

**MINUTES  
LICENSE COMMISSION MEETING  
DECEMBER 18, 2024**

**A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on December 18, 2024. Commissioner Liliana Monroy, Police Lt. Sean Randall, Liaison with the Revere License Commission, and Maggie Haney, Recording Secretary, present. Commissioner Daniel Occena, absent.**

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 11/20/24.

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

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

Motivaction Wellness Club, LLC  
d/b/a **Motivaction**  
220 Broadway  
Geliusia Zarifullina, Manager

**Application for a Common Victualler License:** Application of Motivaction Wellness Club, LLC d/b/a Motivaction, Gelusia Zarifullina, Manager, for a Common Victualler license to be exercised within a fitness center at 220 Broadway, for the operation of a juice bar. Requested hours of operation are 6 a.m. – 9 p.m., requested seating is 8.

Geliusia Zarifullina appeared for the application. The juice bar will be inside a boutique fitness center, and will provide smoothies, fresh juices, and other healthy snacks.

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

**Joe's Airport Sunoco, Inc.**  
251 Lee Burbank Highway  
Joe Mitri, Manager

**Application for Transfer of a Common Victualler License:** Application of Joe's Airport Sunoco, Inc., Joe Mitri, Manager, for transfer of a Common Victualler license from Lee Burbank Highway Service Station, Inc., said license to be exercised at 251 Lee Burbank Highway. Requested hours of operation is 24 hours, Sunday – Saturday, with no seating.

The applicant was neither present nor represented. The application was tabled.

**HEARING**

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.**

At the request of the license holder's attorney, this matter was continued until the January meeting.

#### COMMUNICATIONS:

1. Advisory from Massachusetts Alcoholic Beverages Control Commission (ABCC) of changes to the laws regulating Farmer's Market Permits, expanding the allowed business types to include famer brewers, pub brewers, and farmer distillers, in addition to the already allowed farmer wineries.
2. Advisory from ABCC of changes to state law allowing "qualified alien(s) under the Immigration and Nationality Act, 8 U.S.C. 1101" to become alcohol license managers, and to apply for retail alcoholic beverages licenses as sole proprietors or partnerships.
3. Notification from ABCC of approval of an application for an alteration of license premises for **Cafeteria las Delicias Colombianas, Inc.**

All communications were accepted and placed on file.

#### LICENSE RENEWALS

##### Restaurant – All Alcohol

21 Revere Beach Blvd, LLC, 21 Revere Beach Boulevard  
381 Revere Beach, LLC d/b/a Bianchi's at the Sand Bar, 381 Revere Beach Boulevard  
388 Broadway, LLC d/b/a Volare, 388 Broadway  
99 West, LLC d/b/a 99 Restaurant & Pub, 121 VFW Parkway  
AM Salgado, LLC d/b/a La Hacienda 2, 306 Revere Street  
Argueta & Piche Corp. d/b/a Carnaval Latino Restaurant Bar. 7B Everett Street  
Boulevard Café Corp. d/b/a Sammy's Patio, 63 Revere Beach Boulevard  
Burbank, Inc. d/b/a Full Rack Smoke House, 297 Lee Burbank Highway  
Cafeteria Las Delicias Colombianas, Inc., 86 Shirley Avenue  
Capri, LLC d/b/a Capri, 1559 North Shore Road  
DeMaino's Restaurant, Inc., 14 Malden Street  
Four Partners, Inc. d/b/a Antonia's at the Beach, 492 Revere Beach Boulevard  
GA Restaurant II, Inc. d/b/a Santorini Restaurant, 376 Revere Beach Boulevard  
H & R Partners, Inc. d/b/a Valsos Table & Bar, 139-141 Shirley Avenue  
Hook & Reel, Inc., 151A VFW Parkway  
KST Corporation d/b/a Bill Ash's Lounge, 78 Revere Beach Boulevard  
Los Compadres Oaxaquenos, LLC d/b/a B & M Grill, 843 Broadway  
Lupita Revere, LLC d/b/a Lupita Restaurant, 111 Shirley Avenue  
MFRP Corp. d/b/a The Squire, 604 Squire Road  
Mirage, Inc. d/b/a Mirage Restaurant, 220 Lynnway  
Ocean 500 of Revere, LLC d/b/a Dryft, 500 Ocean Avenue  
Ocean Ale House of Revere, LLC d/b/a Fine Line Tap Room, 500 Ocean Avenue  
Preciado Brothers, LLC d/b/a La Cantina 2024, 488 Broadway

Primos Partners, LLC d/b/a Fajita's Sports Bar & Restaurant, 46 Revere Street  
R K & E Corp. d/b/a BK's Bar & Grill, 264 Ocean Avenue  
Rice Passions, Inc., 163 Squire Road  
Rincon Limeno Revere, Inc., 260 Broadway  
Route 1A Restaurant Group, LLC d/b/a The Marina Restaurant at the Wharf, 543 North Shore Road  
S & V Partners, Inc. d/b/a Valsos Café, 123 Shirley Avenue  
Scalzi Hospitality Corporation d/b/a Casa Lucia, 61, 2nd Floor Lucia Avenue  
Seas The Day Restaurant, Inc. d/b/a Seas The Day Restaurant, 320 Revere Beach Boulevard  
Taqueria Eucalipto II Corp. d/b/a Las Vegas Restaurant, 107 Shirley Avenue  
Triangle Pro, Inc. d/b/a Billy C, 441 Revere Street  
Two Brothers Hospitality, LLC d/b/a Murray's Tavern, 118 Broadway  
Uno Restaurants, LLC d/b/a Uno Chicago Grill, 210 Squire Road  
White Label, LLC d/b/a Easy Pie, 649 Squire Road  
Wonderland Entertainment, LLC d/b/a Oceanside Events Center, 1290 North Shore Road  
Woo Gee, Inc. d/b/a Peter Woo's, 374 Broadway

**Off-Premises – Malt/Wine**

A.L. Prime Energy Consultant, Inc., 655 Revere Beach Parkway  
AMBE Corp. d/b/a Broadway Convenient Mart, 632 Broadway  
Gasco Oil, Inc. d/b/a Gasco, 520 Broadway  
Mahavir Enterprises, Inc. d/b/a Convenient Market & Deli, 270 Broadway  
Mehrun Islam d/b/a 7-Eleven #34393, 127 Broadway  
Prezioso Enterprises, Inc. d/b/a Vinny's Food Market, 296 Malden Street  
Santa Fe Super Market Corp, 760 Broadway  
Squire Road Station, Inc. d/b/a Nour Market, 174 Squire Road  
Yaksh, Inc. d/b/a Beachway Beer & Wine, 40 Furlong Drive

**Off-Premises – All Alcohol**

Beachmont Wine and Spirits, Inc., 116 State Road  
Jia Liquors Corp. d/b/a BCM Liquors, 535 Broadway  
Netraa, Inc. d/b/a Dairy Mart, 160 Squire Road  
Phromi, Inc. d/b/a Beachmont Liquors, 669 Winthrop Avenue  
Pramukh Raj Gas Station, Inc. d/b/a Joe's Market, 338 Squire Road  
Trinity Convenience, Inc. d/b/a Land of Liquor, 1164 North Shore Road

**Restaurant – Malt/Wine**

Mass Trips, Inc. d/b/a Esquite Taqueria, 1148 North Shore Road  
Miba Corporation d/b/a El Penol 2, 570A Broadway  
Noah & Victoria Corporation d/b/a Blanca's Bakery & Restaurant, 341 Broadway  
R & M Foods, Inc. d/b/a D'Parma, 288 Broadway  
Salomon Ramos Corp. d/b/a Café Costa del Sol, 366 Broadway  
Yutaka, Inc. d/b/a Yutaka Fine Asian Cuisine, 339 Squire Road

**Restaurant – Wine, Malt, Cordials**

Azam, Incorporated d/b/a Chai Bar, 744 Broadway

**Innholder – All Alcohol**

Colwen Management, Inc. d/b/a Staybridge Suites/Holiday Inn Express – Revere, 245 Revere Beach Parkway  
MHF Logan Operating V, LLC d/b/a Hampton Inn Revere, 230 Lee Burbank Highway  
Revere Restaurant Group, Inc. d/b/a Tio Juan's Margarita's Mexican Restaurant, 85 American Legion Highway  
Revere Restaurant Operator, LLC d/b/a Mission Beach House, 400 Ocean Avenue

Squire Revere, LLC d/b/a Four Points by Sheraton Boston Logan Airport Revere, 407 Squire Road

**Innholder – Malt/Wine**

Revere Hotel Realty, LLC d/b/a Avid Hotel Boston Logan Airport – Revere, 405 American Legion Highway

**Club – All Alcohol**

Beachmont Yacht Club, Inc., 168 Pearl Avenue  
Broad Sound Tuna Club, Inc., 567 North Shore Road  
Patriot Civic Club, Inc., 93 Patriot Parkway  
Point of Pines Yacht Club, Inc., 28 Rice Avenue  
Revere Lodge #1171 of the B.P.O.E. of U.S.A., Inc., 198 Shirley Avenue

**Veterans Club – All Alcohol**

American Legion Post #61, 249 Broadway  
Beachmont VFW Post #6712, Inc., 150 Bennington Street  
Joseph Leon Mottolo Post #4524 V.F.W. U.S., Inc., 61 Lucia Avenue

**Common Victualer**

Mahavir Enterprises, Inc. d/b/a Convenient Market & Deli, 270 Broadway  
Mehrun Islam d/b/a 7-Eleven #34393, 127 Broadway  
Prezioso Enterprises, Inc. d/b/a Vinny's Food Market, 296 Malden Street  
Squire Road Station, Inc. d/b/a Nour Market, 174 Squire Road  
Aamwal, Inc. d/b/a Nick's Bistro, 169 Squire Road  
Casablanca House of Pastry, Inc., 151 VFW Parkway, Suite 60  
Diya, LLC d/b/a Subway, 339 Squire Road  
Flaming Super Buffet, Inc. d/b/a Flaming Grill & Buffet, 31F Furlong Drive  
Happy Garden Revere, Inc. d/b/a Happy Garden, 80 Revere Beach Boulevard  
Joe's Kwik Marts MA, LLC, 41 Lee Burbank Highway  
Kell's Kreme, Inc., 437 Revere Beach Boulevard  
Kelly's Roast Beef, Inc., 410 Revere Beach Boulevard  
La Esquina del Sabor, Inc., 1 Unity Avenue  
Lee Burbank Donuts, LLC d/b/a Dunkin Donuts, 41 Lee Burbank Highway  
Maksim Xhengo d/b/a Mak's Roast Beef & Pizza, 35 Revere Street  
Manne's Bakery Company, Inc. d/b/a Manne's Bakery, 910 Broadway  
North Shore Road Donuts, LLC d/b/a Dunkin Donuts, 555 North Shore Road  
Ortez Corporation, Inc. d/b/a Pollo Royal Restaurant, 529 Broadway  
Que Arepa Corporation d/b/a Que Arepa, 163 Squire Road  
Revere Donuts, LLC d/b/a Dunkin Donuts, 1 Bennington Street  
Revere Minuteman Wings, LLC d/b/a Wingstop, 5 Everett Street, Unit B  
Revere Pancakes, Inc. d/b/a IHOP 4732, 105 Squire Road  
Salvi's Donuts, LLC d/b/a Dunkin Donuts, 35 Squire Road  
Salvi's Donuts, LLC d/b/a Dunkin Donuts, 30 Squire Road  
Starbucks Corporation d/b/a Starbucks Coffee, 25 American Legion Highway

**Entertainment**

A.L. Prime Energy Consultant, Inc., 655 Revere Beach Parkway  
Squire Road Station, Inc. d/b/a Nour Market, 174 Squire Road  
La Esquina del Sabor, Inc., 1 Unity Avenue  
Ortez Corporation, Inc. d/b/a Pollo Royal Restaurant, 529 Broadway  
Revere Donuts, LLC d/b/a Dunkin Donuts, 1 Bennington Street  
Starbucks Corporation d/b/a Starbucks Coffee, 25 American Legion Highway

**Innholder**

Revere Hotel Realty, LLC d/b/a Avid Hotel Boston Logan Airport – Revere, 405 American Legion Highway  
Colwen Management, Inc. d/b/a Staybridge Suites/Holiday Inn Express – Revere, 245 Revere Beach Parkway  
Squire Revere, LLC d/b/a Four Points by Sheraton Boston Logan Airport Revere, 407 Squire Road  
MHF Logan Operating V, LLC d/b/a Hampton Inn Revere, 230 Lee Burbank Highway  
Emerald Business Enterprises, Inc. d/b/a Rodeway Inn, 309 American Legion Highway

**Pool Table**

Beachmont Yacht Club, Inc., 168 Pearl Avenue  
Broad Sound Tuna Club, Inc., 567 North Shore Road  
Patriot Civic Club, Inc., 93 Patriot Parkway  
Revere Lodge #1171 of the B.P.O.E. of U.S.A., Inc., 198 Shirley Avenue  
R K & E Corp. d/b/a BK's Bar & Grill, 264 Ocean Avenue

**Automatic Amusement Device**

Beachmont Yacht Club, Inc., 168 Pearl Avenue  
Patriot Civic Club, Inc., 93 Patriot Parkway  
Revere Lodge #1171 of the B.P.O.E. of U.S.A., Inc., 198 Shirley Avenue  
KST Corporation d/b/a Bill Ash's Lounge, 78 Revere Beach Boulevard

**Parking Lot**

MHF Logan Operating V, LLC d/b/a Hampton Inn Revere, 230 Lee Burbank Highway  
DTG Operations, Inc. d/b/a Thrifty Car Rental, 40 Lee Burbank Highway  
Emerald Business Enterprises, Inc. d/b/a Rodeway Inn, 309 American Legion Highway

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

David & Tobie Katz d/b/a Tobie's Jewelry, 150 Shirley Avenue

**Class 2 Motor Vehicle Dealer**

Auto Boss Group, Inc., 1107 North Shore Road  
Bob's Auto Body Services, Ltd., 1456 North Shore Road  
Ibrahim el Rihane d/b/a U.S.A. Motors, 404 Revere Beach Parkway  
LGM Auto, LLC d/b/a 1A Auto Way, 441 Lee Burbank Highway  
Louis Taglieri, Jr. d/b/a Lee's Towing & Auto Salvage, 1107 Broadway  
Mario's Service Center, Inc., 977 Broadway  
Metropolitan Acceptance Corp., 1605 North Shore Road  
Revere Cars Group, Inc. d/b/a Revere Used Cars, 400 Beach Street

**Lodging House**

RHouse2, LLC, 675 Beach Street  
RHouse1, LLC, 72 Dehon Street

**Pawnbroker**

Nyan Group, Inc. d/b/a Cash Point, 7C Everett Street

**Secondhand Dealer**

Nyan Group, Inc. d/b/a Cash Point, 7C Everett Street

Two licenses were granted conditional renewals only.

- Lupita Revere, LLC d/b/a Lupita Restaurant, 111 Shirley Avenue, was granted until Monday, January 6, 2025 to provide the legally required documentation of proof of liquor liability insurance and a certificate of inspection signed by the Building and Fire departments.
- Mass Trips, Inc. d/b/a Esquite Taqueria, 1148 North Shore Road, was granted until Monday, January 6, 2025, to provide the legally required documentation of a certificate of inspection signed by the Building and Fire departments.

It was unanimously VOTED to approve the remaining license renewals.

The Commission wished everyone a Merry Christmas and a Happy New Year.

It was unanimously VOTED to schedule the next regular meeting on January 15, 2025, 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 3:15 p.m.

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Robert Selevitch, Chairman

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Maggie Haney, Recording Secretary

Minutes of the meeting of December 18, 2024