

**MINUTES
LICENSE COMMISSION MEETING
NOVEMBER 20, 2019**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on November 20, 2019. Commissioner Linda Guinasso, Commissioner John M. LaCroix, Police Lt. Sean Randall, Liaison with the Revere License Commission, and Maggie Haney, Recording Secretary, present.

Salute to the Flag by the members of the Revere License Commission and those in attendance.

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

Taqueria Eucalipto II Corp.
d/b/a **Las Vegas Restaurant**
107 Shirley Avenue
Claudia Isabel Cabrera, Manager

Application for a Change of Manager: Application of Taqueria Eucalipto II Corp. d/b/a Las Vegas Restaurant, for a change of manager for an All Alcohol Restaurant license to Claudia Isabel Cabrera from Raul Santos. –
Continued from October meeting

Isabel Cabrera appeared for the application, represented by her attorney, Joseph Cattoggio. Since the last meeting, Ms. Cabrera has obtained her TIPS certification.

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.

Mahavir Enterprises, Inc.
d/b/a **Convenient Market & Deli**
270 Broadway
Rajendrakumar Patel, Manager

Application for a Change of Officers, Transfer of Stock, & Pledge of License and Inventory: Application of Mahavir Enterprises, Inc. d/b/a Convenient Market & Deli, Rajendrakumar Patel, Manager, for a change of officers, transfer of stock, and pledge of license and inventory for a Malt/Wine Off-Premises license.

Rajendrakumar Patel appeared for the application, represented by his attorney, John Mooradian. One of the officers is moving out of the country, and the corporation is reorganizing.

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

Nilhar Enterprises, Inc.
d/b/a **Woody's Liquors**
266 Broadway
Rajendrakumar Patel, Manager

Application for a Change of Officers & Transfer of Stock: Application of Nilhar Enterprises, Inc. d/b/a Woody's Liquors, Rajendrakumar Patel, Manager, for a change of officers & transfer of stock for an All Alcohol Off-Premises license.

Rajendrakumar Patel appeared for the application, represented by his attorney, John Mooradian. One of the officers is moving out of the country, and the corporation is reorganizing.

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

99 West, LLC
d/b/a **99 Restaurant & Pub**
121 VFW Parkway
Tanya Soucy, Manager

Application for a Change of Officers & Change of Ownership Interest: Application of 99 West, LLC d/b/a 99 Restaurant & Pub, Tanya Soucy, Manager, for a change of officers/directors and a change of ownership interest. This application has been processed by the Alcoholic Beverages Control Commission through an 'inverted' application process.

As this application has already been processed by the Alcoholic Beverages Control Commission, it was determined that representation was not required.

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

Sainte Corp.
d/b/a **Nick's Deli**
750 Washington Avenue
Taulant Hajro & Sajmir Buzi, Managers

Application for Transfer of a Common Victualler License: Application of Sainte Corp. d/b/a Nick's Deli for transfer of a Common Victualler license from KTJV Corp. Hours to be Sunday 6 a.m. – 2 p.m., Monday – Saturday 6 a.m. – 3 p.m., seating to be 50.

The applicant was neither present nor represented. The matter was tabled until the next meeting.

A.L. Prime Energy Consultant, Inc.
655 Revere Beach Parkway
Bassil Zaza, Manager

Application for a Common Victualler License: Application of A.L. Prime Energy Consultant, Inc., 655 Revere Beach Parkway, Bassil Zaza, Manager, for a Common Victualler license to be exercised at the same location. Requested seating is 7, requested hours are 24 hours. Location is gas station with Malt/Wine Off-Premises license.

Attorney Cory Rhoades represented the applicant. This is a license to serve sandwiches and pizza for gas station customers.

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

Emerald Business Enterprises, Inc.
d/b/a **Rodeway Inn**
309 American Legion Highway
Elena Vega, Manager

Application for a Parking Lot License: Application of Emerald Business Enterprises, Inc. d/b/a Rodeway Inn, 309 American Legion Highway, Revere, MA, Elena Vega, Manager, for a Parking Lot license for park & fly to be exercised at the following parcels on Tuttle Street, Revere, MA: 1) 17-285-8B; 2) 17-285-9; 3) 17-285-10. Requested number of parking spaces is 44.

Attorney Lawrence Simeone represented the applicant. The current request for number of parking spaces is 28 spaces split between two lots. Attorney Cheryl McCormick, General Counsel for Municipal Inspections, read the city's position on this matter into the file. For this month's meeting, Attorney Simeone asked to obtain 14 spaces, and then apply for the second 14 spaces in December, for a total of 28. This request was made as the second lot is under construction.

Luanne Salvetti, 11 Tuttle Street, spoke against the application. She said cars are frequently parked in such a way as to block her access to the street, or pedestrian access on the sidewalk on American Legion Highway. She reported cars parked all over the street and crammed into the lots with no room to move. She finds the management non-responsive to complaints.

Kathy DiChiara, whose property abuts one of the proposed lots, reported disturbances from car alarms and bright lights, and from the house owned by the hotel on that lot, which is frequently occupied by rowdy crowds, who leave trash and have parties and fights late at night. It frequently disrupts her sleep, and she is concerned about depreciation in her property's value. She has not found the management to be at all helpful when she complains. She asks that the fence separating these lots be extended to include the house as well.

Commissioner Guinasso recalled that, prior to the new owners taking over the hotel, the neighborhood used to be much worse, and that the new owners have improved the matter tremendously. She does believe that the owner should be making a greater offer to block the business from neighbors' view and to provide more sound barriers. She also suggested that the city might consider resident-only parking on the neighboring streets. Attorney McCormick strongly suggested that residents call 311 to address any issues immediately. Chairman Selevitch warned Attorney Simeone concerning the need to resolve issues before returning with an application for more parking spaces.

There were no proponents when called. Upon a motion duly made by Chairman Selevitch, and seconded by Commissioner Guinasso, it was VOTED to approve a license for 14 spaces at 16 Tuttle Street. Commissioner LaCroix is recorded as not 100% opposed, but wanting to watch the operation for the next three to six months.

HEARINGS

Emerald Business Enterprises, Inc.
d/b/a **Rodeway Inn**
309 American Legion Highway
Elena Vega, Manager

Hearing: Hearing into possible violations stemming from operation of unlicensed park & fly operation. –
Continued from September meeting.

This matter was resolved by the above application for a parking lot license.

Netraa, Inc.
d/b/a **Dairy Mart**
160 Squire Road
Vimuben Ghanshyam Patel, Manager

Hearing: Hearing into violations of license conditions. – **Continued from October meeting**

Shalin and Sunny Patel appeared for the hearing. They brought pictures of their business, showing the changes they've made in their inventory and displays. Chairman Selevitch visited the business and sees improvement. Commissioner Guinasso said the outside has been cleaned and kept up, and that the neighbors are much happier. She thanked the business owners for their improvements.

Upon a motion duly made by Chairman Selevitch, and seconded by Commissioner Guinasso, it was VOTED to dismiss the matter.

Kagan's Service Station, Inc.
d/b/a **P & B Automotive**
907 North Shore Road
Alan Kagan, Manager

Hearing: Hearing into possible violations stemming from illegal car sales at an unlicensed location.

Alan Kagan appeared for the hearing, accompanied by Gilson Silva, the proprietor of All-New Upholstery. Mr. Kagan categorically denied selling any cars at any unlicensed location. Mr. Silva was less categorical, stating that in his business providing service to car dealers, he sometimes "throws leads" to dealers in the hope of getting a partial commission. Lt. Randall described his visit to the business where he inquired into buying a car, and was told that the car on the lot was for sale and that the business financed purchases. Mr. Silva protested that it was a misunderstanding.

Upon a motion duly made by Commissioner Guinasso, and seconded by Chairman Selevitch, it was VOTED to dismiss the matter.

Lazy Crab, LLC
d/b/a **Lazy Crab Restaurant & Bar**
733 Broadway, Unit 1
Biping Huang, Manager

Board Inquiry: Inquiry into non-use of All Alcohol Restaurant license as defined under MGL Chapter 138, §77.

Attorney Joseph Cattoggio represented the owners, Biping Huang and Min Qiu, who were also present. He described a long series of delays involving pledging the license; difficulties with construction contractors, and lawsuits, but assured the Commission that the owners are now prepared to move ahead with the opening of the

restaurant, which has been delayed for approximately two years. They expect to have the restaurant open within three months, by spring.

The matter is continued, with the expectation of obtaining updates as the matter goes forward.

COMMUNICATIONS:

1. Advisories from the Massachusetts Alcoholic Beverages Control Commission (ABCC) – the 2020 calendar for observed holidays for liquor sales; and an increase in the number of package stores that can be owned by a single entity, which will take effect January 1, 2020.

All communications were accepted and placed on file.

It was unanimously VOTED to schedule the next regular meeting on December 18, 2019, 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.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of November 20, 2019