

**MINUTES  
LICENSE COMMISSION MEETING  
FEBRUARY 21, 2024**

**A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on February 21, 2024. Commissioner Liliana Monroy, Commissioner Daniel Occena, 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.

Chairman Selevitch took a moment to thank outgoing Commissioner Guinasso for her years of dedicated service to the city in serving as a License Commissioner. He then welcomed incoming License Commissioner Liliana Monroy.

Vote to accept Minutes: Vote to accept the Minutes of 1/17/24.

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

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

Hot Dog Au Au Corp  
d/b/a **Boss Hot Dogs**  
750 Washington Avenue  
Gilberto Silva, President & Manager

**Application for Transfer of a Common Victualler License:** Application of Hot Dog Au Au Corp d/b/a Boss Hot Dogs, Gilberto Silva, President & Manager, for transfer of a Common Victualler license from China Crystal, LLC, said license to be exercised at 750 Washington Avenue. Requested hours are Sunday – Saturday 4 p.m. – 12 a.m., requested seating is 24 (current seating is 12). – **Continued from January meeting.**

Gilberto Silva appeared for the application, accompanied by Raphael Fraga, who acted as an interpreter for Mr. Silva. Mr. Silva plans to operate a small restaurant selling Brazilian hot dogs.

Michael Wells, Director of Inspectional Services for the city, spoke on the application. He suggested that the application be tabled until the applicant acquires the necessary permits for the work they are doing on the proposed site. Some permits have been applied for, but have not yet been issued. The Commission discussed approving the application contingent upon receipt of all inspection approvals and certificate of occupancy. Commissioner Occena noted that the application asks to increase the seating from 12 to 24, and questioned if the restaurant is large enough to accommodate that increase. Mr. Wells reported that a seating increase would need to be approved by the Building Commissioner and that it would likely not be as high a number as 24. The Commission indicated that any deliberations would be based upon leaving the seating at 12, and offered the applicant the option to amend the application or to withdraw until the determination is made by the Building Commissioner regarding the maximum allowable seating.

The applicant decided to withdraw the application until a later date, which was granted without prejudice.

**Blessed Mother of the Morning Star Parish at St. Mary's Church**  
670 Washington Avenue

Ralph DeCicco, Event Manager

**Application for a 1-day License for Malt/Wine, Common Victualler and Entertainment:** Application of Blessed Mother of the Morning Star Parish at St. Mary's Church for a 1-day Malt/Wine, Common Victualler, and Entertainment license, said license to be exercised in the lower church hall at 670 Washington Avenue on Saturday, March 16, 2024 from 5 p.m. – 10 p.m. Event is to be a St. Patrick's Day Corned Beef and Cabbage Dinner Dance. Expected attendance is 85 – 95.

Ralph DeCicco appeared for the application. This will be one of the regular events held for parishioners with dinner, dancing, and some Irish dancing exhibitions as entertainment.

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

Tori, LLC  
d/b/a **Dunkin Donuts**  
477 Beach Street  
Aly Aly, Manager

**Application for a Change of Manager:** Application of Tori, LLC d/b/a Dunkin Donuts, Aly Aly, Manager, for a change of manager from Bishal Mainali.

An unnamed district manager appeared for the application, accompanied by the new store manager, Aly Aly. Mr. Aly has worked at Dunkin Donuts for 9 years, and been a store manager for 2.

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

Aksharbrahama, Inc.  
d/b/a **Woody's Liquors**  
266 Broadway  
Kunal Patel, Manager

**Application for Transfer of an All Alcohol Package Store License and Pledge of License:** Application of Aksharbrahama, Inc. d/b/a Woody's Liquors for transfer of an All Alcohol Package Store license from Nilhar Enterprises, Inc., said license to be exercised at 266 Broadway, and a pledge of license.

Attorney Tom Truax represented the applicants, accompanied by Kunal Patel and Chiragkumar Prajapati, the owners of the corporation. Mr. Patel has over 13 years' experience in the package store business, owning four other stores, and Mr. Prajapati has over 7 years in the package store business. Both men are TIPS certified. Store operations are to remain the same. Mr. Truax noted that both men are free of any violations in their other businesses.

Chairman Selevitch asked about the hours that the owners intend to spend on the premises, given that the other businesses are all on the South Shore. Mr. Truax replied that Mr. Patel intends to spend time at this store during all the key hours, which is largely weekend times, and that Mr. Prajapati intends to spend full time at the store. Commissioner Occena asked if the applicants were familiar with the regulations concerning off-premises alcohol sales, and was assured that both men are well acquainted with relevant laws and regulations.

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

Premrang, Inc.  
d/b/a **Gio's Liquors**  
765 Broadway  
Sanjay Patel, Manager

**Application for Transfer of an All Alcohol Package Store License and Pledge of License and Inventory:**

Application of Premrang, Inc. d/b/a Gio's Liquors for transfer of an All Alcohol Package Store license from Gorgio Liquor Mart, LLC, said license to be exercised at 765 Broadway, and a pledge of license and inventory.

Attorney Kyle Vieira represented the applicants, Sanjay Patel and Jack Patel, two of the corporation's officers. The owners are experienced in liquor sales and own another liquor store in Revere, and are familiar with city and state regulations concerning liquor sales. The operations of the store will not change.

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

**COMMUNICATIONS:**

1. Notification from Massachusetts Alcoholic Beverages Control Commission (ABCC) of a Return No Action regarding the application for a change of officers, directors, manager, and a transfer of stock for Four Partners, Inc. d/b/a **Antonia's at the Beach**.
2. Notification from Massachusetts Alcoholic Beverages Control Commission (ABCC) of approval of the application for a change of officers/directors and transfer of stock for Jia Liquors Corp. d/b/a **BCM Liquors**.

All communications were accepted and placed on file.

**LICENSE RENEWALS**

**Entertainment**

Café Montecristo, Inc. d/b/a Montecristo Mexican Grill, 364 Broadway  
Ortez Corporation, Inc. d/b/a Pollo Royal Restaurant, 529 Broadway

**Common Victualler**

Ly Roun & Sereypanha Chhoeurng d/b/a 4 Season Boba Tea, 196 Shirley Ave  
Kell's Kreme, Inc., 437 Revere Beach Boulevard  
Calixto, Inc. d/b/a Bridge Pizzeria, 800 Washington Avenue  
Café Montecristo, Inc. d/b/a Montecristo Mexican Grill, 364 Broadway  
Hasbegu, Inc. d/b/a Glen's Roast Beef, 325 Bennett Hwy  
Mass. Trips, Inc. d/b/a Esquite, 194 Shirley Ave  
Mass. Trips, Inc. d/b/a Esquite Taqueria, 1148-1150 North Shore Rd  
Mass. Trips, Inc. d/b/a Revere Beach Pizzeria, 180 Shirley Avenue  
Safy Market, Inc., 691 Broadway

Ortez Corporation, Inc. d/b/a Pollo Royal Restaurant, 529 Broadway  
Queen Associates, Inc. d/b/a Twist & Shake, 82 Revere Beach Boulevard  
Queen Associates, Inc. d/b/a Wicked Eats, 76 Revere Beach Boulevard  
Revere Dandee, LLC d/b/a Dandee Donuts, 1141 Revere Beach Parkway  
Revere Minuteman Wings, LLC d/b/a Wingstop, 5 Everett Street, Unit B  
Torretta's Bakery & Café, LLC, 652 Winthrop Avenue  
Lu-Jac Corp. d/b/a Dunkin Donuts, 338 Squire Road

**Class 2 Motor Vehicle Dealer**

Mario's Service Center, Inc., 977 Broadway  
Avetis John Nakashian d/b/a European Exotics Auto Sales, 787 North Shore Road  
Serop Rob Nakashian d/b/a Beach Motors Auto Sales, 787B North Shore Road  
Charlie's Auto Exchange, Inc., 655 North Shore Rd

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

It was unanimously VOTED to schedule the next regular meeting on March 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 3:30 p.m.

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Robert Selevitch, Chairman

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Maggie Haney, Recording Secretary

Minutes of the meeting of February 21, 2024