, Inc., appeared for the application. TFS Newco, LLC is a subsidiary of 7-Eleven, Inc. and is purchasing the stores from Tedeschi.

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

Hess Retail Operations, LLC  
d/b/a **Speedway #2409 & 2479**  
630 Squire Road & 41 Lee Burbank Highway  
Cynthia Lewis, District Manager

**Application for Change of Corporate Name and Change of DBA for two Common Victualler Licenses:** Application of Hess Retail Operations, LLC d/b/a Speedway #2409 & 2479, 630 Squire Road & 41 Lee Burbank Highway, respectively, Cynthia Lewis, District Manager, for a change of corporate name and change of DBA to reflect corporate restructuring.

Kimberly Dastur appeared for the application.

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

Yuvraj Singh & William Niosi  
d/b/a **Subway**

3 Everett Street, Unit 3D-2  
William Niosi, Manager

**Application for Transfer of a Common Victualler License:** Application of Yuvraj Singh and William Niosi d/b/a Subway, 3 Everett Street, Unit 3D-2, for transfer of a Common Victualler license from Jiya, LLC, to be exercised at the same location, with requested seating for 22, and requested hours of 7 a.m. – 11 p.m.

William Niosi and Yuvraj Singh appeared for the application.

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

Squire Road Station, Inc.  
d/b/a **Nour Market**  
174 Squire Road  
Ahmad Selman, Manager

**Application for Alteration of Premises and Change of DBA:** Application of Squire Road Station, Inc. d/b/a Nour Market, 174 Squire Road, Ahmad Selman, Manager, for an alteration of premises to include seating for 10, and a change of DBA from Squire Road Station to Nour Market. Hours are to remain the same.

The applicant requested a continuance of this application, and was granted it.

La Fonda Americana, Inc.  
d/b/a **La Fonda Paisa**  
46 Revere Street  
Antonio Gomez, Manager

**Application for Transfer of a Malt/Wine Restaurant License:** Application of La Fonda Americana, Inc. d/b/a La Fonda Paisa, 46 Revere Street, Antonio Gomez, Manager, for transfer of a Malt/Wine Restaurant license from Luis Carlos Lopez Mejia, to be exercised at the same address. Hours of operation and seating to remain the same as currently.

Attorney Cory Rhoades represented the applicants. Antonio Gomez and Heiner Gomez were also present. Operation of the restaurant is expected to remain the same. Vice Chairperson Guinasso asked, as a courtesy to the neighborhood only, that they remove one or two of the several neon signs in the windows.

Christine Molle spoke in opposition. She is trustee of the property abutting the restaurant's parking lot, in which reside her 103-year-old aunt and her 91-year-old mother. While the establishment has been, on balance, a good neighbor, it is occasionally noisy, and recently had an event outside in the parking lot, which disturbed her family. She also has concerns that the letter she received from the attorney indicated an application for entertainment, and she worries about potential noise.

The applicants stated that the outside event was a family birthday barbecue party for the girlfriend of one of the applicants. The Commission made it clear that all such events are in violation of the restaurant license, and cannot happen. The requested entertainment is karaoke. The Commission decided to table the entertainment license application until an appropriate legal notice can be published.

There were no other opponents, and no proponents when called. Upon a motion duly made by Commissioner LaCroix, and seconded by Vice Chairperson Guinasso, it was VOTED to approve the transfer of license, but not to approve any entertainment license.

#### COMMUNICATIONS:

1. Form 43 from the Massachusetts Alcoholic Beverages Control Commission approving a new all alcohol restaurant license for White Label, LLC d/b/a Easy Pie, 649 Squire Road.

#### LATE COMMUNICATIONS:

2. Form 43 from the Massachusetts Alcoholic Beverages Control Commission approving the transfer of an all alcohol package store license to Shuban, Inc. d/b/a Parkway Convenience, 190A Revere Beach Parkway.
3. Form 43 from the Massachusetts Alcoholic Beverages Control Commission approving new officers for Revere Lodge #1171 of the B.P.O.E. of U.S.A., Inc., 198 Shirley Avenue.

All communications were accepted and placed on file.

It was unanimously VOTED to schedule the next regular meeting on October 21, 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 3:50 p.m.

At 3:55 p.m., the meeting was re-opened to take the following item out of order.

**Taken Out of Order**

Mohammed Al Khulaifawi  
d/b/a **Assalam Market**  
1559 North Shore Road  
Mohammed Al Khulaifawi, Manager

**Application for Transfer of a Common Victualler License:** Application of Mohammed Al Khulaifawi d/b/a Assalam Market, 1559 North Shore Road, Revere, Mohammed Al Khulaifawi, Manager, for transfer of a Common Victualler license from Fedal Lahsane, to be exercised at the same location, with no requested seating, and hours of 10 a.m. – 10 p.m., seven days a week.

Ashraf Eldeknawey and Mohammed Al Khulaifawi appeared for the application. The two returned with proof of payment for all outstanding taxes and water/sewer fees.

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

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 4:00 p.m.

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Joseph W. Quarantello, Jr., Chairman

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Maggie Haney, Recording Secretary

Minutes of the meeting of September 16, 2015