

**MINUTES
LICENSE COMMISSION MEETING
FEBRUARY 19, 2025**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on February 19, 2025. 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 1/15/25.

Upon a motion duly made by Commissioner Monroy, and seconded by Commissioner Occena, 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
Gelusia Zarifullina, Manager

Application for an Entertainment License: Application of Motivaction Wellness Club, LLC d/b/a Motivaction, Gelusia Zarifullina, Manager, for an entertainment license, said license to be exercised at 220 Broadway as part of fitness center operations. Requested entertainment is widescreen cable TV and recorded music.

Gelusia Zarifullina appeared for the application. The proposed entertainment is for a fitness center and will be used as accessory music for the programs.

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.

Hot Dog Au Au Corp.
d/b/a **Boss Hot Dogs**
750 Washington Avenue
Ileinei Almeida de Oliveira, Manager

Application for a Change of Hours: Application of Hot Dog Au Au Corp. d/b/a Boss Hot Dogs, Ileinei Almeida de Oliveira, Manager, for a change of hours to Monday – Wednesday 7 a.m. – 12 a.m., Thursday – Sunday 7 a.m. – 3 a.m. Current operating hours are Sunday – Saturday 4 p.m. – 12 a.m.

Francis [name inaudible] appeared for the application, accompanied by a city-provided translator. They would like to expand the business hours to provide breakfast and lunch, and would like to expand their evening hours because they receive an increase in orders after midnight. The Commission had concerns about remaining open until 3 a.m. in a residential neighborhood, and suggested that an earlier closing on Thursday and Sunday might be more appropriate. Commissioner Selevitch proposed a motion to amend the change to allow 3 a.m. closing on Fridays and Saturdays, and to otherwise allow the change of hours as originally requested.

There were neither opponents nor proponents when called. Upon a motion duly made by Commissioner Selevitch, and seconded by Commissioner Occena, it was VOTED to approve the amended application, as follows: Sunday – Thursday 7 a.m. – 12 a.m., and Friday – Saturday 7 a.m. – 3 a.m.

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

Application for a Change of Hours: Application of Preciado Brothers, LLC d/b/a La Cantina 2024, Omar Preciado, Manager, for a change of closing hour from 1 a.m. – 2 a.m.

The applicant was neither present nor represented. It was voted to continue the application until the next meeting.

Nandlal Boodoosingh
d/b/a **Singh's Roti Shop 2**
76 Revere Beach Boulevard
Nandlal Boodoosingh, Manager

Application for a Common Victualler License: Application of Nandlal Boodoosingh d/b/a Singh's Roti Shop 2, Nandlal Boodoosingh, Manager, for a Common Victualler license to be exercised at 76 Revere Beach Boulevard. Requested seating is 16, requested hours are Sunday – Saturday 11 a.m. – 9 p.m.

Nandlal Boodoosingh appeared for the application. His business will bring Caribbean style food to the beach. He brought some menus for the Commission. He has an existing location in Dorchester, where he has operated for many years. He hopes to have a 'soft' opening at the end of the month, pending final inspections.

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.

AAM Kelly's Revere, LLC
d/b/a **Kelly's Roast Beef Revere**
410 Revere Beach Boulevard
Frank Carolan, Manager

Application for Transfer of a Common Victualler License: Application of AAM Kelly's Revere, LLC d/b/a Kelly's Roast Beef Revere, Frank Carolan, Manager, for transfer of a Common Victualler license from Kelly's Roast Beef, Inc., said license to be exercised at 410 Revere Beach Boulevard. Requested hours are Sunday – Saturday 10 a.m. – 11 p.m., requested seating is 24 outside seats.

Lisa Whiteman and Jim [name inaudible] appeared for the application. They plan to keep operations as they are presently. There might be menu upgrades in the future, and immediately plan to improve the containers they use for takeout orders.

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.

Gibson Point Restaurant, LLC
d/b/a **Mila's**
1 Gibson Way, Suite 131
Michael Aldi, Manager

Application for an All Alcohol Restaurant License: Application of Gibson Point Restaurant, LLC d/b/a Mila's, Michael Aldi, Manager, for an All Alcohol Restaurant license, said license to be exercised at 1 Gibson Way, Suite 131. Requested hours are Sunday – Saturday 7 a.m. – 12 a.m., requested seating is 89 inside, and 50 outside, and requested entertainment is: Widescreen cable TV, Radio, DJ, Amplifiers, Karaoke, Vocal/Instrumental Music, and Dancing by Patrons.

Demick O'Brien appeared for the application. The building developers want a concept for a coffee shop restaurant similar to Tradesman in Boston, which is a coffee shop/bakery in the morning, then transitioning to a bar/restaurant in the afternoon and evening. The building's theme is wellness, so the menu will be a bit more health-focused than the usual restaurant fare.

Commissioner Occena had concerns, in light of problems that have arisen at another of their restaurants and the expansive entertainment options requested. He asked how this venture would avoid those problems. Mr. O'Brien pointed out that the furniture in this restaurant will be permanently affixed, so is not set up to allow for a club evening. The building owners do, however, want to partner with the restaurant for resident events, and would like the flexibility for those resident events. Mr. O'Brien remarked that the concept of the building doesn't lend itself to a club operation, and that this restaurant is planning to close at midnight.

Councillor Angela Guarino-Sawaya, the Ward Councillor, spoke in favor of the application, but also emphasized that she would prefer they not remain open later than midnight, as there are two residential neighborhoods abutting the restaurant.

There were no opponents when called. Upon a motion duly made by Commissioner Selevitch, and seconded by Commissioner Occena, it was VOTED to approve the application, with the amendment that all music should be turned off by 11:30 p.m.

Reyes Boxing, Inc.
649-1 Squire Road
Michael Reyes, Event Manager

Application for a 1-day Malt/Wine and Entertainment License: Application of Reyes, Boxing, Inc., Michael Reyes, Event Manager, for a 1-day license for Malt/Wine and Entertainment, said license to be exercised at Boston Harley-Davidson at 649-1 Squire Road on Saturday, March 15, 2025 from 3 p.m. – 10 p.m., for a boxing match. Expected attendance is 300.

Michael Reyes appeared for the application. They will be bringing in some fighters from Ireland and some local amateur fighters from Revere Boxing and local gyms in the area for boxing matches, which will take place inside the Harley-Davidson building. They have hired three police officers to be there as well as their own security, to control alcohol service and to ensure all alcohol remains in the designated area. He has operated 26 matches over the last five years, although this will be his first match in Revere.

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.

HEARING

21 Revere Beach Blvd, LLC

21 Revere Beach Boulevard

Michael Aldi, Manager

Hearing: Hearing into multiple reports of neighborhood disruptions from noise and fights, and serving patrons after 2 a.m.

Demick O'Brien appeared for the hearing. He explained that the business had decided to try a lounge business at late nights in order to improve revenue, which included adding bottle service. In speaking with their managers, he feels that issues are mostly 'exterior' in that the departing patrons cause issues outside, and he found that there were sometimes jurisdictional issues between Revere police and State police. Most residents of the building do not have problems with the indoor noise. The business has begun engaging police detail officers and has seen a marked decrease in outside noise. Commissioner Occena questioned Mr. O'Brien regarding some of the specific aspects of their management. Commissioner Selevitch asked them if they found that having the detail officers helped; Mr. O'Brien said they did. Lt. Randall reported a decrease in calls for the business since they began hiring detail officers, and Mr. O'Brien agreed that having a detail officer available was a considerable help.

Commissioner Selevitch moved to place the matter on file pending further issues. The motion was carried unanimously.

Four Partners, Inc.

d/b/a **Antonia's at the Beach**

492 Revere Beach Boulevard

Rodrigo Angulo, Manager

Hearing: Hearing into noise complaints.

Fernando Loaiza appeared for the hearing. This item was taken out of order. Commissioner Selevitch informed him of the complaints received from neighboring residents concerning noise from the entertainment, and the frequent opening of the side door in the restaurant, which adds to the noise. Mr. Loaiza said many patrons opened the door, and Mr. Loaiza found it very stressful to have to prevent patrons from opening the door. Mr. Loaiza then introduced Tony Portillo as a new partner in the business, who will manage the day to day operations while Mr. Loaiza handles special events, which he finds less stressful. Mr. Portillo then spoke to the Commission. He suggested a plan where they could end the loud music earlier to keep from disturbing the neighbors, and moving to radio and tv at the later part of the night. Commissioner Occena agreed with the concept, although he added that certain issues – such as the continual opening of the side door – should not be allowed to happen. Mr. Portillo said they would control that issue by installing an alarm on the door, and they were also looking into having soundproofing added to the building.

Rachel Trahan, a neighboring resident, spoke. She described a continual noise problem, particularly on the weekends and in the summer, with noise continuing until 2:30 a.m. She suspects poor insulation in the restaurant's building might be a contributing factor. She brought a video to show to the Commission.

John Trahan, from Peabody, who owns the condo that Ms. Rachel Trahan rents, spoke next. He said that Mr. Portillo, accompanied by Revere City Councillor Angela Guarino-Sawaya, had approached him and his co-owner to address the noise concerns. Mr. Trahan also favored the Commission with his advice on managing the issue of the open side door.

Cliff Tettle, who leads a band that regularly plays at Sunday brunches at the restaurant. He spoke highly of Mr. Loaiza as a man. He also stated that his brunch performances are an acoustic band that does not play loud music. He spoke again of Mr. Loaiza's character as being charitable and kind to musicians and to his staff. Mr. Tettle reported that he has frequently been there at 2 a.m. and doesn't hear the music until he is approaching. Commissioner Occena asked why anyone would approach the restaurant at 2 a.m. given that it is supposed to close at 2 a.m.

Sylvia Petrova, a neighboring resident, reported that music frequently continues past 2 a.m. on both weekends and weekdays. She also complained that patrons take the residents' designated parking spots.

Vasilina Ranjelova, a neighboring resident for the last seven years, reported that the restaurant frequently has patrons leaving after 2 a.m., and also reported that patrons are taking residents' parking spaces until after 2 a.m.

City Councillor Angela Guarino-Sawaya, representing the restaurant's ward, said she had been working with Mr. Portillo for some time. She noted that the restaurant's entertainment license requires them to end entertainment at 12:30 a.m., although the restaurant may remain open until 2 a.m. She said the restaurant plans to focus more on being a restaurant rather than a club; as part of that, they would like to amend their entertainment to end music at 12:30 a.m., but continue with radio and TV until closing time. She stated that as long as the restaurant is willing to work with the neighbors, she is in support of the business.

Scott Chisholm, another neighbor, brought in a video recording of the noise he heard on Sunday at 1:20 a.m. He has no objection to the business except for the noise, which is insupportable.

Mr. Loaiza apologized to the neighbors before listing the many ways in which he has helped the neighbors out of kindness. He stated that the neighbors had not come to him with their complaints; if they had, he would have responded. He asserted that all patrons are gone by 2 a.m., leaving only employees inside. He expressed his relief that Mr. Portillo would be taking on the operational responsibilities, leaving Mr. Loaiza to concentrate on event planning, which is his preferred task.

Mr. Portillo said he had been learning the business over the last weeks. He desires to work with the neighbors to remedy the situation and is willing to ensure that entertainment ends at 12:30 a.m. He did ask if they could operate TV and radio after 12:30 a.m.

Commissioner Occena reminded the owners of the many issues and the long history of issues that this business continues to have, reminding them of the License Commission's legal duties and authority governing entertainment licenses. While he was encouraged by Mr. Portillo's involvement, he clearly stated that it is now the business owners' responsibility to prove that they can properly manage the responsibility of their entertainment license. Commissioner Monroy also expressed optimism at Mr. Portillo's involvement, while also pointing out that previous management had failed to address even the simplest of issues – such as the open side door. Commissioner Selevitch pointed out that the approach of summer will only heighten the noise problem. Commissioner Occena said that the Commission needs a show of faith from the business, and submitted a motion to amend the entertainment license as follows: entertainment hours will be Sunday – Thursday 11 a.m. – 10 p.m., Friday – Saturday 11 a.m. – 12 a.m. He cited the persistence of the noise issues as the reasoning behind his motion. Mr. Portillo requested allowing TV and radio to continue beyond those hours, and Commissioner Occena amended his motion to allow Widescreen Cable TV and Radio until closing times.

Councillor Guarino-Sawaya spoke again to ask the restaurant to announce at closing that all patrons should take care not to blare loud music from their cars when leaving.

An unnamed man from Oak Island rose to speak at some length on the age of the public beach, the fact that the business had been there before the many buildings going up on the beach, and whether residents were leasing or

buying their homes without making allowances for existing businesses. He opined that the License Commission was taking away city tax dollars by handcuffing businesses. The Commission reminded him that the duty of the Commission is to balance the needs of businesses with the needs of the community and its residents.

Upon a motion duly made by Commissioner Occena and seconded by Commissioner Monroy, it was unanimously VOTED to amend the entertainment license operating hours to Sunday – Thursday 11 a.m. – 10 p.m., Friday – Saturday 11 a.m. – 12 a.m., with said hours applying to all licensed entertainment except TV and radio.

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

Hearing: Hearing into failure to comply with mandated license requirements and inspection violations.

Stevan Merrill, vice president of operations, and Sal Teixeira, general manager, appeared for the hearing. Mr. Merrill described the inspection issues as a minor deviation from the Fire Department’s requirement to manage smoke detectors during construction, which resulted in a Fire Department request to have the smoke detectors changed out for heat detectors. Mr. Merrill claimed that the matter was now resolved.

Commissioner Selevitch clarified that the business does not have the required inspection certificate, which is a prerequisite for their license. Mr. Merrill stated that a different fire inspector came in and found one heat detector with a bag on it and denied their certificate based upon that one small issue. Commissioner Occena described the multiple photographs taken by the fire inspector showing violations throughout the hotel. He asked Mr. Merrill why it took a summons from the Commission for the matter to be taken seriously, rather than fixing the problems when they were first brought to the hotel’s attention. Mr. Merrill repeated his assertion that the only violation was the one bag over the one heat detector, adding that it was only a tiny issue of the right hand and the left hand not crossing the t’s and dotting the i’s. Commissioner Occena again showed photos of various violations beyond the one heat detector. Mr. Teixeira attributed the heat detector issue to a miscommunication that he missed because he was busy downstairs with the inspector. Mr. Merrill protested that all the pictures were of misunderstood storage of mattresses and various objects during construction, and spoke of the troubles of COVID, the fact that they had many hotels and just wouldn’t violate any fire or safety regulations. He represented himself and Mr. Teixeira as “blue collar guys” who are saving the hotel from the dereliction it had fallen into before they acquired it. Commissioner Occena asked how soon they expected to obtain their certificate of inspection; Mr. Merrill alleged that he would contact the fire inspectors first thing next morning and beg them for a surprise inspection. Commissioner Selevitch read off a list of violations found within the building, which went well beyond one heat detector. Mr. Merrill claimed that the fire inspector was looking for any possible violations out of pique. Commissioner Selevitch reminded Mr. Merrill that, as an example, blocked emergency exits are always a safety issue. Mr. Merrill said they are not safety issues if the hotel blocks access to the emergency exits earlier. Despite Mr. Merrill’s certainty that the fire department is engaging in petty pique, he looks forward to working with them.

Commissioner Occena asked about current occupancy at the hotel. Mr. Merrill reported a 30% - 40% occupancy rate, but said they had many more cars in the parking lot for their park & fly operation. Commissioner Selevitch put forth the idea of having a fire watch, and Mr. Merrill strongly preferred having a private operation to perform that function.

As a cease-and-desist order has been issued, all construction is halted for now. Mr. Merrill claimed that all issues would be resolved by Friday. The Commission unanimously VOTED to continue the matter until the March meeting.

COMMUNICATIONS:

1. Massachusetts Alcoholic Beverages Control Commission (ABCC) notice of Return No Action for a change of manager, change of officers/directors, and issuance/transfer of stock application for Four Partners, Inc. d/b/a **Antonia's at the Beach**.
2. Massachusetts ABCC approval of a new Malt/Wine Restaurant license for Que Arepa Corporation d/b/a **Que Arepa**.
3. Massachusetts ABCC approval of a change of manager for Revere Restaurant Group, Inc. d/b/a **Tio Juan's Margarita's Mexican Restaurant**.

All communications were accepted and placed on file.

LICENSE RENEWALS

Common Victualler

Café Montecristo, Inc. d/b/a Montecristo Mexican Grill, 364 Broadway
F & J Juice Bar Café, Inc., 76 Shirley Avenue
Mass. Trips, Inc. d/b/a Esquite, 194 Shirley Avenue
Mass. Trips, Inc. d/b/a Revere Beach Pizzeria, 180 Shirley Avenue
Queen Associates, Inc. d/b/a Twist & Shake, 82 Revere Beach Boulevard
The Delta Hellenic Company, LLC d/b/a Revere House of Pizza, 354 Broadway

Class 2 Motor Vehicle Dealer

Atlantic Auto Body, Inc., 529 Broadway
Charlie's Auto Exchange, Inc., 655 North Shore Road

Class 1 Motor Vehicle Dealer

Black Marble Motorcycles, LLC d/b/a Boston Harley-Davidson, 649-1 Squire Road

Parking Lot

Park N Co d/b/a Park N, 44 Railroad Street

Entertainment

Café Montecristo, Inc. d/b/a Montecristo Mexican Grill, 364 Broadway

It was unanimously VOTED to approve the above license renewals.

It was unanimously VOTED to schedule the next regular meeting on March 19, 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 5:40 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of February 19, 2025