

**MINUTES
LICENSE COMMISSION MEETING
JANUARY 15, 2025**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on January 15, 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 12/18/24.

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

Revere Beach Partnership

Revere Beach Plaza (at foot of Markey Bridge)
Haley Rosenblatt, Event Manager

Application for a 1-day Mobile Food Vendor License: Application of Revere Beach Partnership, 150 Beach Street, Revere, MA, Haley Rosenblatt, Event Manager, for a 1-day Mobile Food Vendor license, said license to be exercised at the Revere Beach Plaza at the foot of the Markey Pedestrian Bridge on Saturday, February 8, 2025, from 11 a.m. – 5 p.m. for a Revere Beach Winter Wonderland event. Expected attendance is 5,000.

Haley Rosenblatt appeared for the application. They would like to bring in mobile food vendors for the second annual Winter Wonderland event.

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

Revere Restaurant Group, Inc.
d/b/a **Tio Juan's Margarita's Mexican Restaurant**
85 American Legion Highway
Susan Marie Jimenez, Manager

Application for a Change of Manager: Application of Revere Restaurant Group, Inc. d/b/a Tio Juan's Margarita's Mexican Restaurant, Susan Marie Jimenez, Manager, for a change of manager from Sean M. Casey.

Susan Jimenez appeared for the application. There will be no changes to the operation of the restaurant. Ms. Jimenez has prior experience managing restaurants.

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.

Capri, LLC

d/b/a **Capri**
1559 North Shore Road
Claudia Gallego, Manager

Application to Amend Entertainment License: Application of Capri, LLC d/b/a Capri, Claudia Gallego, Manager, to amend an entertainment license to allow DJ until 1 a.m. Current entertainment license is: Widescreen cable TV, Radio, Amplifiers, and DJ, with DJ only allowed on Saturdays and Sundays from 10 a.m. – 6 p.m.

Claudia Gallego appeared for the application, assisted by a city translator. Her business is slowing down, and her customers have been requesting entertainment. She specifically wishes to have DJ entertainment from 10 a.m. – 12 a.m. Thursdays – Sundays.

The Commission asked Lt. Randall if there have been any issues with the establishment. He reported that, other than an incident last summer when they were open past their allowed operating hours, there have been no reports of problems. Commission Occena asked Ms. Gallego if she had received any complaints from neighboring residents, and she stated that she has not.

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.

Lumina Lounge, LLC
d/b/a **Lumina Lounge**
63 Revere Beach Boulevard
Omar Preciado, Manager

Application for Transfer of an All Alcohol Restaurant License: Application of Lumina Lounge, LLC d/b/a Lumina Lounge, Omar Preciado, Manager for transfer of an All Alcohol Restaurant license from Boulevard Café Corp., said license to be exercised at 63 Revere Beach Boulevard. Requested hours are Sunday 11 a.m. – 2 a.m., Monday – Saturday 8 a.m. – 2 a.m., requested seating is 120, and requested entertainment is: Widescreen Cable TV (5 screens), Radio, DJ, Jukebox, Amplifiers, Karaoke, Vocal/Instrumental Music, Dancing by Patrons, and Floor Show.

Omar, Diego, and Juan Preciado appeared for the application, represented by their attorney, Patrick MacDonald. James Cipoletta, Esquire also appeared, representing the seller, Boulevard Café Corp. The applicants have purchased the previous Sammy's Patio on Revere Beach Boulevard and wish to open a dining and entertainment establishment. They own La Cantina on Broadway and restaurants in Chelsea and Lynn. The property is being renovated extensively. The purchase of the business is for \$200,000: \$100,000 in cash and \$100,000 in a promissory note financed by the seller; the initial term of the lease is for six years, with a six-year renewal option. This information was provided to highlight the applicants' long-term commitment to this venture. Mr. MacDonald noted that he himself did not complete the application, and that therefore he only just observed – having relied upon the License Commission office to more thoroughly vet his application – that the LLC managers have not been properly assigned to meet citizenship requirements of LLCs when applying for an alcohol license in Massachusetts. He also provided a menu to the Commission.

Commissioner Occena questioned whether the intent was to operate as a restaurant or a lounge. Mr. MacDonald described the proposed operations as both – an actual restaurant with a full menu of good food, but also a lounge for the later hours. The kitchen will remain open throughout the operating hours. Commissioner Monroy inquired about the proposed opening date, and was told it would likely be six weeks, depending on ABCC response time. Mr. Cipoletta spoke briefly on behalf of his client, who is currently out of state.

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, contingent upon the applicants' providing the License Commission with documentation showing a properly amended LLC.

Nbold Restaurant Consulting Corporation
d/b/a **El Zarzal**
653 Broadway, Units 1 & 2
Diego A. Osorno Patino, President

Application for a Wine, Malt, Cordials/Liqueurs Restaurant License: Application of Urban Nbold Restaurant Consulting Corporation d/b/a El Zarzal, Diego A. Osorno Patino, President, has made application for a Wine, Malt, Cordials/Liqueurs Restaurant license, said license to be exercised at 653 Broadway, Units 1 & 2. Requested hours are Sunday – Saturday 8 a.m. – 11 p.m., requested seating is 34 inside, and 20 outside, and requested entertainment is: Widescreen Cable TV, Radio, Vocal/Instrumental Music.

Diego Osorno appeared for the application, represented by his attorney, Kristen Scanlon, and accompanied by the proposed manager, Dimelsa Diaz. Ms. Diaz is familiar with the regulations concerning alcohol service and has experience in managing liquor licenses. Mr. Osorno has a wide range of experience in the restaurant industry. The menu is intended to be an American restaurant serving modern cuisine. Entertainment will be light.

There were no proponents when called. Oscar Arevalo, a neighboring resident, spoke to express concerns about the potential for noise and trash coming from the restaurant. Mr. Osorno rose to assure Mr. Arevalo that he would have a small building in the parking lot to safely hold the trash.

Commissioner Occena asked for specifics on the vocal/instrumental music plans as they relate to the concerns raised by the resident. Mr. Osorno said that would be a daytime entertainment, generally for brunches. Commissioner Selevitch reminded the applicant that if they disrupt the neighborhood, the Commission will address their allowed entertainment and hours. Ms. Scanlon said her client had agreed to exchange phone numbers with the resident.

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

Perros Paisas Revere Corp.
d/b/a **Perros Paisas**
657 Beach Street
Andres Jaramillo, Manager

Application for a Wine, Malt, Cordials/Liqueurs Restaurant License: Application of Perros Paisas Revere Corp. d/b/a Perros Paisas, Andres Jaramillo, Manager, had made application for a Wine, Malt, Cordials/Liqueurs Restaurant license, said license to be exercised at 657 Beach Street in an existing restaurant. Requested hours are Sunday 10 a.m. – 11 p.m., Monday – Thursday 8 a.m. – 11 p.m., Friday – Saturday 8 a.m. – 2 a.m., requested seating is 25.

Andres Jaramillo appeared for the application, assisted by a city translator. He would like to offer his customers alcohol as a complement to his menu. He has had experience in alcohol service operating a restaurant in East Boston. Commissioner Occena recalled that the earlier application to open this restaurant had indicated that much of the business would be takeout, and asked why Mr. Jaramillo wanted a liquor license in that case. Mr. Jaramillo

explained that he plans to make this restaurant a more family oriented sit-down restaurant. Commissioner Monroy asked for more details about Mr. Jaramillo's earlier experience in East Boston, which were provided.

There were no opponents when called. Abel Moreno, a local restaurateur, spoke on behalf of the application. As a friend of the applicant, he had often discussed this option, as he has personally found that having a license for alcohol service can greatly help a struggling restaurant.

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

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.**

Robert Kelley appeared for the hearing, represented by his attorney, James Cipoletta. The estates of Mr. Kelley's parents were being probated in both Massachusetts and Florida, and the Florida portion has been completed, leaving the probate within the Massachusetts court. Mr. Cipoletta proposed a separation of the two applications in the hope that some progress could be made with the authorized management of the license, if nothing else. The Commission agreed to consider such an application, and expressed satisfaction that the matter is proceeding on track.

Wonderland Entertainment, LLC
d/b/a **Oceanside Events Center**
1290 North Shore Road
Charles Delpidio, Manager

Hearing: Formal inquiry regarding security arrangements.

Charles Delpidio appeared for the hearing, accompanied by his manager, Taras Hrabec. This inquiry was originally prompted by a request from the license holder to alter their security arrangements, which was followed by some incidents at the business resulting in multiple arrests. Mr. Delpidio, acknowledging these events, has formally withdrawn his earlier request to modify the security arrangements. However, in the interim, the License Commission has received complaints from the residents of 500 Ocean Avenue, which overlooks the parking lot used by patrons of Oceanside, concerning the noise caused by exiting patrons at 2 a.m., who are playing loud music, and blaring their car horns while going through the extended process of leaving the parking lot. Commissioner Occena asked if the business was taking any measures to ameliorate this problem. Mr. Hrabec provided the Commission with copies of the signs that they post to remind their patrons to be considerate when leaving the parking lot, and described the measures taken by their private security personnel and detail officers from Revere Police. The parking lot is owned by the MBTA and has only one entrance/exit. Mr. Delpidio remarked that winter is a slightly quieter time, due to the cold, and that people do move more quickly when there is a police car outside with flashing lights. He expressed a willingness to work with Revere Police to try to find solutions. MBTA police are generally unavailable for details at this location. Commissioner Occena suggested that the matter should be addressed in a productive manner, as he would not like to have their operations curtailed

as a result of issues. Commissioner Monroy agreed that this is a good time to address the issue, before warmer weather makes issues more likely. Mr. Delpidio agreed to work toward a solution. Commissioner Selevitch said that the building manager had reported that she was met with no response when she reached out to the management; Mr. Delpidio and Mr. Hrabec said they had not been contacted, and suggested she might have inadvertently reached out to a promoter rather than them.

At the request of the Commission, Mr. Delpidio promised to send his new security plan to the License Commission office as soon as it is drafted. The matter was tabled pending further issues.

COMMUNICATIONS:

1. Massachusetts Alcoholic Beverages Control Commission (ABCC) advisory regarding changes to the forms of identification which licensees may reasonably rely on for alcoholic beverages purchases.

All communications were accepted and placed on file.

LICENSE RENEWALS

Common Victualler

Bell Circle Assoc. d/b/a Comfort Inn & Suites, 85 American Legion Highway
El Tipico Salvadoreno Restaurant, Inc., 227 Revere Street
G.F. Enterprise, LLC d/b/a Taco Bell, 339 Squire Road
Lu-Jac Corp. d/b/a Dunkin Donuts, 338 Squire Road
The Stop & Shop Supermarket Co., LLC d/b/a Stop & Shop Supermarket Co. #011, 40 Furlong Drive
The Stop & Shop Supermarket Co., LLC d/b/a Stop & Shop Supermarket Co. #043, 540 Squire Road
Wendy's of New England, LLC d/b/a Wendy's #6205, 39 Squire Road
Wendy's of New England, LLC d/b/a Wendy's, 42 Furlong Drive

Class 2 Motor Vehicle Dealer

Avetis John Nakashian d/b/a European Exotics Auto Sales, 787 North Shore Rd
Emanuele Gulino d/b/a Gulino's Auto Body, 1062 Broadway
Master Auto Sales, Inc., 1027 Broadway
Noah Autobody Repair & Sales, Inc., 1095 Broadway
Sena Motors, Inc., 120 Squire Rd
Serop Rob Nakashian d/b/a Beach Motors Auto Sales, 787B North Shore Rd
Wonderland Auto, Inc. d/b/a Wonderland Auto, 1176 North Shore Rd

Innholder/Hotel

Bell Circle Assoc. d/b/a Comfort Inn & Suites, 85 American Legion Highway

Parking Lot

Bell Circle Assoc. d/b/a Comfort Inn & Suites, 85 American Legion Highway

It was unanimously VOTED to approve the remaining license renewals.

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

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of January 15, 2025