

**MINUTES  
LICENSE COMMISSION MEETING  
NOVEMBER 20, 2024**

**A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on November 20, 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 10/16/24.

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**

**The McClellan Highway Development Corp.**

10 Suffolk Downs Boulevard  
Rachel Ottley, Event Manager

**Application for (2) 1-day Common Victualler & Entertainment Licenses:** Application of The McClellan Highway Development Corp. for two 1-day licenses for Common Victualler and Entertainment, said licenses to be exercised outdoors at 10 Suffolk Downs Boulevard on Saturday, November 30, 2024, and Sunday, December 8, 2024, from 12 p.m. – 3 p.m. Events are holiday fairs with Christmas tree pop-up, live music, non-alcoholic beverages, kids’ crafts and food trucks. Expected attendance is 500 - 1000.

Rachel Ottley appeared for the application. These two events are family friendly holiday events meant to activate the space outside the new residential building at the site.

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.

**Revere Public Library**

179 Beach Street  
Don Martelli, Event Manager

**Application for a 1-day Malt/Wine License:** Application of Revere Public Library, 179 Beach Street, Don Martelli, Event Manager, for a 1-day license to be exercised at said location on Thursday, November 21, 2024, from 6 p.m. – 8 p.m. Event is a Books & Brews networking event for small businesses. Expected attendance is 30 – 40.

Don Martelli appeared for the application. This is a joint event by the library and the Chamber of Commerce, meant to help small business owners learn about the resources available at the library to help businesses.

Councillor Ira Novoselsky spoke in favor of the application. There were no opponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Monroy, it was VOTED to approve the application.

**Rockwal Realty Trust**  
1380 North Shore Road  
Walter Geary, Manager

**Application for a Change of Number of Spaces for a Commercial Parking Lot License:** Application of Rockwal Realty Trust, Walter Geary, Manager, to change the allowed number of parking spaces for a Commercial Parking Lot license. Current number of parking spaces is 45. Proposed number of parking spaces is 32.

Jean Geary appeared for the application. Part of her business property is leased from National Grid, and during recent lease renewal discussions, National Grid informed her that it was a violation of her lease terms to use their part of the property for commercial parking. As a result, she finds it necessary to reduce the number of commercial parking lots to those that are on the part of the property that she owns outright.

Councillor Ira Novoselsky spoke on behalf of the application, stating that he had called National Grid on Ms. Geary's behalf, but had no success. There were no opponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Monroy, it was VOTED to approve the application.

**21 Revere Beach Blvd, LLC**  
21 Revere Beach Boulevard  
Michael Aldi, Manager

**Application to add Bottle Service for an All Alcohol Restaurant License:** Application of 21 Revere Beach Blvd, LLC, Michael Aldi, Manager, to add Bottle Service for an All Alcohol Restaurant license exercised at 21 Revere Beach Boulevard.

Michael Aldi appeared for the application. He plans to allow tables of four or more patrons to order a bottle of alcohol for tableside service by a TIPS-certified server. Commissioner Occena asked questions about the restaurant becoming more of a nightclub/lounge business. Mr. Aldi stated that they operate as a restaurant until around 9:30, then move the chairs and operate as a lounge until later in the evening. He attributed the change in business model to a revenue-generating attempt. He stressed that he does not want his business to become a disruptive influence in the neighborhood. He considers it more of a lounge than a nightclub. Commissioner Monroy asked about happy hour regulations, and was informed that there will be no violation of happy hour regulations, and that no patron would be able to pour from the bottle themselves.

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.

Que Arepa Corporation  
d/b/a **Que Arepa**  
163 Squire Road  
Guillermo Rodriguez, Manager

**Application for a Malt/Wine Restaurant License:** Application of Que Arepa Corporation d/b/a Que Arepa, 163 Squire Road, Guillermo Rodriguez, Manager, for a Malt/Wine Restaurant license to be exercised at the same location for an existing restaurant. Seating is 24, hours are Monday – Thursday, 6 a.m. – 12 a.m., Friday –

Sunday, 6 a.m. – 1 a.m. Alcohol service would commence no earlier than 10 a.m. on Sundays and 8 a.m. on weekdays.

Alexander Idarraga appeared for the application, accompanied by Chris Surian, who translated for Mr. Idarraga. The business is an existing restaurant which would like to add beer and wine to its offerings for its patrons. The operators have experience in liquor service in restaurants, and all employees will be TIPS certified.

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.

## **MISCELLANEOUS**

**Board Discussion:** Board discussion about extending opening hours to serve food and non-alcoholic refreshments on New Year's Eve.

Upon a motion duly made by Chairman Selevitch, and seconded by Commissioner Occena, it was VOTED to allow on-premises liquor licensed establishments to remain open on New Year's Eve until 3 a.m., with all alcohol service ended and alcoholic beverages discarded by 2 a.m., food service and entertainment continued until 3 a.m. with the caveat that all live music must end at 2:30 a.m. and all patrons off the premises by 3 a.m.

**Board Discussion:** The Commission discussed recent concerns with Wonderland Entertainment, LLC d/b/a **Oceanside Events Center**. The business had inquired as to reducing the use of police detail officers; however, there have been recent incidents that raised concerns about security during their events. Commissioner Occena proposed having the owners come before the Commission for a formal inquiry on the record. Commissioner Monroy agreed with this assessment. Chairman Selevitch moved to have the establishment appear before the Commission for the next meeting. The motion was seconded by Commissioner Occena, and was unanimously approved.

## **COMMUNICATIONS:**

1. Advisory from Massachusetts Alcoholic Beverages Control Commission (ABCC) concerning non-consensual drugging occurring at licensed premises.
2. Annual Holiday Compliance Reminder (Happy Hour Regulation) from the ABCC.

All communications were accepted and placed on file.

## **LICENSE RENEWALS**

### **Restaurant – All Alcohol**

Beachmont Pizza Corp. d/b/a Luigi's Pizzeria, 616 Winthrop Avenue  
Eddie Mac's Lounge, Inc. d/b/a The Volcano Room, 377 Revere Beach Boulevard

### **Off-Premises – Malt/Wine**

SE North Shore, Inc. d/b/a 7-Eleven 27471C, 1120 North Shore Road

**Off-Premises – All Alcohol**

Aksharbrahama, Inc. d/b/a Woody's Liquors, 266 Broadway  
Blanchards Revere, Inc., 286 American Legion Highway  
Orange Grove Market, Inc., 158 Shirley Avenue  
Premrang, Inc. d/b/a Gio's Liquors, 765 Broadway  
Shree Rang, Inc. d/b/a E-Z Liquors, 750 Washington Avenue  
Shuban, Inc. d/b/a Parkway Convenience, 190A Revere Beach Parkway  
TBS Beverage, Inc. d/b/a Ocean Liquors, 210 Shirley Avenue

**Common Victualler**

Suffolk Diner, LLC d/b/a Airport Diner @ Suffolk Downs, 10 Furlong Drive  
Lee Burbank Highway Service Station, Inc. d/b/a Super Sunoco, 251 Lee Burbank Hwy  
SE North Shore, Inc. d/b/a 7-Eleven 27471C, 1120 North Shore Road  
Ambros Foods, LLC d/b/a Pizza Hut #37230, 5A Everett St  
Demoulas Supermarkets, Inc. d/b/a Market Basket, 275 Squire Rd  
Felicita D'Alelio d/b/a Brewin' Café, 311 Broadway  
Gil Lopera, Inc. d/b/a La Abuela Carmen Products, 154 Squire Rd  
Meridian Market Revere, LLC, 300 Ocean Avenue  
Napoles Bakery & Café Corporation, 180 Shirley Avenue, Unit C-1  
Revere Dandee, LLC d/b/a Dandee Donuts, 1141 Revere Beach Parkway  
S&S Donuts, LLC d/b/a Dunkin Donuts, 145 Broadway  
Seak Ly Kong d/b/a Thmor Da Restaurant, 144 Shirley Ave  
Sudguru Hotel, LLC d/b/a Quality Inn, 100 Morris Street  
Team Elite Pizza, LLC d/b/a Domino's, 570 Broadway  
Tori, LLC d/b/a Dunkin Donuts, 477 Beach Street

**Class 1 Motor Vehicle Dealer**

The Bikers Outfitter, Inc., 1039 Broadway

**Class 2 Motor Vehicle Dealer**

Commonwealth Auto Body, Inc. d/b/a Commonwealth Auto Sales, 335 Lee Burbank Hwy  
Kenneth G. LaFauci d/b/a Brothers Auto Body, 16 Naples Road  
Miguel A. Gonzalez d/b/a La Joya Auto Sales & Service, 1420 North Shore Rd

**Entertainment**

Demoulas Supermarkets, Inc. d/b/a Market Basket, 275 Squire Rd  
Sudguru Hotel, LLC d/b/a Quality Inn, 100 Morris Street

**Innholder**

Sudguru Hotel, LLC d/b/a Quality Inn, 100 Morris Street

**Gold, Silver, Precious Metals, Jewelry Dealer**

Rachana Jewelry, Inc., 156 Shirley Ave

**Lodging House**

Shirley Investments, LLC, 194 Shirley Ave

**Pawnbroker**

Andrew Sica d/b/a Suffolk Pawn, 333 Lee Burbank Hwy

**Secondhand Dealer**

AC's Cards & Games, Inc., 348 Revere St

Andrew Sica d/b/a Suffolk Pawn, 333 Lee Burbank Hwy

It was unanimously VOTED to approve the above license renewals.

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

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Robert Selevitch, Chairman

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Maggie Haney, Recording Secretary

Minutes of the meeting of November 20, 2024