

**MINUTES
LICENSE COMMISSION MEETING
SEPTEMBER 17, 2025**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on September 17, 2025. Commissioner Liliana Monroy, Police Lt. Glenn Malley, Liaison with the Revere License Commission, and Maggie Haney, Recording Secretary, present. Commissioner Daniel Occena arrived at 3:30.

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 8/20/25.

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

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

Dean & Flynn, Inc.
d/b/a **Fiesta Shows**
61 Squire Road
John Flynn, Manager

Application for a Carnival License: Application of Dean & Flynn, Inc. d/b/a Fiesta Shows, John Flynn, Vice President and Manager, has made application for a Carnival license to be exercised at 61 Squire Road. Requested days and hours of operation are Wednesday, September 24, 2025 – Sunday, September 28, 2025, from 5 p.m. – 11 p.m. on weekdays, and 1 p.m. – 11 p.m. on Saturdays and Sundays.

John Flynn appeared for the application. His company plans a five-day carnival. In the past, they have done many carnivals in Revere, although at different locations.

There were no proponents when called.

Ward 3 City Councillor Anthony Cogliandro spoke in opposition to the application. He objected to the placement of a carnival in one of the busiest locations in the city, which is a traffic nightmare without the carnival. He also has questions about potential contamination at the site, as it was the scene of a fire some years ago, and afterward there were signs warning of possible asbestos contamination – he is unaware of there having been any firm determination of that site’s safety. He has no objections to the business itself, but considers the location completely unacceptable.

Revere Fire Chief James Cullen spoke in opposition, citing safety concerns at that specific site: traffic on Squire Road is very heavy there at all times; there is insufficient parking, which would lead to people crossing Squire Road through that heavy traffic; and emergency apparatus would have difficulties accessing the site. He also brought his code enforcement deputy to address other concerns.

Revere Fire Deputy Chief Paul Cheever had reviewed the safety plan provided by Fiesta Shows. He noted that this plan was significantly less detailed than the safety plans provided when Fiesta Shows was regularly operating carnivals in the city, which used to be about 16 pages to this year’s 4-page document. The event layout showed only one gate, while RFD requires three gates for safety. The planned parking and equipment storage for the event is in the parking lot of both a retail space and an import/export operation, which is not tenable if the

businesses remain open during the carnival. As Councillor Cogliandro had indicated, the site is designated as a 21E site, which means that everything that came off the property during the fire was considered potentially contaminated by asbestos, and there has been no evaluation to determine if that site is safe. Parts of the building's foundation remain on the site, creating dangerously uneven ground for anyone crossing the site. Emergency egress was also not defined, which allows for the possibility of people evacuating onto Squire Road or Ward Street without any real plan.

Revere Police Captain Thomas Malone spoke in opposition, representing Chief LaVita. The police department opposes the application for safety reasons. The area of Squire Road is poorly lit, and is the scene of frequent accidents on an ordinary day, with regular speeding from vehicles coming out of the rotary. There is insufficient parking in the vicinity, which means that people will cross Squire Road in the poor lighting and heavy traffic. In addition, the police department is currently operating standing details at several other locations, and could not properly provide the increased number of officers who would be needed to maintain safety at that location.

Mr. Flynn offered to redo the safety plan, adding that the business adjacent to the event will be closed during the carnival. He described the event as a smaller event more geared to younger children, and well-staffed by their own security, in addition to any required number of police detail officers. While the proposed parking location only holds about 85 cars, he said that their experience was that there was generally a one-hour turnaround time for cars, which would be sufficient for their needs.

The Commission, while acknowledging that the business itself has been a good operator in the past, expressed serious concerns regarding the site itself. Mr. Flynn asked if the matter could be tabled, allowing him to redo the safety plan and resubmit an application. Mr. Flynn also noted that he had been unaware of the potential site contamination. The Commission agreed to allow Mr. Flynn to withdraw the application without prejudice, and resubmit at a future date; however, they also warned him that the objections to the location were likely to prevent approval of future applications at that specific site.

Michelle Vanthi Nguyen
d/b/a **Brewin' Café**
311 Broadway
Michelle Nguyen, Manager

Application for a Common Victualler License: Application of Michelle Vanthi Nguyen d/b/a Brewin' Café, Michelle Nguyen, Manager, for transfer of a Common Victualler license from Felicita D'Alerio, said license to be exercised at 311 Broadway. Requested seating is 16, requested hours of operation are Sunday – Saturday 7 a.m. – 4 p.m.

Michelle Nguyen appeared for the application. She plans to maintain the same operations as the previous owner.

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

City of Revere
The Yard at Suffolk Downs
Rose Burns, Event Manager

Application for a 1-day Malt/Wine, Common Victualler & Entertainment License: Application of City of Revere for a 1-day license for Malt/Wine, Common Victualler, & Entertainment, said license to be exercised at

The Yard at Suffolk Downs on Saturday, October 4, 2025, from 1 p.m. – 6 p.m. Event is the annual Fall Festival. Expected attendance is 2500.

Rose Burns appeared for the application. This will be the annual Fall Festival held by the city, but held in a different location.

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

Todd R. Angilly
649 Squire Road
Todd R. Angilly, Event Manager

Application for a 1-day Common Victualler and Entertainment License: Application of Todd Angilly, applicant and Event Manager, for a 1-day license for Common Victualler and Entertainment to be exercised in the parking lot at 649 Squire Road on Saturday, October 18, 2025, from 9 a.m. – 3 p.m. Event is activities surrounding a motorcycle ride for fundraising. Expected attendance is 400.

Todd Angilly appeared for the application. The motorcycle ride itself will take place largely outside of Revere. This license is for the opening and closing events of the ride. Mr. Angilly has been in contact with Revere police concerning traffic management and security. This will be his first time organizing this type of event, although he has been involved with many similar events in the past.

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

Colwen Management, Inc.
d/b/a **Staybridge Suites/Holiday Inn Express - Revere**
245 Revere Beach Parkway
Desiree A. Iuliano, Manager

Application for a Change of Manager: Application of Colwen Management, Inc. d/b/a Staybridge Suites/Holiday Inn Express - Revere, Desiree A Iuliano, Manager, for a change of manager from Cynthia Baysic.

Desiree Iuliano appeared for the application, represented by her attorney, Kevin Butler. This will be a change of manager only.

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

Los Compadres Oaxaquenos, LLC
d/b/a **B & M Grill**
843 Broadway
Cristian Mancía, Manager

Application to Amend an Entertainment License: Application of Los Compadres Oaxaquenos, LLC d/b/a B & M Grill, Cristian Mancía, Manager, to amend an Entertainment license exercised at 843 Broadway. Requested

amendment is to add Karaoke on Saturdays from 6 p.m. – 10 p.m. Current entertainment is Cable TV and Jukebox.

Richard Mestone, Esquire, appeared for the application, representing his client, Mr. Manuel Hernandez, the owner of the business. Mr. Mestone explained that his client had been traveling and was delayed by flight issues.

As there have been issues with the business's management of entertainment in the past, Commissioner Occena moved to continue the matter until the October meeting, when Mr. Hernandez could be available. The motion was seconded by Commissioner Monroy, and it was VOTED to continue the matter until October.

Ocean King, Inc.
d/b/a **Ocean King**
320 Revere Beach Boulevard
Jinbo Lin, Manager

Application for an All Alcohol Restaurant License: Application of Ocean King, Inc. d/b/a Ocean King, Jinbo Lin, Manager, for an All Alcohol Restaurant license to be exercised at 320 Revere Beach Boulevard. Requested hours are Sunday – Thursday 11 a.m. – 12 a.m., Friday – Saturday 11 a.m. – 1 a.m., requested seating is 86, and requested entertainment is: Widescreen Cable TV and radio.

Jinbo Lin appeared for the application, accompanied by his real estate broker, Phil Celeste. Mr. Lin has had many years of experience operating restaurants in Boston, Wakefield, and Reading, and has always focused on providing good food and a nice dining experience for his patrons. This will be his first liquor license.

Commissioner Occena asked if Mr. Lin had familiarized himself with the laws and regulations concerning alcohol service, and Mr. Lin had not yet done so. Commissioner Occena moved that consideration of the application be continued until the next meeting, and that the Commission require Mr. Lin to obtain certification from an Alcohol Service training program in the interim. The motion was seconded by Commissioner Selevitch and it was VOTED to continue the matter until the October meeting.

COMMUNICATIONS:

1. Quota report from the Massachusetts Alcoholic Beverages Control Commission (ABCC).
2. Notification retail license renewals from the ABCC.
3. Notification from the ABCC of approval of the application of Patel Dairy Mart Liquors, Inc. d/b/a **Dairy Mart**.
4. Notification from the ABCC of approval of the application of Lin & Ben, Inc. d/b/a **Jade Asian Restaurant**.

All communications were accepted and placed on file.

It was unanimously VOTED to schedule the next regular meeting on October 15, 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 3:55 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of September 17, 2025