

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

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on October 15, 2025. Commissioner Daniel Occena, Commissioner Liliana Monroy, Police Lt. Glenn Malley, 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 9/17/25.

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 Parks & Recreation

Revere Public Library

Adriana Borriello, Event Manager

Application for a 1-day Malt/Wine License: Application of Revere Parks & Recreation, Adriana Borriello, Event Manager, for a 1-day Malt/Wine license to be exercised at the Revere Public Library on Saturday, October 25, 2025, from 4 p.m. – 8 p.m. Event is All Hallow’s Eve festivities. Expected attendance is 400.

Michael Hinojosa appeared for the application. This is a repeat of last year’s event.

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.

Blessed Mother of the Morning Star at St. Mary’s Church

670 Washington Avenue

Ralph DeCicco, Event Manager

Application for a 1-day Malt/Wine, Common Victualler, and Entertainment License: Application of Blessed Mother of the Morning Star at St. Mary’s Church, Ralph DeCicco, Event Manager, for a 1-day license for Malt/Wine, Common Victualler, and Entertainment to be exercised at 670 Washington Avenue on Saturday, November 1, 2025, from 5 p.m. – 10 p.m. Event is the Annual Spaghetti Supper Dinner Dance for parishioners and friends. Expected attendance is 85.

The applicant was neither present nor represented. The application was not considered.

Reyes Boxing, Inc.

649 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 to be exercised at 649 Squire Road on Saturday, November 22, 2025, from 5 p.m. – 10 p.m. Event is boxing and MMA matches inside the building. Expected attendance is 250.

Michael Reyes appeared for the application. This is his second event at Boston Harley Davidson. It will be held indoors. Commissioner Occena asked about his plans for alcohol service. Mr. Reyes described the proposed layout, and explained that his servers are all TIPS certified. Commissioner Monroy asked if there would be any safety equipment or EMTs on site. Mr. Reyes, said they have an ALS device and police officers will be there.

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.

Santa Fe Burrito Grill Revere, LLC
d/b/a **Santa Fe Burrito Grill**
60 VFW Parkway
Carlos Echavarria, Manager

Application for a Common Victualler License: Application of Santa Fe Burrito Grill Revere, LLC d/b/a Santa Fe Burrito Grill, Hector Angel, LLC Manager, for a Common Victualler license to be exercised at 60 VFW Parkway. Requested seating is 33 inside and 16 outside, requested hours of operation are Sunday 10 a.m. – 9 p.m., Monday – Saturday 11 a.m. – 10 p.m.

Carlos Echavarria appeared for the application. The business will be a fast casual Mexican restaurant.

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.

Mister Q Revere, Inc.
d/b/a **Mister Q Café**
791 Broadway
Klevis Qyrasi, Manager

Application for a Common Victualler License: Application of Mister Q Revere, Inc. d/b/a Mister Q Café, Klevis Qyrasi, Manager, for a Common Victualler license to be exercised at 791 Broadway. Requested seating is 19, requested hours of operation are Sunday – Saturday from 6 a.m. – 8 p.m.

Klevis Qyrasi appeared for the application. He plans a European style coffee shop, similar to those he has been operating for 20 years in other locations. Commissioner Occena inquired as to why the requested hours ran until 8 p.m., when his business hours were generally breakfast and lunch. Mr. Qyrasi noted that there would be tenants upstairs who might come to the shop in later hours. There was some discussion about potential parking issues.

Revere City Councillor Angela Guarino-Sawaya spoke in favor of the application.

Sandra [last name inaudible] spoke in opposition to the proposed closing hours of the business, citing parking concerns. She suggested an earlier closing time.

Bill Orlandella spoke in opposition to the application. He also cited parking concerns, as they have resident only parking on Prince Street and Rossetti Street, so he felt the parking would be on Broadway. He also remarked that

there is insufficient parking for the residents of the building, and wanted that taken into account. He added that 8 p.m. is too late for the business to be open.

There were no proponents when called. Mr. Qyrasi spoke to the parking concerns. He said that his clients would not be numerous, and would not be parking in resident-only streets.

Commissioner Selevitch moved to amend the hours to have the closing hour be 6 p.m. rather than 8 p.m. Commissioner Occena seconded the motion, and it was unanimously VOTED to approve the application as amended.

Coco's Liquor Revere Corporation
d/b/a **Wonderland Liquors Store**
158 Shirley Avenue
Raul Santos, Manager

Application for Transfer of an All Alcohol Package Store License: Application of Coco's Liquor Revere Corporation d/b/a Wonderland Liquor Stores, Raul Santos, Manager, for transfer of an All Alcohol Package Store license from Orange Grove Market, Inc., said license to be exercised at 158 Shirley Avenue.

Raul Santos appeared for the application, represented by his attorney Sam Vitali. Mr. Santos is experienced in similar businesses and a resident of Revere. He plans no real changes to the operation of the business.

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.

Motivaction Wellness Club, LLC
d/b/a **Motivaction**
220 Broadway
Jazmin Tabares, Manager

Application for a Transfer of Stock, Change of Officers, Change of Manager: Application of Motivaction Wellness Club, LLC d/b/a Motivaction for a change of officers, transfer of stock, and change of manager from Gelusia Zarifullina.

Jazmin Tabares and Juan Giraldo appeared for the application, accompanied by their general manager, Robinson. Two of the original owners have left the business and are transferring their interest to the remaining owners. Commissioner Selevitch remarked that the Commission has received complaints from the upstairs neighbors concerning the noise generated from the music used for their exercise classes. The license holders reported that they have eliminated their 6 a.m. classes and distributed speakers to be able to lower the overall volume and direct the music away from the ceiling. They plan to install isolation panels on the ceiling at a future date. They have been in contact with the neighbors and report that the measures seem to be helping.

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.

Miba Corporation
d/b/a **El Peñol 2**
765 Broadway

Alejandra Restrepo, Manager

Application for a Change of Location, License Category, Officers/Directors, Manager, Hours, Transfer of Stock & to Amend Entertainment: Application of Miba Corporation d/b/a El Peñol 2, Alejandra Restrepo, Manager, for multiple amendments: a change of location to 765 Broadway, a change of license category to All Alcohol, a change of manager to Alejandra Restrepo, a change of hours to Sunday – Saturday 9 a.m. – 10 p.m., a transfer of stock, a change of officers/directors, and to amend entertainment to be: Widescreen Cable TV, Radio, DJ, Amplifiers, Karaoke, Vocal/Instrumental Music. Current entertainment is Cable TV and Radio.

Olga Medina and Johan Medina appeared for the application. They are planning to relocate their small family business restaurant to 765 Broadway and expand their business to include all alcohol rather than beer and wine. They have 12 parking spots in the new location. They are planning to have 45 seats.

Commissioner Monroy asked if those parking spots were specifically assigned to them or shared with Gio's Liquors in the same building. Mr. Medina reported that they were specifically assigned to them.

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.

Los Compadres Oaxaqueños, LLC
d/b/a **B & M Grill**
843 Broadway
Cristian Mancia, Manager

Application to Amend an Entertainment License: Application of Los Compadres Oaxaqueños, LLC d/b/a B & M Grill, Cristian Mancia, Manager, to amend an Entertainment license exercised at 843 Broadway. Requested amendment is to add Karaoke on Saturdays from 6 p.m. – 10 p.m. Current entertainment is Cable TV and Jukebox. – **Continued from last meeting.**

Manuel Hernandez appeared for the application, represented by his attorney, Richard Mestone. Mr. Mestone clarified a slight error in the application; an incorrect address. Commissioner Selevitch reminded the applicant that there have been past problems with noise complaints when the business had karaoke before. Mr. Mestone reports that the tenants who had prior issues are moving out, and Mr. Hernandez has approached the building's new owner to rent the basement apartment for storage, which would eliminate the tenant issue. Prior complaints had come from the building's owners, and they have sold the building to a new owner, who has no objections to the amendment.

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.

Ocean King, Inc.
d/b/a **Ocean King**
320 Revere Beach Boulevard
Jinbo Lin, Manager

Application for an All Alcohol Restaurant License: Application of Ocean King, Inc. d/b/a Ocean King, Jinbo Lin, Manager, for an All Alcohol Restaurant license to be exercised at 320 Revere Beach Boulevard. Requested hours are Sunday – Thursday 11 a.m. – 12 a.m., Friday – Saturday 11 a.m. – 1 a.m., requested seating is 86, and requested entertainment is: Widescreen Cable TV and radio. – **Continued from last meeting.**

Jinbo Lin appeared for the application, accompanied by an interpreter. Mr. Lin has obtained his TIPS certification. He plans to focus on food service, with alcohol as an accompaniment to meals.

Revere City Ward Councillor Angela Guarino-Sawaya spoke in favor of the application.

There were no opponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Monroy, it was VOTED to approve the application.

Diana Cardona

Sandler Square
Diana Cardona, Event Manager

Application for a 1-day Entertainment License: Application of Diana Cardona for a 1-day Entertainment license to be exercised at Sandler Square on Friday, October 31, 2025, from 4 p.m. – 7 p.m. Proposed entertainment is a DJ as part of a Costume Contest. Expected attendance is 50.

Diana Cardona appeared for the application. The event is a costume contest for children, with candies, gift baskets, and prizes. The entertainment will be for music associated with the contest.

Commissioner Selevitch noted that Ms. Cardona does great things in the Sandler Square area. Commissioners Occena and Monroy each also spoke favorably about the events that Ms. Cardona has had in the past.

Commissioner Selevitch read into the record that Revere City Ward Councillor Ira Noveselsky had asked to be recorded as in favor of the application. There were no other proponents and no opponents when called. Upon a motion duly made by Commissioner Monroy, and seconded by Commissioner Occena, it was VOTED to approve the application.

HEARING

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

Hearing: Hearing into violation of liquor license laws by serving patrons past 2 a.m.

Diego Preciado and Omar Preciado appeared for the hearing, accompanied by their head of security for the business. Mr. Diego Preciado brought in some documentation to refute certain details of the reported violations. Commissioner Selevitch pointed out that the submitted pictures showed about 20 customers in the restaurant at 2 a.m. Mr. Diego Preciado reported that those customers were from three tables that had issues with their credit card payments. Commissioner Selevitch reminded him that all customers should be out of the business and all drinks should be off the tables at 2 a.m.

The security manager spoke to describe the particular event. He reported that the patrons in question had been kept behind because their credit cards were declined, and they were trying to avoid having the restaurant subjected to scammers. He assured the Commission that no one drank alcohol, and they are attentive to the rules. Commissioner Selevitch allowed the need, but pointed out that there were drinks on the table, which should have been removed. Lt. Malley noted that there had been only one complaint to date, but reminded them that having

patrons leaving with cups in their hands was not acceptable. Mr. Omar Preciado assured the Commission that they will continue to work very hard to operate in a safe and responsible manner. Commissioner Occena expressed concern that these problems are arising so early in the business's operations. He trusts that they will improve, but emphasized that they need to prevent future issues.

Commissioner Selevitch moved to file the matter, with the understanding that this matter can be considered in the event of any future violations. The motion was seconded by Commissioner Occena, and passed unanimously.

COMMUNICATIONS:

1. Notification from the Massachusetts Alcoholic Beverages Control Commission (ABCC) of approval of the application of Fifth Avenue Steakhouse, Inc. d/b/a **Floramo's Restaurant** for an All Alcohol Restaurant license.
2. Notification from the ABCC of approval of the application of Colwen Management, Inc. d/b/a **Staybridge Suites/Holiday Inn Express – Revere** for a change of manager.
3. Notification from the ABCC of a Return No Action for the application of **Revere Lodge #1171 of the B.P.O.E. of U.S.A., Inc.** for a change of officers.

All communications were accepted and placed on file.

LICENSE RENEWALS

Common Victualler

Suffolk Diner, LLC d/b/a Airport Diner @ Suffolk Downs, 10 Furlong Drive

Entertainment

Suffolk Diner, LLC d/b/a Airport Diner @ Suffolk Downs, 10 Furlong Drive

Class 2 Motor Vehicle Dealer

1A Corporate Auto Sales & Leasing, Inc.

It was unanimously VOTED to approve the license renewals.

It was unanimously VOTED to schedule the next regular meeting on November 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 October 15, 2025