

**MINUTES
LICENSE COMMISSION MEETING
MAY 21, 2025**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on May 21, 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 4/16/25.

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

St. Anthony of Padua Revere

250 Revere Street

Reverend Xavier Arulraj and Stephanie Sinatra, Event Managers

Application for a 1-day License for Common Victualler, Mobile Food Vendor, & Entertainment:

Application of St. Anthony of Padua Revere, Reverend Xavier Arulraj & Stephanie Sinatra, Event Managers, for a 1-day license for Common Victualler, Mobile Food Vendor, & Entertainment, said license to be exercised in the rear parking lot of the church on Sunday, August 24, 2025, from 11:30 a.m. – 5 p.m. Event is a Food Truck and Vendor event. Expected attendance is 300. – **Withdrawn**

This application was withdrawn by the applicant.

Blessed Mother of the Morning Star Parish

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 Parish, Ralph DeCicco, Event Manager, for a 1-day license for Malt/Wine, Common Victualler, and Entertainment, said license to be exercised in the lower church hall at 670 Washington Avenue on Saturday, June 28, 2025 from 5 p.m. – 10 p.m. Event is a Fourth of July Disco Dinner Dance. Expected attendance is 85 – 95.

Salvi Cernullo appeared for the application.

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.

Cafeteria Las Delicias Colombianas, Inc.

86 Shirley Avenue

Maria Arango, Manager

Application for Outdoor Seating: Application of Cafeteria Las Delicias Colombianas, Inc., Maria Arango, Manager, for an alteration of premises to add outdoor seating only. Requested outdoor seating is 12, requested hours for outdoor seating are Sunday – Saturday 11 a.m. – 9 p.m.

Umberto [name inaudible] appeared for the application, accompanied by a city interpreter. The applicant provided photos of the planned arrangement, which had been reviewed by city zoning officials. Commissioner Occena reminded the applicant of the need to ensure a 4-foot clearance for sidewalk travel.

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.

Separately, Commissioner Selevitch reported that he had received complaints from patrons of the restaurant that the prices on the menu sometimes differ from the prices charged. There is a notice on the menu that prices are subject to change, but it is only in Spanish. Commissioner Selevitch asked if the notice could also be in English, and was told that the restaurant has already ordered new menus with the notice in both languages.

Twisted Fate Brewing Suffolk Downs, LLC
d/b/a **Twisted Fate Brewing**
64 Salt Street
David Pinette, Manager

Application for a Farmer Brewery Pouring Permit, a Common Victualler, and an Entertainment License:

Application of Twisted Fate Brewing Suffolk Downs, LLC d/b/a Twisted Fate Brewing, 64 Salt Street, David Pinette, Manager, for a Farmer Brewery Pouring Permit, a Common Victualler license, and an Entertainment license, said licenses to be exercised at the same location. Requested seating is 70 seats inside, and 36 seats outside, requested hours are Sunday – Thursday 11 a.m. – 11 p.m., Friday – Saturday 11 a.m. – 1 a.m., and requested entertainment is Widescreen Cable TV, Radio, and Vocal/Instrumental Music.

David Pinette appeared for the application. This application is for a farmer brewery pouring permit, which allows a business to serve its own malt products to drink on the premises. The business will have a small kitchen that uses a “heat-to-serve” model.

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.

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 was taken out of order, as the applicant was late arriving to the meeting. Daybelis Delarosa Del Carmen Paulino appeared for the application. She read a statement to the Commission in support of her application. She has worked as a bartender in the Seaport District for ten years. Commissioner Occena asked if she has owned or managed any businesses that served alcohol. She had been employed as a bar manager, but not

as an owner or manager of a business serving alcohol. She has, however, owned and operated other businesses. She has obtained certifications in food and alcohol service. The business plans to serve alcohol outside, and will have dedicated servers to oversee the outside area.

Revere City 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.

Association of Islamic Charitable Projects

Griswold Park

Rawan Chaaban, Event Manager

Application for a 1-day Common Victualler & Entertainment License: Application of Islamic Charitable Projects, Rawan Chaaban, Event Manager, for a 1-day license for Common Victualler and Entertainment, said license to be exercised at Griswold Park on Sunday, June 8, 2025, from 12 p.m. – 5 p.m. Event is a festival celebrating Eid. Expected attendance is 600.

Sara Nahas (sp?) appeared for the application. This is an annual event, but will be the first such event held at this new location. Commissioner Monroy inquired about the number of attendees.

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 Arabic Community

Fredericks Park

Nada Abou Hadiba, Event Manager

Application for a 1-day Common Victualler & Entertainment License: Application of Revere Arabic Community, Nada Abou Hadiba, Event Manager, for a 1-day license for Common Victualler and Entertainment, said license to be exercised at Fredericks Park on Saturday, June 14, 2025, from 1 p.m. – 4 p.m. Event is a festival celebrating Eid. Expected attendance is 100.

Asmaa Abou-Fouda appeared for the application. This is a celebration open to the entire community, in partnership with the city. It will take place after the graduation ceremony for the organization's Arabic language and culture weekend school, and will include children's activities, snacks, and games.

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.

MISCELLANEOUS

Wonderland Entertainment, LLC

d/b/a **Oceanside Events Center**

1290 North Shore Road

Charles Delpidio, Manager

Discussion: Request from Wonderland Entertainment, LLC d/b/a Oceanside Events Center, Charles Delpidio, Manager, for a discussion of security measures with the Commission.

Charles Delpidio and Taras Hrabec appeared for the request. Mr. Delpidio wished to ask the Commission for relief from the requirement to hire police and fire detail officers for their events, as their business has suffered under the current political and economic climate. He began by saying that he had spoken with the Fire Department, who had agreed to a reduction in the detail officers required for fire prevention. This reduction would require fire detail officers in the large ballroom, but not for events in the smaller rooms. Mr. Delpidio stated that he also needs relief from the requirement to hire police detail officers, citing the expense and the need to avoid laying off employees, many of whom are from Revere. He alluded to the business's willingness to aid the city in its time of need.

Commissioner Occena reminded Mr. Delpidio that the two "small" rooms have occupancies of 300 and 600, which is not small. The last time the business made a similar request, in the fall of 2024, they had two incidents at the business and withdrew the request. Mr. Delpidio allowed the truth of this, but said that they have since had very few incidents, and most of those were domestic. Commissioner Occena had also reviewed the advertising for many large upcoming events, and asked how that reconciled with a loss of business. Mr. Delpidio said that many of these events had been cancelled due to low sales. He asserted that they are losing money. Commissioner Selevitch inquired into the security arrangements for events in the small room; Mr. Delpidio said they would have four of their own security in addition to two police officers and one fire officer. He decried the need to provide security for the parking lot because it is owned by the MBTA and not the business. He requested having only one detail officer when using any of the smaller rooms and not the ballroom. Commissioner Selevitch asked Lt. Randall for his assessment, and was told that the police would not allow only one officer alone at that venue. When asked about the third detail officer in the parking lot, he reported that this had been added as a result of resident complaints about the parking lot, particularly in the summer. The two officers that are inside are regularly occupied with clearing out the building, and cannot also monitor the parking lot. Mr. Delpidio repeated that, without relief, he would have to close the business. The Commission asked about the possibility of replacing the outside detail officer with business security. Mr. Delpidio declared that the MBTA, which makes money off of the parking lot, should be providing all security for the parking lot at no charge to the business. Commissioner Occena pointed out that the business profits from its adjacency to a large parking lot, and cannot escape the responsibility of ensuring that their patrons leave in an orderly and safe manner.

The Commission asked to hear from the Fire Department. Deputy Chief Paul Cheever confirmed that the business's numbers have been down in the last few weeks. He had asked the business for their emergency plan and list of crowd managers, as required by law. He found that they were behind in their certification of crowd managers, so the Fire Department would continue to provide detail officers over the weekend while certification was obtained, and then require details only for the large ballroom, which has an occupancy of 1100. A review of fire calls to the business over the last year showed that most calls were for the large ballroom. The Fire Department was, therefore, willing to relieve the business of the necessity of having detail officers upstairs, with the caveat that if problems arose, they would inform the Commission that the Fire Department would recommend reinstating the detail officers upstairs.

Commissioner Selevitch asked Mr. Delpidio if they would consider increasing their security presence in the parking lot in place of having a police detail officer, and Mr. Delpidio agreed with that. The Commission reminded him that any increase in incidents or complaints would result in a reassessment of this relief. It was also agreed that the business could cancel one detail officer in the smaller rooms if the attendance was 100 or below.

Commissioner Occena suggested a 60-day trial period to assess if these changes were successful. Commissioner Monroy said that she has observed a lot of businesses suffering from the current immigration situation, and that the Board was willing to help as much as possible within the bounds of safety.

The matter was continued for a 60-day trial period to assess the new arrangements, and it will be reviewed at the July meeting of the License Commission.

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 April meeting.

Peter DePesa appeared for the hearing. The Commission inquired into an incident reported by Revere Police, in which a woman was assaulted and robbed. Mr. DePesa asserted that this was a domestic incident, the woman punched a customer in the face and was robbed by her boyfriend, and the police report is wrong on all points. When asked, he replied that everyone that was there that night (security staff and bartenders) supported that story. Commissioner Monroy asked if, when the incident occurred, the staff had completed their training. Mr. DePesa reported that after that incident, he replaced all of his security staff with the security company that he had engaged. The Commission inquired into the details of the security arrangement at the time of the incident, including the restriction of video from the police and internal incident reports produced by the Squire management for its own use. Mr. DePesa largely replied by arguing that all police reports are wrong; when pressed, he listed off the number of people he had for security. Commissioner Occena stated that the security plan appears to be vague and largely fluff, the incident showed no real-time response, a complete lack of security patrolling the parking lot, the Squire's incident report, which is supposed to be provided within 24 hours, was not provided at all. He found a pattern of systematic neglect and indifference to public safety, and indicated that he would be prepared to propose measures such as suspending the entertainment license entirely, rolling back the operating hours to 12 a.m., or having a probationary period to monitor the Squire's security operations. Commissioner Monroy opined that the business is doing as the Board asked, and is willing to give them a chance to prove that their plan will work. Commissioner Selevitch agreed with Commissioner Monroy, although he strongly urged Mr. DePesa to take the matter more seriously than he appeared to be doing. Commissioner Monroy suggested that Mr. DePesa should stop rehashing a single incident and focus on ensuring the success of his new security plan. The Commission reminded Mr. DePesa of their responsibility toward the safety of the city. After further discussion, Commissioner Selevitch moved to allow a 60-day continuance to see how the new security plan unfolds, with the caveat that, if there are any incidents before that time, the Commission will summon the business before them immediately. He reminded Mr. DePesa that in the event of an incident, the Commission will accept the police report as valid. Commissioner Occena offered the amendment that Squire management should submit their own incident reports to the Commission in the case of any incidents. The amended motion was seconded by Commissioner Monroy, and unanimously carried.

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.

Erasmus Guevara appeared for the hearing, represented by his attorney, James Cipoletta, and accompanied by his head of security, Fernando Tavares. Commissioner Selevitch reminded the licensee of the issues that led to hearings and a rollback of hours last fall. Mr. Cipoletta reviewed the events of the night in question, indicating that the police officer response was more coincidental (the officer was leaving from a nearby wellness check) than a result of resident complaints. He asserted that there was no service after 1:30 a.m., although glasses and bottles were present. He reported that most of the disruption was taking place outside, which he described as having nothing to do with Lupita Restaurant. Commissioner Selevitch pointed out that the officer observed numerous patrons drinking inside the establishment after 2 a.m., which is a clear violation, and that no police detail was requested, despite it being a busy night, and the licensee having committed to hiring details on busy nights. Commissioner Occena asked about patrons being allowed inside after 1:30 a.m., or being allowed to leave with drinks in hand.

Mr. Tavares spoke to the Commission. He described the patrons allowed back in as people who had stepped outside to smoke a cigarette and were allowed re-entry. He said the business has ceased to allow that after 1:15 a.m. He also said that the patrons drinking later were being ushered out the door when the officer arrived. Lt. Randall reported that there have been no other complaints about the business for the last several months. Commissioner Occena reported that he has driven by the business often at late hours, and observed that they are making efforts to improve their management of patrons, such as turning the music off consistently by 1:30 a.m. He proposed that they place the business on a 90-day probation, and encourage them to hire detail officers on Sundays if they know that they will be busy that night. Mr. Tavares said that he had recommended that the business hire detail officers every Sunday to be safe, remarking that the particular night had seen a sudden rush of business at the last minute, and so weren't prepared with a detail officer. Commissioner Monroy also noted that they have been making good faith efforts to prevent disturbances, but suggested that they make sure they begin moving clientele out of the bar earlier.

Commissioner Occena moved to continue the hearing for three months, with the understanding that if there are any future incidents or complaints, the business will be called before them sooner. Commissioner Monroy seconded the motion, and it was unanimously voted.

COMMUNICATIONS:

1. Notification from the Massachusetts Alcoholic Beverages Control Commission (ABCC) of approval of a change of manager for Colwen Management, Inc. d/b/a **Staybridge Suites/Holiday Inn Express – Revere.**
2. Notification from the ABCC of approval of a Wine, Malt, Cordials/Liqueurs Restaurant license for Urban Nbold Restaurant Consultant Corporation d/b/a **El Zarzal.**
3. Notification from the ABCC of approval of a Wine, Malt, Cordials/Liqueurs Restaurant license for Perros Paisas Revere Corp. d/b/a **Perros Paisas.**

All communications were accepted and placed on file.

It was unanimously VOTED to schedule the next regular meeting on June 18, 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 4:40 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of May 21, 2025