

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

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on March 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 2/19/25.

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

Boston Wounded Vet Run

Fredericks Park

Steven Ashman, Event Manager

Application for a 1-day Malt/Wine, Common Victualler, & Entertainment License: Application of Boston Wounded Vet Run, Steven Ashman, Event Manager, for a 1-day license for Malt/Wine, Common Victualler, and Entertainment, to be exercised at Fredericks Park on Sunday, May 18, 2025, from 8 a.m. – 8 p.m. at Fredericks Park. Event is the presentation and ceremony for the Boston Wounded Vet motorcycle run. Expected attendance is 2500. – **This item was taken out of order.**

Steven Ashman appeared for the application. The event will include staging, food, beer in cans, 100% ID checking for everyone buying alcohol, and restroom facilities for the extremely large crowd expected to attend.

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.

City of Revere

McMackin Memorial Park

249 Broadway

Rose Burns, Event Manager

Application for a 1-day Malt/Wine License: Application of City of Revere, Rose Burns, Event Manager, for a 1-day Malt/Wine license to be exercised at McMackin Memorial Park, 249 Broadway, Revere, MA on Saturday, April 26, 2025, from 9 a.m. – 3 p.m., with a rain date of Sunday, April 27, 2025. Event is a Beautify Revere spring cleanup day, followed by a celebration barbecue for the volunteers. Expected attendance is 200.

Rose Burns appeared for the application. The beer garden will be operated by Murray's Tavern, IDs will be checked for everyone, and the area will be fenced off by the DPW.

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.

Revere Public Library

179 Beach Street

Don Martelli, Event Manager

Application for a 1-day Malt/Wine License: Application of Revere Public Library, 179 Beach Street, Don Martelli, Event Manager, for a 1-day Malt/Wine license to be exercised at said location on Thursday, April 10, 2025, from 6 p.m. – 7:30 p.m. Event is a Books & Brews networking event for small businesses. Expected attendance is 30 – 40.

Don Martelli appeared for the application. The event is to connect small business owners to each other and to the Chamber of Commerce, and to highlight resources for small business owners within the library. Murray's Tavern will be operating the alcohol service. They will also be giving a presentation as business owners.

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.

Let 'er Rip, LLC

649 Squire Road

Nicole Larson, Event Manager

Application for a 1-day Entertainment License: Application of Let 'er Rip, LLC, Nicole Larson, Event Manager for a 1-day license for Entertainment, said license to be exercised in the parking lot at 649 Squire Road, on Saturday, May 10, 2025, from 11 a.m. – 3 p.m., with a rain date of Saturday, May 17, 2025. Event is a Bike Show Fundraiser with DJ and a raffle for a service animal non-profit. Expected attendance is 50 – 100.

Nicole Larson appeared for the application. This will be a bike show to raise funds for service animals, and will include a DJ.

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.

Mario's Mission, Inc.

Susan B. Anthony School Field

Marissa Todisco, Event Manager

Application for a 1-day Common Victualler & Entertainment License: Application of Mario's Mission, Inc., Marissa Todisco, Event Manager, for a 1-day Common Victualler and Entertainment license to be exercised on the field at the Susan B. Anthony School, on Saturday, May 31, 2025, from 9 a.m. – 4 p.m. Event is a second annual Sober Bash, offering resources for addiction treatment. Expected attendance is 50 – 80.

Marissa Todisco and Blake Rickerson appeared for the application. The event was hosted in Peabody last year to support two recovery organizations, and bring awareness to recovery. They will have a canteen truck, a DJ, and a Boston-based rapper who is in recovery.

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.

City of Revere
Waterfront Square
Steven Morabito, Event Manager

Application for a 1-day Entertainment License: Application of City of Revere, Steven Morabito, Event Manager, for a 1-day Entertainment license to be exercised at Waterfront Square on Sunday, June 29, 2025, from 1 p.m. – 7 p.m. for DJ, dancing and performances. Event is the fourth annual Revere Beach Pride Celebration. Expected attendance is 2000.

Steven Morabito appeared for the application. This event is to end the LGBTQ+ Pride Month.

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.

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. – **Continued from February meeting**

Diego Preciado, Omar Preciado, and Christian Surian appeared for the application. Their customers are requesting later closing hours, particularly on Friday and Saturday nights, especially with World Cup soccer events coming up soon. Chairman Selevitch reminded the owners of the closing procedures, and to continue to be mindful of the residential nature of the neighborhood.

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.

Sereypanha Chhoeurng
d/b/a **4 Season Boba Tea**
196 Shirley Avenue
Sereypanha Chhoeurng, Manager

Change of Business Structure for a Common Victualler License: Application of Sereypanha Chhoeurng d/b/a 4 Season Boba Tea, for a change of business structure from a partnership to a sole proprietorship.

Sereypanha Chhoeurng appeared for the application, accompanied by an interpreter. Her partner has left the business and it will continue as a sole proprietorship.

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.

Vlladesi, Inc.
d/b/a **Bagel Bin Deli**
207 Shirley Avenue
Hansi Vlladesi, Manager

Application for Common Victualler & Entertainment Licenses: Application of Vlladesi, Inc. d/b/a Bagel Bin Deli, Hansi Vlladesi, Manager, for a Common Victualler and an Entertainment license, said licenses to be exercised at 207 Shirley Avenue. Requested hours of operation are Sunday – Saturday 7 a.m. – 10 p.m., requested seating is 50, and requested entertainment is radio and TV.

Hansi Vlladesi and George Vlladesi appeared for the application. They asked if they could open at 6 a.m. rather than 7 a.m. They plan to open a business in the same place where they previously held a business for 40 years. They expect to open around April 1st.

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.

Rice Passions World Corp.
d/b/a **Rice Passions**
163 Squire Road, Unit 2
Guillermo Rodriguez, Manager

Application for Transfer of an All Alcohol Restaurant License: Application of Rice Passions World Corp. d/b/a Rice Passions, Guillermo Rodriguez, Manager, for transfer of an All Alcohol Restaurant license from Rice Passions, Inc., said license to be exercised at 163 Squire Road, Unit 2. All operations to remain the same, with requested hours of Sunday 12 p.m. – 9:30 p.m., Tuesday – Saturday 11:30 a.m. – 9:30 p.m., requested seating of 50, and requested entertainment of widescreen cable TV and radio.

This matter was continued until the next meeting, as the application remains incomplete.

HEARING

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. – **This item was taken out of order.**

Stevan Merrill, vice president of operations, and Sal Teixeira, general manager, appeared for the hearing. The Commission first heard from Lt. Erin Leary of the Revere Fire Department. She reported that the business has now remediated their license violations, and described the findings which had led to their discovery of violations. The business was engaged in unpermitted construction, and, while the hotel was occupied, they had sealed off all fire detectors on that floor, which is a life safety issue. The contractor and general manager had not read the safety plan the hotel had provided for the safety of guests during construction. There were numerous other safety issues related to construction debris and the storage of mattresses in an inoperative restaurant and other spaces within the building. There are other issues that are in the process of being resolved, but as this has been a repetitive problem over a few years, the business shall be carefully monitored. She feels that the business and the Fire Department are now clear on their requirements and can move forward productively.

The Commission voted to place the matter on file, pending further issues.

MFRP Corp.
d/b/a **The Squire**
604 Squire Road
Peter DePesa, Manager

Hearing: Hearing into failure to provide adequate security, resulting in multiple violent attacks on patrons.

Peter DePesa and Robert DePesa appeared for the hearing. The Commission first heard from Revere Police Chief David Callahan. He described two incidents in which multiple people were stabbed in the parking lot of The Squire, leaving the victims with life-threatening injuries. These issues are part of a continual problem constituting a threat to public safety and a drain on police resources from the city, the state, and neighboring municipalities. The police required the business to increase their number of detail officers as a safety measure.

Commissioner Occena asked what measures Chief Callahan would like to see taken by the business to help the situation. Chief Callahan suggested that, if the matters were not addressed immediately, that their hours should be rolled back, or they should be working on some type of security plan. He considers it a matter of time before a homicide happens. He doesn't find that management is entirely cooperative with police in these issues.

Robert DePesa refuted the police view of the incidents. He attributed the first incident to an unpreventable isolated incident, adding that police had all video footage within twelve hours, and that the management can't just produce the video on demand. He blamed police negligence for the second incident, reporting that they had a police detail officer on duty, and that two on-duty police officers arrived before closing and "hung out with the other police officer" until they were alerted to the stabbing. He complained that police detail officers are not providing the service for which they are paid. Peter DePesa added that business management does not ask for additional police officers, and alleged that additional police are coming to visit and see the entertainment. He represented himself as a longtime supporter of police, referencing a recent incident in which Medford police called to ask for help and were provided video footage within fifteen minutes of the phone call. He resents being accused of being unhelpful to police and stated that he had no way of controlling the public in his parking lot or stopping fights in the parking lot. If his hours are rolled back, he declared he would have to shutter the business. Robert DePesa asserted that they have had no incidents inside the club; he, too, considered the first stabbing incident unpreventable, and reiterated his opinion that the second stabbing was the fault of police.

Chairman Selevitch asked if the business had any of their security go outside. Peter DePesa said that they have cameras, but that police told them several years ago not to have their security enter the parking lot. He reiterated his dissatisfaction with the service provided by police. Chairman Selevitch asked Chief Callahan for his thoughts on how the parking lot could be best patrolled. Chief Callahan suggested a deployment and encouraged the business to report any problems they have with detail officers to the police department, which will correct the problem.

Commissioner Occena spoke to the business owners. He chided them for treating this very serious situation in a dismissive manner and contradicted their assertion that there have been no incidents inside the business, as he has personally reviewed video footage of a recent serious fight inside the business that spilled outside the business. He reminded them that it is incumbent upon the business owners, and not the police, to take action to preserve the safety of their patrons both inside and outside the establishment. He cited a memo suggesting failures in management at the Squire, and noted that the business is not, in fact, paying for the detail officers they hire, as they owe the police department over \$18,000 for detail officers since October of 2024. He has read reports of escalating violence, and asked what options were left to the Commission when the business owners freely stated that they took absolutely no responsibility for preventing these violent incidents in their parking lot. If they take no responsibility for the safety of their patrons, the Commission has very few options other than to roll back their hours.

Peter DePesa protested that they have always done everything that was asked of them. Robert DePesa declared that business was not good and they could not afford to pay for more detail officers. They both reiterated their opinion that all problems were due to police negligence. Chairman Selevitch pointed out that it is the business owners' responsibility to notify the police detail office of any failings in the performance of police detail officers. He also took issue with the idea that parking lot incidents happened in a vacuum, saying that a competent security operation should be attuned to the inciting events that take place within the premises *before* they become fights in the parking lot, and should take steps to prevent violence.

Discussion continued between the Commission, the business owners, and Chief Callahan, reiterating the same concerns before the Commission declared a recess to allow the business owners and police representatives an opportunity to privately strategize together and suggest solutions. When they returned, the police and the business owners had concluded that the business would provide security for both the inside premises and the parking lot without hiring police details.

The Commission inquired into the specifics of the plans and asked the licensees to provide a detailed security plan to the Commission for the next meeting. The matter was continued until the April meeting.

COMMUNICATIONS:

1. Surrender of an All Alcohol Restaurant license from Seas The Day Restaurant, Inc. d/b/a **Seas The Day Restaurant**.

All communications were accepted and placed on file.

LICENSE RENEWALS

Parking Lot

Rockwal Realty Trust, 1380 North Shore Road

It was unanimously VOTED to approve the above license renewal.

It was unanimously VOTED to schedule the next regular meeting on April 16, 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 4:45 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of March 19, 2025