

**MINUTES
LICENSE COMMISSION MEETING
OCTOBER 16, 2024**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on October 16, 2024. Commissioner Daniel Occena, Commissioner Liliana Monroy, 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.

Vote to accept Minutes: Vote to accept the Minutes of 9/18/24.

Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Monroy, it was VOTED to approve the minutes.

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

Blessed Mother of the Morning Star Parish at St. Mary's Church
670 Washington Avenue
Ralph DeCicco, Event Manager

Application for a 1-day Malt/Wine, Common Victualler & Entertainment License: Application of Blessed Mother of the Morning Star Parish at St. Mary's Church for a 1-day license for Malt/Wine, Common Victualler, and Entertainment, said license to be exercised in the Lower Church Hall at 670 Washington Avenue on Saturday October 26, 2024 from 5 p.m. – 10 p.m. Event is a 'Spoogetti' Dinner Dance. Expected attendance is 85 – 95.

Rick Freni appeared for the application. This is a regular event for the parish group.

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

City of Revere
Revere Public Library
179 Beach Street
Haley Hanton, Event Manager

Application for a 1-day Malt/Wine & Entertainment License: Application of City of Revere for a 1-day license for Malt/Wine and Entertainment, said license to be exercised at the Revere Public Library at 179 Beach Street on Saturday, October 26, 2024 from 4 p.m. – 8 p.m. Event is All Hallow's Eve haunted house tours. Expected attendance is 750 – 1000.

Haley Hanton appeared for the application. This is an annual event which used to begin at City Hall, but has been altered to allow for a more direct walk to the graveyard.

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

City of Revere
Haas Wellness Center
321 Charger Street
Haley Hanton, Event Manager

Application for a 1-day Malt/Wine, Common Victualler, & Entertainment License: Application of City of Revere for a 1-day license for Malt/Wine, Common Victualler, and Entertainment, said license to be exercised at the Haas Wellness Center at 321 Charger Street on Friday, October 25, 2024 from 9 p.m. – 11 p.m. Event is a Haunt Fest Halloween party. Expected attendance is 100.

Haley Hanton appeared for the application. This will be a member appreciation party with a Halloween theme. It is open only to those aged 21 and over.

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

Nouria Energy Retail, Inc.
d/b/a **Nouria 345 Bennett Highway**
345 Bennett Highway
John Pszeniczny, Manager

Application for a Common Victualler License: Application of Nouria Energy Retail, Inc. d/b/a Nouria 345 Bennett Highway, John Pszeniczny, Manager, for a Common Victualler license to be exercised at 345 Bennett Highway to serve convenience food at a gas station store. Requested hours are Sunday – Saturday 5 a.m. – 10 p.m., with no seating.

The district manager [name inaudible] appeared for the application. This license is for a gas station convenience store.

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

388 Broadway, LLC
d/b/a **Volare**
388 Broadway
Cecilia Maya, Manager

Application for a Change of Hours and to Amend Entertainment License: Application of 388 Broadway, LLC d/b/a Volare, Cecilia Maya, manager, to change operating hours to Sunday – Saturday 10 a.m. – 2 a.m., and to amend entertainment to allow DJ on Sunday – Saturday 10 p.m. – 1 a.m. Current operating hours are Sunday – Saturday 11:30 a.m. – 1 a.m. Current entertainment allows DJ Sunday – Saturday 11 p.m. – 1 a.m.

Cecilia Maya appeared for the application. They wish to open a bit earlier for brunch and stay open later. Commissioner Selevitch alluded to earlier issues with security and the Commission asked for their plans to prevent issues with the later hour of closing. Ms. Maya stated they have plans to reduce the volume of the DJ and have engaged a security company to provide security from 10 p.m. – 2:30 a.m.

City Councillor Paul Argenzio and City Councillor Angela Guarino-Sawaya spoke in favor of the application. There were no opponents when called.

Upon a motion duly made by Commissioner Monroy, and seconded by Commissioner Occena, it was VOTED to approve the application.

Lupita Revere, LLC
d/b/a **Lupita Restaurant**
111 Shirley Avenue
Erasmus Guevara, Manager

Application for a Change of Hours: Application of Lupita Revere, LLC d/b/a Lupita Restaurant, Erasmo Guevara, manager, for a change of operating hours to Sunday – Saturday 11 a.m. – 2 a.m. Current operating hours are Sunday – Saturday 11 a.m. – 12 a.m., with entertainment closing at 11:30 p.m.

Erasmus Guevara appeared for the application, represented by his attorney, Joe Franzese. In July, the Commission had rolled the closing hour back to 12 a.m., due to excessive disruptions to the neighboring residents. Since that time, the business has installed double-paneled windows and a vestibule to reduce noise in the neighborhood, has instructed their staff to be more responsive to police direction to lower music or otherwise take actions to reduce area disruptions, and have arranged to hire police detail officers and extra time for their own security to help prevent patrons exiting the business from disturbing residents.

Commissioner Selevitch noted that the business had not obtained a building permit for their renovations, and directed the applicant to do so as soon as feasible. He acknowledged the steps taken to improve the business's operations, then reminded the applicant of the need to be mindful of the needs of neighboring residents. Commissioner Occena and Commissioner Monroy expressed concern for the neighbors, and emphasized that allowing this expansion of hours would be with the understanding that any future disruptions could result in another rollback of hours. However, the Commission agreed that the business deserved the opportunity to amend its operations.

There were neither proponents nor opponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Monroy, it was VOTED to approve the application, and to allow entertainment to operate until 1 a.m.

HEARINGS

R K & E Corp.
d/b/a **BK's Bar & Grill**
264 Ocean Avenue
Marilyn Symmes, Manager

Hearing: Hearing into violations including unauthorized transfer of ownership, lack of approved license manager. – **Continued from August meeting.**

Bob Kelley appeared for the hearing, represented by his attorney, James Cipoletta. Mr. Cipoletta detailed the steps taken by the licensee to complete his application to properly transfer ownership of the license and appoint a license manager. They have updated its records with the Secretary of the Commonwealth's Corporations Division, and have begun the probate process in Florida and Massachusetts.

Commissioner Selevitch made a motion to continue the matter until the December meeting, in order to allow time for the probate process to complete. The motion was unanimously approved.

COMMUNICATIONS:

1. Notification from Massachusetts Alcoholic Beverages Control Commission (ABCC) of approval of a change of officers/directors for Uno Restaurants, LLC d/b/a **Uno Chicago Grill**.
2. Notification from ABCC of approval of a transfer of an All Alcohol Package Store license and pledge of license for Shiri Manohar Corp. d/b/a **Dairy Mart**.
3. Notification from ABCC of a Return No Action (RNA) of an application for a change of officers/directors for **Revere Lodge #1171 of the B.P.O.E. of U.S.A., Inc.**

All communications were accepted and placed on file.

It was unanimously VOTED to schedule the next regular meeting on November 20, 2024, 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 3:45 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of October 16, 2024