

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

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on November 19, 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.

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

Mission Hill Donuts, LLC
d/b/a **Dunkin'**
338 Squire Road
Mark Pesce, LLC Manager

Application for Transfer of a Common Victualler License: Application of Mission Hill Donuts, LLC d/b/a Dunkin', Mark Pesce, LLC Manager, for transfer of a Common Victualler license from Lu-Jac Corp., said license to be exercised at 338 Squire Road. Requested seating is 6, requested hours are Sunday – Saturday 5 a.m. – 9 p.m.

Nicole Sullivan appeared for the application. Nothing is changing within the operations; Ms. Sullivan noted that there are actually no seats in the store.

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.

Triangle Pro, Inc.
d/b/a **Billy C**
441 Revere Street
Zhen Zhang, Manager

Application for a Change of Manager: Application of Triangle Pro, Inc. d/b/a Billy C, Zhen Zhang, manager, for a change of manager from Jin Fang Wang.

Xiang Wang appeared for the application. There are to be no operational changes.

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.

State Road Wine and Spirits, Inc.
116 State Road
Jewel Saeed, Manager

Application for a Transfer of Stock and Change of Corporate Name: Application of State Road Wine and Spirits, Inc., Jewel Saeed, Manager, for a transfer of stock and change of corporate name from Beachmont Wine and Spirits. All operations to remain the same.

The application was represented by his attorney, Elizabeth Pisano. The store is bringing in new investors to stabilize finances and update the appearance of the store and quality of the products. These new investors, who are license holders in Boston, will be responsible for the day to day operations.

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.

HEARINGS

Argueta & Piche Corp.
d/b/a **Carnaval Latino Restaurant**
7B Everett Street
Julia Duarte-Alarcon, Manager

Hearing: Hearing into violating closing procedures, overservice, and service past 2 a.m. – **Continued from August meeting.**

Joel Lemus and Julia Duarte-Alarcon appeared for the hearing. This hearing is to evaluate security measures that have been put in place. Both Mr. Lemus and Lt. Malley reported that the situation at this restaurant has improved completely, with no more issues over the three months since the last meeting.

Commissioner Occena remarked that the business has fully justified the removal of the requirement for having a police detail officer. They have made significant improvements to their security and operation controls. He felt that the business has definitely moved in the right direction. Mr. Lemus asked if it would be acceptable to hire police details on those occasions where the business hires a DJ or other entertainment, and was told that he can do so at any time that he feels the need.

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.

Lupita Revere, LLC
d/b/a **Lupita Restaurant**
111 Shirley Avenue
Erasmio A. Guevara, Manager

Hearing: Hearing into disruptions of the public safety and order, service to intoxicated patrons, violation of license closing rules, violation of on-premises license law. – **Continued from August meeting.**

Erasmio Guevara appeared for the hearing. The Commission first heard from a neighboring resident, Laith el Behacy. He spoke at length about the disruptions caused by the business, citing loud music, drunkenness, swearing, shouting, screaming, and fighting. He spoke of former neighbors who moved because the stress of the situation was exacerbating their medical issues. He said that the noise continues until 3 a.m. because the patrons loiter outside playing music, shouting, and fighting, long after they have left the business.

Commissioner Occena asked how Mr. El Behacy could differentiate problems caused by Lupita from those caused by the Las Vegas Restaurant two doors down the street. Mr. El Behacy said that when Lupita was closed last year and Las Vegas remained open, the neighbors did not suffer the same disturbances. Commissioner Selevitch asked for suggestions about ways the business could mitigate the disturbances. Mr. El Behacy suggested that the business should operate as a restaurant rather than as a nightclub. He also requested that the city designate Shirley Avenue as resident parking only, but was informed that this is not in the purview of the License Commission.

Samira Bouzaghou next spoke before the Commission. She was forced to move from her home in Revere to one in Saugus because the disruptions were preventing her husband, a cancer sufferer, from being able to sleep. She also spoke of the effect the disturbances had on her children. She was deeply unhappy that she had been forced to move from a place that suited her family very well.

Mr. Guevara then returned. He expressed regret for the neighborhood disruptions, but said that he had complied with License Commission requirements to have detail officers on site, and invited suggestions as to what he can do to further improve the situation. Lt. Malley made several suggestions, including having security improve their focus on watching patrons for intoxication and preventing exiting patrons from carrying alcohol outside with them. He also suggested steps that can be taken to move along those patrons waiting for ride-sharing services, such as designating a space for those people to wait, and having the DJ make an announcement toward the end of the evening suggesting that patrons order their rides then rather than after they've left.

Commissioner Occena argued his observations that the problem is not so much Lupita, which has made several operational improvements, but rather the combination of several night spots in a small area. He did not feel it right to punish one business without addressing problems caused by the other area businesses. There was a discussion among the Board and Lt. Malley to consider possible approaches to the problem.

Commissioner Selevitch suggested rolling back the closing hour to 1 a.m., citing the lack of improvement in neighborhood disturbances. Commissioner Occena proposed an increase in security and a requirement that the business hire more detail officers while retaining their 2 a.m. closing hour. Lt. Malley suggested that a second detail wasn't going to help as much as making smaller changes such as those he had suggested.

After further discussion, Commissioner Selevitch moved to roll back the closing hour to 1 a.m. Commissioner Occena offered a substitute motion to roll back the closing hour until the December meeting when the matter will be reviewed, and also to review incident reports and summon in other businesses in the area that may also be adding to the neighborhood disruptions. Commissioner Selevitch seconded the substitute motion and it was carried unanimously.

MISCELLANEOUS

Board Discussion: Board discussion about extending opening hours to serve food and non-alcoholic refreshments on New Year's Eve.

Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Monroy, it was VOTED to allow on-premises liquor licensed establishments to remain open on New Year's Eve until 3 a.m., with all alcohol service ended and alcoholic beverages discarded by 2 a.m., food service and entertainment continued until 3 a.m. with the caveat that all live music must end at 2:30 a.m. and all patrons off the premises by 3 a.m.

COMMUNICATIONS:

1. Notification from the Massachusetts Alcoholic Beverages Control Commission (ABCC) of the approval of the transfer application of Rice Passions World Corp d/b/a **Rice Passions**.

All communications were accepted and placed on file.

LICENSE RENEWALS

Malt/Wine Package Store

A.L. Prime Energy Consultant, Inc., 655 Revere Beach Parkway
AMBE Corp. d/b/a Broadway Convenient Mart, 632 Broadway
Yaksh, Inc. d/b/a Beachway Beer & Wine, 40 Furlong Drive

All Alcohol Package Store

Jia Liquors Corp. d/b/a BCM Liquors, 535 Broadway
Orange Grove Market, Inc., 158 Shirley Avenue
Pramukh Raj Gas Station, Inc. d/b/a Joe's Market, 338 Squire Road
Premrang, Inc. d/b/a Gio's Liquors, 765 Broadway
Shree Rang, Inc. d/b/a E-Z Liquors, 750 Washington Avenue
Shuban, Inc. d/b/a Parkway Convenience, 190A Revere Beach Parkway

All Alcohol Restaurant

Lin & Ben, Inc. d/b/a Jade Asian Restaurant, 339 Squire Road, Unit 120

Entertainment

A.L. Prime Energy Consultant, Inc., 655 Revere Beach Parkway

It was unanimously VOTED to approve the license renewals.

It was unanimously VOTED to schedule the next regular meeting on December 17, 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 4:25 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of November 19, 2025