

**MINUTES
LICENSE COMMISSION MEETING
APRIL 17, 2024**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on April 17, 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.

Vote to accept Minutes: Vote to accept the Minutes of 3/20/24.

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

THE FOLLOWING ITEMS WERE TAKEN OUT OF ORDER

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

Hearing: Hearing into violations of fire safety regulations and conditions of commercial parking lot license.

At the request of the license holder's attorney, this matter was taken out of order. Danielle Santos appeared for the hearing, represented by Gerry D'Ambrosio, Esquire. Mr. D'Ambrosio acknowledged the violations and apologized on behalf of his clients, explaining that an erring manager poorly managed the computer system that the hotel uses to manage its park & fly operations. That manager is now on a performance improvement plan, and another employee will be managing park & fly operations in future. Revere Fire Lt. Leary reported that the situation had been improved recently, and attributed the need for a hearing to her inability to reach anyone at the hotel's management beyond the local manager. She asked the Commission to consider requiring commercial parking lot license holders to provide direct contact information to the Fire Department so that they can work to resolve any violations. Mr. D'Ambrosio readily agreed to provide that information.

Ward One Councillor Joanne McKenna spoke on behalf of the business. While the business is not in her ward, she considers the owner, "Matt", to be a good neighbor, and a man of sterling character.

Commissioner Occena did point out that this is not the first time that this business has violated the conditions of their commercial parking lot license, and stressed the importance of ensuring that no further violations occur. However, in view of the measures taken so far, and the recommendation of the Fire Department, upon a motion duly made by Commissioner Occena, and seconded by Chairman Selevitch, it was VOTED to place the matter on file.

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

Application to Amend Entertainment License: Application of 388 Broadway, LLC d/b/a Volare, Cecilia Maya, manager, to amend an Entertainment license to add Karaoke and Comedy performers. Current license is Cable TV and Radio, with additional entertainment of A Capella Singers and DJ pending approval of required fire safety equipment from the Revere Fire Department.

Cecilia Maya appeared for the application. She was in the process of obtaining the approvals from the Fire Department that were required to activate her DJ and A Capella Singers entertainment. She would like to add the possibility of having the occasional violin performer to her original request.

Ward Four Councillor Paul Argenzio spoke on behalf of the applicant. Ward One Councillor Joanne McKenna also spoke on behalf of the applicant, expressing her high opinion of the owner's character. Ward Five Councillor Angela Guarino-Sawaya spoke on behalf of the applicant, and their efforts to operate a high scale restaurant. There were no opponents when called.

Commissioner Occena expressed concern about allowing the amendment without clearance from the Fire Department. Chairman Selevitch made a motion to approve the amendment contingent upon the applicant's passing inspection from the Fire Department. Commissioner Occena seconded the motion, and it was VOTED to approve the application, contingent upon receipt of Fire Department approval.

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

Royal Food Enterprises, Inc.
d/b/a **Crown Fried Chicken & Pizza**
91 Centennial Avenue
Mohammed Fdal, Manager

Application for Change of DBA: Application of Royal Food Enterprises, Inc. d/b/a Crown Fried Chicken & Pizza, 91 Centennial Avenue, Mohammed Fdal, Manager, for a change of DBA from Sabrine Bakery & Café. – **Continued from March meeting.**

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

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 22 (current seating is 12). – **Continued from February meeting.**

Gilberto Silva appeared for the application, accompanied by Raphael Fraga, his consultant. The application had been continued to resolve occupancy issues raised by the applicant's desire to increase the seating capacity. The matter was resolved with the Building Commissioner, who allowed seating of 22.

Michael Wells, director of Municipal Inspections, spoke to inform the Commission that the applicant still has some outstanding permit issues. The applicant expects permits to be completed soon.

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, contingent upon receipt of all inspection approvals.

Let ‘er Rip, LLC
649 Squire Road
Nicole Tower, Event Manager

Application for a 1-day Common Victualler & Entertainment License: Application of Let ‘er Rip, LLC for a 1-day license for Common Victualler & Entertainment, said license to be exercised in the parking lot at 649 Squire Road, on Saturday, May 11, 2024 from 11 a.m. – 3 p.m., with a rain date of Sunday, May 12, 2024. Event is a Bike Show Fundraiser, with food, DJ, and a raffle for a service animal non-profit. Expected attendance is 50 – 100.

Nicole Tower appeared for the application. The event is to raise funds for an organization that is providing her autistic nephew with a service animal. The original food vendor backed out, so the event will direct attendees to Easy Pie, where they may purchase food.

Commissioner Occena asked how they will be handling crowd control. Ms. Tower said that Boston Harley-Davidson staff will manage that aspect of the event.

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.

Francofest 2024
Rumney Marsh Academy Field
Kirby Diamond Kodjo, Event Manager

Application for a 1-day Common Victualler & Entertainment License: Application of Francofest 2024, Kirby Diamond Kodjo, Event Manager, for a 1-day Common Victualler & Entertainment license to be exercised on the field of the Rumney Marsh Academy on Saturday, June 22, 2024 from 3 p.m. – 10 p.m. Expected number of attendees is 450.

Kirby Diamond Kodjo appeared for the application. The event will be a festival to celebrate African-Caribbean culture, specifically, French-speaking African-Caribbean culture. Chairman Selevitch referred to the event plan to clarify the location of entertainment and food, and referenced noise complaints from past events. He asked Ms. Kodjo how she planned to prevent similar complaints. Ms. Kodjo plans to work with police detail officers to maintain a lower level of noise and prevent alcohol from being brought into the event. Chairman Selevitch inquired into details of the cooking and music. Commissioner Monroy asked what would be done differently this year than past years. Ms. Kodjo said they were asking Parks & Recreation if they could use the Beachmont School rather than Rumney Marsh, which is less close to residents. Commissioner Occena praised the concept, but feels that a significant effort should be made to ensure that neighboring residents are not disturbed as they had been.

There were no proponents when called. There were no opponents present, but the Commission had received a letter from Ward Councillor Anthony Cogliandro in strong opposition to the event. Chairman Selevitch read the letter into the record. Ms. Kodjo was unaware of some of the specific complaints listed in the Councillor’s letter. The Commission was concerned about the potential issues involved in this event; as the event is not scheduled until after the May meeting, they felt that there was time for Ms. Kodjo to develop plans to control her event

better, and to allow the Councillor and neighboring residents to weigh in directly if they so desired. Chairman Selevitch felt that the Councillor was unlikely to add anything to his letter. Ms. Kodjo asked if she could speak to the Councillor directly, and was given the option to table the matter until the next meeting. She elected to do so. The matter was continued until the May meeting.

Boston Renegades

Harry Della Russo Stadium
Benjamin Brown, Event Manager

Application for (5) 1-day Malt/Wine Licenses: Application of Boston Renegades for five 1-day licenses to serve malt/wine beverages at Harry Della Russo Stadium on the following days: 1) Saturday, May 4, 2024; 2) Saturday, June 1, 2024; 3) Saturday, June 15, 2024; 2) Saturday, June 29, 2024; 3) Sunday, July 14, 2024. Requested hours for each event shall be from 5 p.m. – 7:30 p.m. Events are professional women’s tackle football games.

Benjamin Brown appeared for the application. He requested that his application be amended to serve all alcoholic beverages rather than beer and wine, stating that they had done so in prior years. He was informed that doing so would be against the law governing 1-day licenses, and retracted his request.

Commissioner Occena spoke highly of the team’s presence at the stadium, and reminded Mr. Brown that the license fees were still owed for the licenses.

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, contingent upon payment of the license fees.

Revere Chamber of Commerce

Garfield School Field
Amanda Bonasoro & Erica Porzio, Event Managers

Application for a 1-day License for Malt/Wine, Common Victualler, and Mobile Food Vendor: Application of Revere Chamber of Commerce for a 1-day license for Malt/Wine, Common Victualler, and Mobile Food Vendor, said license to be exercised at the school fields at the Garfield School on Sunday, June 2, 2024 from 12 p.m. – 5 p.m. Event is a cornhole tournament. Expected attendance is 100 – 200.

Erica Porzio appeared for the application. The alcohol control will be handled by Murray’s Tavern, who will handle transport and service of alcohol. The beer tent will be in a fenced-in area. Chairman Selevitch reminded the applicant that sangria would not be allowed under this license if that sangria contains any spirits or liqueurs/cordials. Ms. Porzio assured the Commission that she would notify the vendor.

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
Alexander Eastman Idarraga, Manager

Application for a Change of Hours: Application of Que Arepa Corporation d/b/a Que Arepa, Alexander Eastman Idarraga, Manager, for a change of hours for a Common Victualler license to include breakfast service. Requested hours are Monday – Thursday 6 a.m. – 12 a.m., Friday – Sunday 6 a.m. – 1 a.m. Current hours are Monday – Thursday 10 a.m. – 12 a.m., Friday – Sunday 10 a.m. – 1 a.m.

Alexander Eastman Idarraga appeared for the application, accompanied by a city translator. The change of hours is to allow the business to add breakfast service.

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.

Nonni’s Pizza, LLC
750 Washington Avenue
Michael Sullivan, LLC Manager

Application for Transfer of a Common Victualler License: Application of Nonni’s Pizza, LLC, 750 Washington Avenue, Michael Sullivan, LLC Manager, for transfer of a Common Victualler license from N. Pizza, Inc., said license to be exercised at the same location. Requested seating is 5, requested hours are Sunday – Saturday 11 a.m. – 11 p.m.

Michael Sullivan appeared for the application. Other than the hours, the business operations will remain the same.

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.

Shiri Manohar Corp.
d/b/a **Dairy Mart**
160 Squire Road
Himani Rai, Manager

Application for Transfer of an All Alcohol Package Store License: Application of Shiri Manohar Corp. d/b/a Dairy Mart, Himani Rai, Manager, for transfer of an All Alcohol Package Store license from Netraa, Inc., said license to be exercised at 160 Squire Road, Revere, MA, and a pledge of license to Leader Bank.

Himani Rai appeared for the application, represented by her attorney, Jarrett Scarpacci. Ms. Rai is purchasing the building and business. The business name and operations will remain the same.

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.

Preciado Brothers, LLC
d/b/a **La Cantina 2024**
488 Broadway
Omar Preciado, Manager

Application for Transfer of an All Alcohol Restaurant License: Application of Preciado Brothers, LLC d/b/a La Cantina 2024, Omar Preciado, Manager, for transfer of an All Alcohol Restaurant license from Twin Corp.,

Inc., said license to be exercised at 488 Broadway. Requested seating is 88, requested hours are Sunday – Saturday 8 a.m. – 1 a.m., and requested entertainment is: Widescreen cable TV, cassette operated, Radio, DJ, Vocal/Instrumental Music.

Omar, Juan, and Diego Preçiado appeared for the application, represented by their attorney, Patrick MacDonald. The owners own other establishments in Lynn and Chelsea, which are nice, clean, family restaurants with no record of problems. For entertainment, they are looking for a DJ Thursday – Sunday, and a mariachi band Monday – Wednesday.

Commissioner Monroy has been to their restaurant in Lynn and found it fabulous. She asked if the applicants had specific hours planned for the mariachi band, and suggested that the owners should avoid playing mariachi bands at late hours, given the residential neighborhood. The applicants agreed. The Commission clarified that the current owner of the business has unresolved tax issues with the city, and that the Commission cannot approve a transfer while the taxes remain unresolved.

Omar Preçiado spoke to the Commission about his residence in the city, and his love of the city where his children have been raised. He also spoke of his customer focus, the TIPS requirement for all employees, and the ‘A’ rating their restaurant in Lynn has received from the city. Attorney MacDonald also took a moment to speak personally as a resident of Revere of his approval of the restaurant.

There were neither proponents nor opponents when called. Commissioner Occena proposed a conditional approval contingent upon resolution of the current owner’s tax issues. Upon a motion duly made by Chairman Selevitch, and seconded by Commissioner Occena, it was VOTED to approve the application, contingent upon the current business owner’s successful resolution of his outstanding tax issues.

City of Revere

Veterans Memorial Park
Rose Burns, Event Manager

Application for a 1-day Malt/Wine License: Application of City of Revere for a 1-day Malt/Wine license, said license to be exercised at Veterans Memorial Park on Saturday, April 27, 2024 from 9 a.m. – 2 p.m. as part of Beautify Revere Spring Cleanup Day. Expected attendance is 50 – 100. Rain date is Sunday, April 28, 2024.

Taylor Giuffre-Catalano appeared for the application. The beer garden will be cordoned off by the DPW and operated by Murray’s Tavern.

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.

HEARING

Noah Autobody Repair & Sales, Inc.

1095 Broadway
Raymond Desamours, Manager

Hearing into Status of Business: Hearing to inquire into operation status of licensed business.

The business owner was neither present nor represented at the hearing. The Commission discussed the issue at hand, which is that the business has been licensed for a year but has not been in operation as a business for that

time. Chairman Selevitch asked Michael Zaccaria, representing the trust that owns the neighboring property and his business, Action Towing. He complained of property line disputes, mess, and ongoing difficulties with the neighboring business owner. He alleges that the business owner is illicitly using his license to sell used cars out of parking lots.

Chairman Selevitch made a motion to suspend the license until the owner appears before the Commission for a hearing into the status of his business, and continue the matter until the next meeting. Commissioner Occena seconded the motion and it passed unanimously.

COMMUNICATIONS:

1. Notification from Massachusetts Alcoholic Beverages Control Commission (ABCC) of a Return No Action regarding the application for a change of manager for Revere Restaurant Group, Inc. d/b/a **Tio Juan's Margarita's Mexican Restaurant.**
2. Notification from Massachusetts Alcoholic Beverages Control Commission (ABCC) of a Return No Action regarding the application for a change of officers for **Revere Lodge #1171 of the B.P.O.E. of U.S.A., Inc.**

LICENSE RENEWALS

Common Victualler

Que Arepa Corporation d/b/a Que Arepa, 163 Squire Rd
Lixi Hospitality Revere, Inc. d/b/a Starbucks, 400 Ocean Avenue
Royal Food Enterprises, Inc. d/b/a Sabine Bakery & Café, 91 Centennial Ave

Parking Lot

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

Innholder/Hotel

Lixi Hospitality Revere, Inc. d/b/a Springhill Suites Boston Logan Airport Revere Beach, 400 Ocean Avenue

Chairman Selevitch recommended tabling the following renewal until the next meeting.

- Royal Food Enterprises, Inc. d/b/a Sabine Bakery & Café, 91 Centennial Ave – tabled until their pending application is reviewed next month

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

UNRENEWED LICENSES

Common Victualler

Dritta Foods, LLC d/b/a Nick's Place, 64 Revere Beach Blvd
El Tipico Salvadoreno Restaurant, Inc., 227 Revere St
F & J Juice Bar Café, Inc., 76 Shirley Ave
Fair Price Market, Inc., 1470 North Shore Road

Luberto's Pastry, Inc. d/b/a Luberto's Pastry Shop, 208 Broadway

Gold/Silver/Jewelry/Precious Metals Dealer

Larry Bagnera d/b/a La Villa Jewelry, 396 Broadway

Pawnbroker

Larry Bagnera d/b/a La Villa Jewelry, 396 Broadway

Secondhand Dealer

Larry Bagnera d/b/a La Villa Jewelry, 396 Broadway

UNAUTHORIZED TRANSFER OF LICENSE, FAILURE TO RENEW

Class 2 Motor Vehicle Dealer

Exotic Auto Group, Inc., 212 Everett St

The Commission declared that the above businesses were no longer licensed.

It was unanimously VOTED to schedule the next regular meeting on May 15, 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 4:40 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of April 17, 2024