

**MINUTES
LICENSE COMMISSION MEETING
JUNE 18, 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.

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

The following two applications were taken out of order.

American Legion Post #61
249 Broadway
David Colella, Event Manager

Application for (7) 1-day Malt/Wine and Common Victualler Licenses: Application of American Legion Post #61, David Colella, Event Manager, for (7) 1-day licenses for Malt/Wine and Common Victualler, said licenses to be exercised on the lawn at 249 Broadway from 4 p.m. – 8 p.m. on the following Sundays in 2025: June 29, July 6, 13, 20, 27, August 3, 10. Rain date is August 17, 2025. Events are BBQ and beer garden during the city's summer Sunday concert series. Expected attendance per event is 100.

Ira Novoselsky and Gerald Amore appeared for the application. These are annual events as part of the city's annual Summer Sunday Concert Series.

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.

American Legion Post #61
249 Broadway
Gerald Amore, Manager

Application for a Change of Officers and Manager: Application of American Legion Post #61, Gerald Amore, Manager, for a change of officers and change of manager to Gerald Amore.

Ira Novoselsky and Gerald Amore appeared for the application. There will be no changes to the operations of the club.

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.

The McClellan Highway Development Corp.
10 Suffolk Downs Boulevard
Rachel Ottley, Event Manager

Application for (12) 1-day Malt Licenses: Application of The McClellan Highway Development Corp., Rachel Ottley, Event Manager, for (12) 1-day Malt licenses to be exercised at 10 Suffolk Downs Boulevard from 5 p.m. – 9 p.m. on the following Thursdays in 2025: July, 10, 17, 24, 31, August 7, 14, 21, 28, September 4, 11, 18, 25. Events are Beer Pop-ups held in conjunction with Thursday night activities. Expected attendance per event is 200.

Rachel Ottley appeared for the application. They are doing a series of different events to activate the area. They are using a professional consultant to manage the various events.

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.

GA Restaurant II, Inc.
d/b/a **Santorini Restaurant**
376 Revere Beach Boulevard
Stavroula Fotopoulos, Manager

Application to Amend Entertainment License: Application of GA Restaurant II, Inc. d/b/a Santorini Restaurant, Stavroula Fotopoulos, Manager, to amend licensed entertainment to add: TV/Radio outside from 12 p.m. – 10 p.m., and Vocal/Instrumental Music consisting of 1 – 3 people outside once or twice a week from 6 p.m. – 10 p.m.

Craig Halajian and Stavroula Fotopoulos appeared for the application. Mr. Halajian began by requesting an earlier start time for the TV and Radio; he would like them to begin at 8 a.m.

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, with the requested 8 a.m. start time for the TV and Radio.

Lin & Ben, Inc.
d/b/a **Jade Asian Restaurant**
339 Squire Road, Unit 120
Xiu Yue Lam, Manager

Application for Transfer of a Malt/Wine Restaurant License and Change of License Category to All Alcohol: Application of Lin & Ben, Inc. d/b/a Jade Asian Restaurant, Xiu Yue Lam, Manager for transfer of a Malt/Wine Restaurant license from Yutaka, Inc. and a change of license category to All Alcohol. Said license to be exercised at 339 Squire Road, Unit 120. Requested hours are Sunday – Saturday 11:30 a.m. – 11 p.m., requested seating is 99, and requested entertainment is background music only.

Xiu Yue Lam appeared for the application, represented by her attorney, Russell Chin. Commissioner Occena inquired about Ms. Lam's experience with alcohol service and regulations, and was told of her experience as a bartender and manager at another restaurant and that she is TIPS certified. The music entertainment is pre-recorded soft music playing in the background. Commissioner Selevitch remarked that the current business has a TV inside; upon consultation with his client, Mr. Chin requested to add TV to the entertainment application. The seating and general operations will remain the same.

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, amended to add TV to the entertainment license.

HEARING

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.

Joel Lemus appeared for the hearing. Commissioner Selevitch asked him for his perspective on the police report. Mr. Lemus explained that their point-of-sale machines were broken, which delayed processing of payments, and some obstreperous customers who were unwilling to give up their drinks even when the police officer told them to do so. The business does hire police detail officers on a regular basis. Lights are turned on at 1:10 a.m. and music ends at 1:30 a.m. Mr. Lemus has stopped allowing people to re-enter the business after 1 a.m. They have hired a security company. Commissioner Occena asked Lt. Randall if the police officer had provided more insight. Lt. Randall reported that the officer considers that the problems are becoming a pattern, which was what prompted the report.

Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Selevitch, it was VOTED to continue the matter for 60 days, with the condition that any incidents would result in the business being summoned before the Commission earlier. In addition, the Commission wants to hear from the police officer who authored the report when the matter is next heard in August.

COMMUNICATIONS:

1. Notification from the Massachusetts Alcoholic Beverages Control Commission (ABCC) of a Return No Action (RNA) for a transfer application of Rice Passions World Corp. d/b/a **Rice Passions**.
2. Advisory from the ABCC regarding the obligations of caterers licensed pursuant to M.G.L. Ch. 138, §12C.

All communications were accepted and placed on file.

It was unanimously VOTED to schedule the next regular meeting on July 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 3:40 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of June 18, 2025