

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

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

Vote to accept Minutes: Vote to accept the minutes of 5/21/25 and 6/18/25.

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

Josue Vides-Erazo

Shirley Avenue between North Shore Road and Orr Square
Josue Vides-Erazo, Event Manager

Application for a 1-day Malt/Wine, Common Victualler, and Entertainment License: Application of Josue Vides-Erazo for a 1-day Malt/Wine, Common Victualler, and Entertainment license, said license to be exercised on Shirley Avenue between North Shore Road and Orr Square on Sunday, August 3, 2025, from 12 p.m. – 4 p.m., with a rain date of August 23, 2025, for a Ciclovía open-street event. Expected attendance is 200.

Josue Vides-Erazo appeared for the application. His event is to promote healthy living by shutting down streets to reimagine them as places for people to walk, bike, or roll to the event.

Commissioner Occena asked who would be serving alcohol, and was told it would be the owners of Capri, a nearby restaurant. Commissioner Monroy asked if Mr. Vides-Erazo had done any of these events in the past. Mr. Vides-Erazo said no, but as he is an architect who has reimaged spaces, he is confident that he can successfully put together an event like this with the support of the people who gave him grant money. Commissioner Selevitch asked if the police had been approached regarding the closing of streets and was told it had been done that day.

Ward Councillor Ira Novoselsky spoke in favor of the application, describing it as new. Laura Christopher from Mass Development, the provider of grant money, also spoke in favor of the application, claiming a good track record in working with events. Alexandra Pomponio, on the board of directors of the Chamber of Commerce and a neighboring resident, spoke in favor, saying she had a background in events and was helping the applicant. Jan Dumas, a member of the Revere Community Committee spoke in favor of the application, claiming much experience in events, and suggesting that the Commission should “give him a chance” because “we were all newbies once” and she will be behind him all the way. Travis Alpert, owner of Centennial Lockout Services, spoke in favor of the application, describing Mr. Vides-Erazo as a great partner.

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.

Josue Vides-Erazo

Fitzhenry Square

Josue Vides-Erazo, Event Manager

Application for a 1-day Entertainment License: Application of Josue Vides-Erazo for a 1-day Entertainment license, said license to be exercised at Fitzhenry Square on Saturday, September 20, 2025, from 1 p.m. – 4 p.m., with a rain location of the Garfield School Gymnasium, for a Ciclovía open-street event. Expected attendance is 100.

Josue Vides-Erazo appeared for the application. This will be another Ciclovía event, this one at a different location and without beer and wine. Mr. Vides-Erazo explained that his grant is to create a series of Ciclovías, and he thought it would be a marvelous idea to have a linked event with the Shirley Avenue Cultural Festival. He intends to have a DJ, and no alcohol. He plans to have local organizations such as the library, the school department, and the history museum involved in the event.

Ward Councillor Ira Novoselsky spoke in favor of the application, reiterating the newness of the idea. Jan Dumas spoke again, also stressing the newness and excitement of the ideas. Ms. Christopher, Ms. Pomponio, and Mr. Alpert signaled their continued endorsement 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.

Diana Cardona

American Legion Lawn

Diana Cardona, Event Manager

Application for a 1-day Entertainment License: Application of Diana Cardona for a 1-day Entertainment license to be exercised on the American Legion Lawn on Thursday, July 17, 2025, from 4 p.m. – 7:30 p.m. Event is a celebration of Colombian Independence Day. Expected attendance is 80 – 100.

Diana Cardona appeared for the application. There will be music and folkloric dancing, some donated food (pastelillos and empanadas) and water. The event is to bring the community together.

Ward Councillor Ira Novoselsky spoke in favor of the application; he also noted that the location should now be called McMackin Veterans Memorial Park. Alexandra Pomponio spoke in favor. Travis Alpert from the Revere Community Committee spoke in favor. Jan Dumas spoke in favor.

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.

Diana Cardona

Sandler Square

Diana Cardona, Event Manager

Application for a 1-day Entertainment License: Application of Diana Cardona for a 1-day Entertainment license to be exercised at Sandler Square on Sunday, July 20, 2025, for a first anniversary celebration of Chocolafee. Expected attendance is 50 – 100.

Diana Cardona appeared for the application. As a celebration of the business's first anniversary, they plan to have music and free samples from 4 p.m. – 8 p.m.

Councillor Novoselsky, Ms. Pomponio, Mr. Alpert, Ms. Christopher, and Ms. Dumas 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.

Diana Cardona

Sandler Square
Diana Cardona, Event Manager

Application for (5) 1-day Entertainment Licenses: Application of Diana Cardona for five 1-day Entertainment licenses to be exercised at Sandler Square on the following Saturdays: August 2, August 9, August 16, August 23, August 30, 2025, from 4 p.m. – 8 p.m., for a summer concert series showcasing local artists. Expected attendance is 50 – 80.

Diana Cardona appeared for the application. These events are to celebrate Sandler Square.

Councillor Novoselsky, Ms. Pomponio, Mr. Alpert, Ms. Christopher, and Ms. Dumas 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.

Chocolaffee, LLC

9 Dehon Street
Diana Cardona, Manager

Application for Outdoor Seating: Application of Chocolaffee, LLC, 9 Dehon Street, Diana Cardona, Manager, for outdoor seating. Requested outdoor seating is 10, requested hours for outdoor seating is 6 a.m. – 9 p.m.

Diana Cardona appeared for the application. There will be three tables and a payment kiosk.

Mr. Alpert and Ms. Dumas 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.

Macy Burns

649 Squire Road
Arielle Andrews, Event Manager

Application for a 1-day Entertainment License: Application of Macy Burns for a 1-day Entertainment license to be exercised in the parking lot at 649 Squire Road on Saturday, August 2, 2025, from 9 a.m. – 4 p.m., with a rain date of Sunday, August 3, 2025. Event is three motorcycle stunt shows. Expected attendance is 500 – 1000.

Arielle Andrews appeared for the application. The business owners have partnered with this stunt show group before and have had good experiences with them. There will be significant safety measures taken to protect viewers. They will have food trucks and vendors set up in front of the building and away from the stunt show. They will have two police detail officers as well as staff members to help with the flow of vehicles through the parking lot. The stunt riders are professional riders and are extremely mindful of safety. They have provided the city with a certificate of insurance covering the shows.

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 Beach Partnership

Revere Beach

Adam Benoit, Event Manager

Application for a 1-day All Alcohol License: Application of the Revere Beach Partnership, Adam Benoit, Event Manager, for a 1-day All Alcohol license to be exercised in a tent set up on Revere Beach on Saturday, July 26, 2025, from 6 p.m. – 9 p.m., with a rain date of Sunday, July 27, 2025. The event is a fireworks viewing party during the Sand Sculpting Festival. Expected attendance is 300.

This application was withdrawn by the applicant prior to the meeting.

The Neighborhood Developers

Sandler Square

Jasmin Bach, Event Manager

Application for a 1-day Entertainment License: Application of The Neighborhood Developers, Jasmin Bach, Manager, for a 1-day Entertainment license to be exercised at Sandler Square on Saturday, September 20, 2025, from 1 p.m. – 4 p.m., with a rain location of the Garfield School Gymnasium. The event is the annual Shirley Ave Cultural Festival. Expected attendance is 100 – 200.

Jasmin Bach appeared for the application. This is the twelfth annual event celebrating the cultural diversity of the Shirley Avenue neighborhood.

Councillor Novoselsky, Ms. Pomponio, Mr. Alpert, Ms. Christopher, Ms. Cardona, and Ms. Dumas 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.

Fifth Avenue Steakhouse, Inc.

d/b/a **Floramo's Restaurant**

492 Revere Beach Boulevard

John Floramo, Manager

Application for an All Alcohol Restaurant License: Application of Fifth Avenue Steakhouse, Inc. d/b/a Floramo's Restaurant, John Floramo, Manager, for an All Alcohol Restaurant license to be exercised at 492 Revere Beach Boulevard, Revere, MA. Requested hours are Sunday 11:30 a.m. – 8:30 p.m., Monday –

Wednesday 11 a.m. – 11 p.m., Thursday – Saturday 11 a.m. – 1 a.m., requested seating is 150, and requested entertainment is Widescreen Cable TV, Radio, and Musical Bingo.

John and Floramo appeared for the application, represented by his attorney, Tyler Hensler. The applicant operated a successful restaurant in Chelsea for 40 years and is very familiar with the laws and regulations of the Commonwealth regarding the service and sale of alcoholic beverages. He is TIPS certified.

Ward Councillor Angela Guarino-Sawaya spoke in favor of the application. She also insisted that the applicant amend his application to include Sunday closing at 11 p.m. Mr. Floramo explained that, since COVID, patrons don't dine as late as they used to, which is why he requested a Sunday closing at 8:30 p.m., but was convinced to make the amendment.

Michael Tucker, a neighboring property owner, spoke in favor of the application. Ward 2 Councillor Ira Novoselsky spoke in favor of the application.

Commissioner Selevitch asked about musical bingo, which was explained. Mr. Floramo said that it was a popular event.

Ward Councillor Guarino-Sawaya spoke again, this time to direct the applicant to add karaoke to the entertainment application. The amendment was requested, along with adding DJ.

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, with the amendments of: Sunday closing at 11 p.m., and DJ and Karaoke added to the entertainment license.

Patel Dairy Mart Liquors, Inc.
d/b/a **Dairy Mart**
160 Squire Road
Saumitkumar N. Patel, Manager

Application for Transfer of an All Alcohol Package Store License, and Pledge of License and Inventory:

Application of Patel Dairy Mart Liquors, Inc. d/b/a Dairy Mart, Saumitkumar N. Patel, President & Manager, to transfer an All Alcohol Package Store license from Netraa, Inc., said license to be exercised at 160 Squire Road, and a pledge of license and inventory to Rockland Trust Company.

Saumitkumar and Swetaben Patel appeared for the application, represented by their attorney, Thomas Truax. They are also purchasing the property. Mr. Patel has been working at Dairy Mart for several years and is TIPS-certified. Mrs. Patel also has several years of experience in liquor sales in Massachusetts and is also TIPS-certified. The store 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.

HEARINGS

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.

Rob DePesa appeared for the hearing. He described the record in their last six months since dispensing with police details and engaging a private security company. He noted that times are very difficult from a safety perspective, but reported that they had few incidents in the intervening time, and considered the change a success.

Commissioner Selevitch noted that police reports supported this account, and asked Lt. Malley for his view. Lt. Malley agreed that they certainly had improved. He asked for some details concerning the security company and how they are managing their operations from a logistical standpoint. Mr. DePesa had Filipe Monteiro, the owner of Guardian Capital, address those questions. Mr. Monteiro briefly described his business history and methodology. Before they develop a security plan, they first conduct an audit of the business's operations. In this case, they made sure to concentrate on the front entrance, to set expectations, and the parking lot, which has historically been a source of trouble.

Commissioner Occena said that he has parked in the parking lot a few times to observe how the lot is managed and has been favorably impressed with the improvement in security. He moved to put the matter on file. Commissioner Monroy seconded the motion, and it was VOTED to place the matter on file.

Wonderland Entertainment, LLC
d/b/a **Oceanside Events Center**
1290 North Shore Road
Charles Delpidio, Manager

Review Hearing: Review of effectiveness of new security changes.

Charles Delpidio and Taras Hrabec appeared for the hearing. Mr. Delpidio began by stating that he had come before the Commission last month to ask for help (i.e., a reduction in required detail officers from the police and fire departments), that the help had been granted and then taken away, and that he had decided this was fine, and he will pass the cost to his customers. Commissioner Occena inquired into fire safety violations involving a barred exit door, and was told that the business needs new doors and that the problem is fixed.

Acting Fire Chief James Cullen asserted that his department had been keeping the business safe for 25 years, and asked the Commission to mirror his order that Oceanside engage fire detail officers whenever any room is in use, with the single exception that he will allow the business to have up to 100 patrons in the smallest room (occupancy: 300) without requiring a fire detail. Chief Cullen took pains to clarify that he does not need the Commission to agree with his ruling, as he is the authority having jurisdiction. Commissioner Occena asked if Chief Cullen could clarify the specific reasons for requiring a fire detail in a room with an occupancy of 300 when the room was only one-third full and was reminded that there have been fire details for 25 years, and that the chief has substantial leeway in determining when and if a fire detail is required in any business or situation by virtue of his position. Commissioner Occena acknowledged that, but asked for more specifics and Chief Cullen referred the Board to his code enforcement deputy, Deputy Chief Paul Cheever, who supported fire details when all the rooms are occupied, but referred specifics concerning the smallest room to his chief. Commissioner Occena asked for a description of the duties of the fire detail and was told by Chief Cullen that fire detail officers patrol aisles and egresses and check the alarm systems. Commissioner Selevitch asked Mr. Delpidio how many certified crowd control managers were employed by the business. Mr. Hrabec, answering on behalf of Mr. Delpidio, replied that they had enough to meet the requirements under state law. Deputy Cheever disputed that, pointing out that if all three rooms are used, the business needs ten crowd control managers under the law, and that it only has eight. Chairman Selevitch directed Mr. Delpidio to rectify that situation.

Captain Kevin O'Hara rose to speak before the Commission, representing the members of Local 926. He spoke of his experience working a detail shift at Oceanside ten years ago, and of his determination to protect his brothers and sisters in the union. He referenced the Station nightclub fire of 2003, and the recent fire at a Fall River nursing, as examples of what happens when public safety is cut back. He has not worked at the business for some years, but intends to resume doing so, as he is concerned for the public. He closed by announcing that crowd control managers are not firefighters.

Commissioner Occena had continued concerns about the requirement to have a fire detail when the small room has more than 100 people, and asked if Chief Cullen would consider increasing that minimum number. Chief Cullen declined to reconsider. Commissioner Selevitch proposed making all of Chief Cullen's recommendations as a condition of the license with the exception of fire detail officers in the smallest room. Commissioner Occena agreed with that compromise, noting that Mr. Delpidio did have the option to appeal Chief Cullen's decision with the state's Fire Prevention Regulations Appeals Board.

Commissioner Selevitch moved to require the following: fire detail officers shall be required whenever either larger room is used, and shall not be required in those cases where only the smallest room is operating. This motion was seconded by Commissioner Occena and carried unanimously.

COMMUNICATIONS:

1. Notification from the Massachusetts Alcoholic Beverages Control Commission (ABCC) of approval of a Farmer Brewery Pouring Permit for Twisted Fate Brewing Suffolk Downs, LLC d/b/a **Twisted Fate Brewing**.
2. Notification from the ABCC of approval of an All Alcohol Restaurant license for Lumina Lounge, LLC d/b/a **Lumina Lounge**.

All communications were accepted and placed on file.

It was unanimously VOTED to schedule the next regular meeting on August 20, 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 4:55 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of July 16, 2025