

**MINUTES
LICENSE COMMISSION MEETING
AUGUST 20, 2025**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on August 20, 2025. Commissioner Daniel Occena, Police Lt. Glenn Malley, Liaison with the Revere License Commission, and Maggie Haney, Recording Secretary, present. Commissioner Liliana Monroy, 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 7/16/25.

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

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

New England Friends of Bosnia & Herzegovina

Susan B. Anthony Middle School
Axelle Dervisevic, Event Manager

Application for a 1-day License for Malt/Wine, Common Victualler, & Entertainment: Application of New England Friends of Bosnia & Herzegovina, Axelle Dervisevic, Event Manager, for a 1-day license for Malt/Wine, Common Victualler, and Entertainment, said license to be exercised on the grounds of the Susan B. Anthony School on Sunday, September 21, 2025, from 1 p.m. – 7 p.m., with a rain date of Sunday, September 28, 2025. Event is a festival promoting the culture of Bosnia & Herzegovina. Expected attendance is 500.

Axelle Dervisevic appeared for the application. This is their third time holding the festival in Revere, and their tenth festival. It is a family-friendly event. Ms. Dervisevic described her plan to control alcohol service.

There were neither opponents nor proponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Selevitch, it was VOTED to approve the application.

Dot's Army

Griswold Park
Renee Griffin, Event Manager

Application for a 1-day Malt/Wine, Common Victualler, and Entertainment License: Application of Dot's Army, Renee Griffin, Event Manager, for a 1-day license for Malt/Wine, Common Victualler, and Entertainment, said license to be exercised in Griswold Park on Saturday, September 6, 2025, from 11 a.m. – 4 p.m., with a rain date of Sunday, September 7, 2025. Event is a Cornhole Tournament to raise funds for the Jimmy Fund. Expected attendance is 40 – 60.

Renee Griffin appeared for the application. This is their eighth tournament, five of which were held in Griswold Park. They have had successful events with no problems. She described their alcohol service and control plan. The vendor they will be using to serve alcohol are all TIPS-certified.

There were neither proponents nor opponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Selevitch, it was VOTED to approve the application.

The McClellan Highway Development Corp.

10 Suffolk Downs Boulevard
Rachel Ottley, Event Manager

Application for a 1-day Malt/Wine License: Application of The McClellan Highway Development Corp., Rachel Ottley, Manager, for a 1-day Malt/Wine license to be exercised at 10 Suffolk Downs Boulevard on Sunday, September 28, 2025, from 11 a.m. – 4 p.m. Event is a fall festival. Expected attendance is 200.

Madison McKenna appeared for the application. They are planning to hold a fall festival at their new outdoor location, called The Yard. The alcohol will be served by their tenant brewing company, who will be responsible for checking IDs and the alcohol service will be in a fenced-off area.

There were neither proponents nor opponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Selevitch, it was VOTED to approve the application.

Joseph Leon Mottolo Post #4524 V.F.W. U.S., Inc.

61 Lucia Avenue
Matthew Cunningham, Event Manager

Application for a 1-day All Alcohol, Common Victualler, and Entertainment License: Application of Joseph Leon Mottolo Post #4524 V.F.W. U.S., Inc., Matthew Cunningham, Event Manager, for a 1-day license for All Alcohol, Common Victualler, and Entertainment to be exercised in the parking lot at 61 Lucia Avenue on Saturday, September 13, 2025, from 1 p.m. – 10 p.m. Event is a concert to benefit Fisher House Boston. Expected attendance is 150.

Matt Cunningham appeared for the application. The event is to be a fundraiser for Fisher House, which provides housing for the families of wounded veterans receiving medical treatment in Boston. He has coordinated with Revere Police to arrange appropriate traffic measures. Lt. Malley inquired into the details of traffic closures, and ensuring access for emergency vehicles if needed.

There were neither proponents nor opponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Selevitch, it was VOTED to approve the application.

Arepa La Mazorca, Inc.

190 Revere Beach Parkway
Jorge Garces, Manager

Application for a Stationary Mobile Food Vendor License: Application of Arepa La Mazorca, Inc., Jorge Garces, Manager, for a stationary Mobile Food Vendor license to be exercised in the parking lot at 190 Revere Beach Parkway. Requested hours are Monday – Friday, 12 p.m. – 11 p.m. Power source will be via electric outlet.

Jorge Garces appeared for the application, accompanied by a city interpreter. He has operated a food truck within the city for several years, and has had several customers ask if he could be open on a regular basis. The Commission asked Mr. Garces to provide a more precise location within the parking lot than had been included in

the application, and was provided with that information. Mr. Garces asked if he could amend his original requested hours to operate to include the same hours on Saturdays and Sundays.

There were neither proponents nor opponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Selevitch, it was VOTED to approve the application with the amended hours of operation to be Sunday – Saturday from 12 p.m. – 11 p.m.

Revere Chicken, LLC
d/b/a **Popeyes**
304 Squire Road
Howard Hymowitz, Manager

Application for a Common Victualler License: Application of Revere Chicken, LLC d/b/a Popeyes, Howard Hymowitz, Manager, for a Common Victualler license to be exercised at 304 Squire Road. Requested seating is 12, requested hours are Sunday – Saturday 10:30 a.m. – 11 p.m.

Howard Hymowitz appeared for the application. The restaurant construction has been in progress for some time and is now ready to open.

There were neither proponents nor opponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Selevitch, it was VOTED to approve the application.

NAJU Cars, LLC
195 American Legion Highway
Natalia Catano Gomez, Manager

Application for a Class 2 Motor Vehicle Dealer License: Application of NAJU Cars, LLC, Natalia Catano Gomez, Manager, for a Class 2 Motor Vehicle Dealer license to be exercised at 195 American Legion Highway. Requested number of cars for sale is 20. Requested hours are Monday – Friday 9 a.m. – 6 p.m., Saturday – Sunday 9 a.m. – 4 p.m.

Natalia Catano Gomez appeared for the application, represented by her attorney, Lawrence Simeone, Jr. Commissioner Occena asked about the applicant's prior experience with Class 2 motor vehicle sales. Ms. Gomez has worked for several years as an assistant to managers of Class 2 motor vehicle sales. She worked for the prior owner of a used car dealership at that location.

Vincent Conte, owner of the property to be used, spoke in favor of the application.

There were no opponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Selevitch, it was VOTED to approve the application.

HEARINGS

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. – **Continued from June meeting.**

Julia Duarte-Alarcon and Joel Lemus appeared for the hearing. The Commission first heard from Revere Police Officer Michael McLaughlin. Officer McLaughlin has worked at the business as a detail officer; he described a series of encounters with highly intoxicated patrons. He also experienced patrons still drinking buckets of drinks at 2 a.m. who refused to leave the bar. Commissioner Selevitch asked if Officer McLaughlin had noted frequent overservice, and was told that the practice of bucket service (serving multiple drinks in a bucket of ice) made it difficult to determine if any given customer was being overserved. Commissioner Occena asked about the more recent record of the establishment, which has been fairly quiet. Commissioner Selevitch asked if the practice of bucket service might contribute to overserving; Officer McLaughlin considered that it likely would. Commissioner Selevitch asked if management was a help or hindrance in these situations, and was told that they did not hinder, but largely failed to take any action to control the situations.

The Commission then heard from Mr. Lemus and Ms. Duarte-Alarcon. They were asked what measures they had taken since their last appearance in June and what they plan to do going forward. Mr. Lemus reported that, as directed by the License Commission, they now turn on lights at 1 a.m. and have a hard stop on alcohol service after 1:30. He is working with his bartenders to make sure that they always measure out the alcohol when mixing drinks, as sometimes, during a rush, that doesn't happen. Most of their servers are TIPS certified. Commissioner Occena urged the business to file an application to change the manager, as Mr. Lemus is the actual on-site manager. Mr. Lemus said they are working on that and will submit within a few months. Mr. Lemus also reported that they have hired a new security company. Lt. Malley asked about the security procedures and Mr. Lemus provided details. Lt. Malley also asked about the details of bucket service. Mr. Lemus said the practice is very common in bars, and that they serve six beers to tables of 3 or 4 patrons. They now stop serving buckets after 12 a.m. Mr. Lemus also asked if he could be relieved of the license condition to have a police detail officer once a week, as it's very expensive at a time where restaurant patronage is down.

Commissioner Occena reviewed the record of the restaurant over the last couple of years, and noted that matters have improved considerably over the last sixty days. However, he warned that removing the condition to have a police detail officer would require the business to have a plan in place for increased security of their own. Mr. Lemus said he planned to add an additional security officer on their busy nights, which are Friday and Saturday.

After some discussion, Commissioner Occena made a motion to remove the requirement for a police detail officer for a trial period of three month, and have the licensee return for the November meeting, pending any issues in the interim period. If there are any issues, the Commission will summon the licensee before it at that time and will have the full range of applicable penalties to impose at their discretion. If there are no issues, the matter will be placed on file without the need for the licensee to appear in November. The motion was seconded and carried unanimously.

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. – **Continued from May meeting.**

Erasmio Guevara appeared for the hearing. The Commission asked Mr. Guevara what he had been doing to improve his operations since his appearance before them in May. Mr. Guevara reported that he had added extra security and hires detail officers every Friday and Saturdays and any days if they have DJs on a Sunday. The

Commission referenced some recent incidents from the police, who are regularly required to address issues at that location. It was noted that there are three clubs in close proximity to each other, and it can be difficult to determine which club is the source of outside disturbances. Mr. Guevara described the extent of his security arrangements. He hires his own people for security.

Commissioner Occena moved to continue the hearing for three months and have the licensee before the Commission for the November hearing, with the condition that they have a detail officer whenever a DJ is hired. Commissioner Selevitch added the strong suggestion that the business make the effort to move exiting patrons away from the front of the business and out of the area. The motion was seconded by Commissioner Selevitch and carried unanimously.

COMMUNICATIONS:

1. Notification from the Massachusetts Alcoholic Beverages Control Commission (ABCC) of a Return No Action for the application of **Tulum Taqueria, Inc.**
2. Notification from the ABCC of a Return No Action for the application of **American Legion Post #61.**
3. Advisory from the ABCC of new law allowing on-premises wine and malt beverage license holders to trade in their license for and all alcoholic beverages license under Massachusetts General Laws, Ch. 138, §12D.

All communications were accepted and placed on file.

It was unanimously VOTED to schedule the next regular meeting on September 17, 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 4:30 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of August 20, 2025