

**MINUTES
LICENSE COMMISSION MEETING
APRIL 16, 2025**

A REGULAR MEETING OF THE Revere License Commission was called to order by Vice Chair Daniel Occena at 3:00 p.m. on April 16, 2025. Commissioner Liliana Monroy, Police Lt. Sean Randall, Liaison with the Revere License Commission, and Maggie Haney, Recording Secretary, present. Commissioner Robert Selevitch, absent.

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 3/19/25.

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

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. – **Continued from March meeting.**

Christian Surian appeared for the application, representing the buyers. The business is being taken over by Que Arepa, the neighboring restaurant, and all operations will remain as they are.

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.

388 Broadway, LLC
d/b/a **Volare**
388 Broadway
Cecilia Maya, Manager

Application for a 1-day Change of Hours: Application of 388 Broadway, LLC d/b/a Volare, Cecilia Maya, Manager, for a 1-day change of opening hours to open at 5 a.m. for an Easter breakfast for a church group. In accordance with state law, no alcohol will be served at this time.

Cecilia Maya appeared for the application. A church group has reached out to them to ask if they can have a dinner together after their all-night Easter vigil. No alcohol will be served.

Ward Councillor Angela Guarino-Sawaya spoke in favor of the application. There were no opponents when called.

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

Colwen Management, Inc.
Staybridge Suites/Holiday Inn Express - Revere
245 Revere Beach Parkway
Cynthia Baysic, Manager

Application for a Change of Manager: Application of Colwen Management, Inc. d/b/a Staybridge Suites/Holiday Inn Express – Revere, Cynthia Baysic, Manager, for a change of manager from Catherine Cucchiello.

Cynthia Baysic appeared for the application, represented by Jon Aieta, Esquire. Ms. Baysic is the general manager of the hotel, she has over 25 years of experience in the hotel industry, and is TIPS certified, and all staff handling alcohol will remain TIPS certified. There will be no changes to the operations of the hotel.

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 Chamber of Commerce
Susan B. Anthony School Field
Alex Pomponio, Event Manager

Application for a 1-day Malt/Wine, Common Victualler, and Entertainment License: Application of Revere Chamber of Commerce, Alex Pomponio, Event Manager, for a 1-day license for Malt/Wine, Common Victualler, and Entertainment, said license to be exercised at the field of the Susan B. Anthony School on Saturday, June 21, 2025, 10:30 a.m. – 4 p.m., with a rain date of Sunday, June 22, 2025. Event is a Cornhole Tournament. Expected attendance is 50 – 100.

Alexandra Pomponio and Erica Porzio appeared for the application. This will be the second annual cornhole tournament held by the Chamber of Commerce. The beer garden will be separated from the games, IDs will be checked, and bracelets will be issued. Murray's Tavern will be providing the alcohol service.

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.

Tulum Taqueria, Inc.
425 Revere Beach Boulevard
Daybelis Delarosa Del Carmen Paulino, Manager

Application for an All Alcohol Restaurant License: ~~Application of Tulum Taqueria, Inc., Daybelis Delarosa Del Carmen Paulino, Manager for an All Alcohol Restaurant license, said license to be exercised at the existing restaurant at 425 Revere Beach Boulevard. Requested hours are Sunday – Saturday 6 a.m. – 2 a.m., requested seating is 20.~~ **This item will be continued until the May meeting.**

HEARING

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. –
Continued from March meeting.

Peter DePesa appeared for the hearing. Commissioner Occena asked Mr. DePesa to elaborate on the correspondence he sent to the Commission. Mr. DePesa reported that they updated security systems, adding AI technology with thermal cameras to the parking lot. This technology will alert any people loitering in the parking lot that they are being recorded. They added four additional cameras to monitor the parking lot. Their staff has been retrained and will be updated monthly; the business has also hired additional staff and will retain professional security consultants for the parking lot area. Commissioner Occena thanked him, and told him that the Commission was looking for a more specific plan that will spell out how procedures will change in light of their security changes, citing as examples what the closing procedures will look like exactly and how many security guards will be in the lot. The Commission also asked for a plan to pay the outstanding balance owed to the Revere Police Department. The matter was continued until the May meeting of the License Commission.

Four Partners, Inc.
d/b/a **Antonia's at the Beach**
492 Revere Beach Boulevard
Rodrigo Angulo, Manager

Hearing: Hearing into unauthorized transfer of control of the license; no approved license manager; resident noise complaints; and unpaid license fees.

Fernando Loaiza appeared for the hearing. Commissioner Occena asked Mr. Loaiza for the current status of the paperwork required to transfer the license to an authorized person as well as having an approved license manager. Mr. Loaiza replied that he had retained another lawyer, and the ABCC (Alcoholic Beverages Control Commission) asked for a new form showing that he is in good standing with his taxes, and that Mr. Loaiza had been trying to fix his tax problem by getting a new partner, and he has communicated with the state Department of Revenue, who told him that he could pay only some of his owed amount, but it was taking too long to get the money and now he doesn't have a partner. Commissioner Monroy reminded Mr. Loaiza that this license was transferred in 2019 without authorization and the transfer remains incomplete to date. Mr. Loaiza acknowledged this.

Commissioner Occena opened the floor to anyone who wanted to speak concerning the hearing. Wayne Cintolo, the property owner of 492 Revere Beach Boulevard, spoke to inform the Commission that the business has been evicted, and must vacate the premises by the end of April. Mr. Cintolo has another tenant prepared to move into the restaurant once the property has been vacated.

Commissioner Occena asked Mr. Loaiza to explain his plan for his company. Mr. Loaiza expressed sadness at the situation, and said he feels drained, and does not intend to fight the eviction. He described happy memories and said that he had largely kept open to pay his employees, adding that Revere is not ready for the type of establishment he wanted to create a place for people to sit down with families to dine and listen to music. He said that he would be happy to open another place in the future. He briefly addressed some complaints that had recently been made against his business.

Commissioner Occena spoke on the record. After careful consideration and review of all the files and hearings that have been held on this matter, he found that:

- 1) Regarding the unauthorized transfer of control, since 2019, failure to properly submit transfer documentation has repeatedly occurred; despite numerous hearings, notices, and opportunities provided by the Commission and the ABCC, Mr. Loaiza consistently failed to comply with the requirements explicitly set forth – most recently, the ABCC’s Return No Action notice dated January 31, 2025, was again ignored. These actions constitute violations of Massachusetts General Laws (MGL), Chapter 138, §§ 15A and 23, which explicitly prohibit the unauthorized transfer of any interest in a licensed entity without prior approval from the local licensing authority and the ABCC.
- 2) Regarding the lack of an approved license manager, Antonia’s at the Beach currently operates without an approved license manager. Pursuant to MGL Chapter 138, §26, a corporation licensed to sell alcoholic beverages must appoint a duly authorized license manager approved by the licensing authorities. Mr. Loaiza has failed to meet this statutory requirement, despite explicit instructions and ample opportunities to rectify this significant deficiency.
- 3) Regarding additional issues, Mr. Loaiza is subject to eviction by the end of April, 2025, and the premises will no longer be available for the licensed operation, further complicating the lawful continuation of the business under the license in question.

Given the chronic non-compliance, statutory violations, and significant history of non-cooperation, Commissioner Occena therefore concluded that revocation of the license in its entirety is justified and necessary to maintain compliance with state laws and regulations, and to uphold the integrity and proper management of licensed establishments in the city of Revere.

Commissioner Occena moved to revoke all licenses issued to Four Partners, Inc., effective immediately, pursuant to the authority vested in the Commission by MGL Chapter 138, and consistent with the public interest and statutory obligations that were imposed on this business owner, with which he failed to comply. Commissioner Monroy seconded the motion. It was VOTED to revoke the license, effective immediately.

COMMUNICATIONS:

1. Notification from the Massachusetts Alcoholic Beverages Control Commission (ABCC) of a Return No Action (RNA) for an application from **Lumina Lounge, LLC**.
2. Advisory from the Massachusetts ABCC regarding changes to the forms of identification which licensees may reasonably rely on – they now include 1) a valid driver’s license issued by another state; and 2) a global entry card issued by United States Customs and Border Protection.

All communications were accepted and placed on file.

LICENSE RENEWALS

Common Victualer

Speedway, LLC d/b/a Speedway (#2409), 630 Squire Rd
7-Eleven, Inc. d/b/a A Plus #40292H, 1781 North Shore Rd
7-Eleven, Inc. d/b/a A Plus #40076H, 1030 Broadway
The Good Diner, LLC, 361 Broadway

Entertainment

The Good Diner, LLC, 361 Broadway

It was unanimously VOTED to approve the above license renewal.

It was unanimously VOTED to schedule the next regular meeting on May 21, 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 3:45 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of April 16, 2025