

**MINUTES
LICENSE COMMISSION MEETING
APRIL 15, 2026**

A REGULAR MEETING OF THE Revere License Commission was called to order by Vice Chair Daniel Occena at 3:00 p.m. on April 15, 2026. Commissioner Liliana Monroy, Police Lt. Glenn Malley, Liaison with the Revere License Commission, and Maggie Haney, Recording Secretary, present. Commissioner Robert Selevitch, 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 12/17/25 and 3/18/26.

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

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

Revere Cars Group, Inc.
d/b/a **Revere Used Cars**
400 Beach Street
Lais Ferreira, Manager

Change of Officers/Directors and Manager: Application of Revere Cars Group, Inc. d/b/a Revere Used Cars, Lais Ferreira, Manager for a change of officers/directors and a change of manager from Felipe de Assis Dias. All operations will remain the same.

Lais Ferreira appeared for the application. Business operations will remain the same.

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

Diya, LLC
d/b/a **Subway**
339 Squire Road
Mitul Patel, Manager

Application for a Change of Hours: Application of Diya, LLC d/b/a Subway, Mitul Patel, manager, for a change of hours to 24 hours, 7 days a week. All operations to otherwise remain the same.

Harry Patel appeared for the application, accompanied by Mitul Patel. They would like to have their hours at 24 hours as several other similar businesses in the city already do.

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

Association of Islamic Charitable Projects
Griswold Field
Sarah Nahhas, Event Manager

Application for a 1-day Common Victualler and Entertainment License: Application of the Association of Islamic Charitable Projects, Sarah Nahhas, Event Manager, for a 1-day license for Common Victualler and Entertainment, said license to be exercised on Sunday, May 31, 2026, from 11 a.m. – 4 p.m. with a rain date of Sunday, June 7, 2026. Event is an Eid event. Expected attendance is 700.

Sarah Nahhas appeared for the application. This is an annual event, with a petting zoo, bounce houses, and prepared foods.

Commissioner Occena asked if they planned to retain police details in view of the number of attendees, and was told they plan to do so.

There were neither proponents nor opponents 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 (11) 1-day Malt/Wine Licenses: Application of The McClellan Highway Development Corp., Rachel Ottley, Event Manager, for eleven 1-day Malt/Wine licenses to be exercised at 10 Suffolk Downs Boulevard on the following Thursdays in 2026: June 4, 11, 18, 25, July 16, 30, August 13, 21, 27, September 17, 27, from 6 p.m. – 8 p.m. Events are Thursday night beer pop-ups. Expected attendance per event is 50 – 200.

This application was heard together with the next application.

The McClellan Highway Development Corp.

10 Suffolk Downs Boulevard

Rachel Ottley, Event Manager

Application for (5) 1-day Malt/Wine Licenses: Application of The McClellan Highway Development Corp., Rachel Ottley, Event Manager, for five 1-day Malt/Wine licenses to be exercised at the outdoor amphitheater at 125 Salt Street on the following Fridays in 2026: July 10, 24, August 7, September 11, 25, from 6 p.m. – 9 p.m. Events are Friday night beer pop-ups. Expected attendance per event is 50 – 400.

Rachel Ottley appeared for both applications. These are community events to activate the outdoor space. The amphitheater is a new venue.

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

Josue Vides-Erazo

Sandler Square

Josue Vides-Erazo, Event Manager

Application for (135) 1-day Entertainment Licenses: Application of Josue Vides-Erazo for one hundred thirty-five 1-day Entertainment licenses to provide music for a seasonal outdoor community fitness series, said licenses to be exercised in Sandler Square on the following dates: May 4 – September 26, 2026, Sunday – Friday 6 p.m. –

7 p.m., Saturdays from 9:30 a.m. – 10:30 a.m. and 1 p.m. – 2 p.m., with the exclusion of the following dates: June 19, July 3 – 5, July 17 – 19, August 28, 2026. Expected attendance is 20 – 30.

Josue Vides-Erazo appeared for the application. He is partnering with local gyms to provide free outdoor exercise classes for the community in the Shirley Avenue neighborhood. The music will be for the fitness classes themselves, with no additional entertainment.

Commissioner Monroy thought it would be a great community event, but reminded Mr. Vides-Erazo that the area must be cleared of water bottles or any detritus after each class.

City Councillor Ira Novoselsky spoke in favor of the application. He noted that he has received complaints from neighboring residents about the noise from events in Sandler Square, and reminded Mr. Josue Vides-Erazo that the music must be kept within the legal limits.

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

Sandler Square

Josue Vides-Erazo, Event Manager

Application for (3) 1-day Malt/Wine, Common Victualler, and Entertainment Licenses: Application of Josue Vides-Erazo for three 1-day Malt/Wine, Common Victualler, and Entertainment licenses for separate World Cup Soccer viewing events. The first event will be held on Friday, June 19, 2026, from 12 p.m. – 10:30 p.m. and will take place on Shirley Avenue between Walnut Avenue and North Shore Road, which will be closed off for the event. The second and third events will take place on Tuesday, July 14, 2026, and Wednesday, July 15, 2026, from 12 p.m. to 6 p.m. Expected attendance for the June 19th event is 2400, expected attendance for the July events is 1200.

Josue Vides-Erazo appeared for the application, accompanied by Taylor Giuffre-Catalano from the Mayor's office. Mr. Vides-Erazo is partnering with the city to host Field of Play watch parties for World Cup Soccer matches. Ms. Giuffre-Catalano detailed the security and logistical procedures for the event. Commissioner Occena expressed concern about the midweek events, and was told that there will be no road closures for those events, and they expect a smaller number of attendees, but that the city would reconsider their plans if it appears that there will be a higher number of attendees than expected. Commissioner Monroy asked about alcohol control plans. The plan is to use Valsos, a local restaurant, as the provider of alcohol. Commissioner Monroy asked about the number of volunteers or other personnel who will be present to help with the event, and what time the DJ will end. There will be a 9 p.m. end to the DJ, and

City Councillor Ira Novoselsky spoke in favor of the application. Revere Fire Capt. Mark Wolfgang also spoke in favor of the event, and reminded the organizers of inspections for food providers and control of the entrance and egress of Valsos. Joe Gravalles from the Dept. of Planning and Community Development also 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.

Lumina Lounge, LLC
d/b/a **Lumina Lounge**

63 Revere Beach Boulevard
Omar Preciado, Manager

Application for Alteration of Premises – Outdoor Seating Only: Application of Lumina Lounge, LLC d/b/a Lumina Lounge, Omar Preciado, Manager, for an alteration of premises for outdoor seating only. Requested seating is 53 seats on the rear patio, and 8 seats on the front sidewalk (**NOTE:** sidewalk seating may not be approved until DCR approval is obtained). Requested hours of outdoor entertainment are Sunday – Saturday 9 a.m. – 10: 30 p.m., requested outdoor entertainment is speakers in front and speakers and TV in patio.

Diego Preciado appeared for the application, represented by his attorney, Nancy O’Neil. The application no longer includes outside seating on the sidewalk in front, after consultation with DCR, so the application is only for the back patio. Ms. O’Neil submitted an updated seating plan accounting for the absence of sidewalk dining. DCR had informed the business that the policy for 2026 is not to allow outdoor seating.

Councillor Ira Novoselsky spoke in favor of the application. Revere Fire Deputy Chief Paul Cheever spoke in favor of the application, citing the applicant’s rigorous adherence to both the requirements of his license and fire and safety requirements. On a separate note, he requires the business to provide an OSHA-certified three-sided protection for a hatchway built into his floor for lowering equipment into the basement.

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 as amended.

Good Times Sports Club, LLC
d/b/a **Fusion Sports Lounge**
270 Broadway, Suite 7
Tony Portillo, Manager

Application for an All Alcohol General On-Premises License: Application of Good Times Sports Club, LLC d/b/a Fusion Sports Lounge, Tony Portillo, Manager, for an All Alcohol General On-Premises license to be exercised at 270 Broadway, Suite 7. Requested hours are Sunday – Saturday 10 a.m. – 2 a.m., requested entertainment is Widescreen Cable TV – 4 screens, DJ, and Amplifiers. Requested seating is 52.

Tony Portillo appeared for the application. He reported that the landlord of the building, Mario Chiuccariello, had approached him five or six months before to offer him a space in the building that had been used by a private/semi-private club (Juventus Club). He detailed the steps he had taken to prepare the location for his proposed business, stating that he had spent approximately \$27,000 to date. He then became aware of neighborhood opposition to his plans, which he believes is only because he applied for DJ as entertainment; he states that he must apply for a DJ license in order to use a microphone at something like a birthday party. He insisted that he planned no nightclub use. Commissioner Occena noted that the application stated that the cost of opening the business would be \$1,500, and asked Mr. Portillo to explain the discrepancy. Mr. Portillo attributed this difference to the need to install an extra sink required by the Health Department. Mr. Portillo said that he had halted all work until the outcome of the License meeting, because of the neighborhood opposition. He said that he had retrieved five years of records from the Everett Police Department showing no real issues at the sports he ran in Everett. Commissioner Occena reported receiving records from the City of Everett’s License Commission showing an extensive disciplinary history. Mr. Portillo recounted a story of being disrespected by an Everett License Commissioner, prompting his son, a football player, to speak out in his defense, thus prompting a years-long unjustified vendetta by that Commissioner.

Commissioner Occena asked Mr. Portillo if he could briefly sum up his issues in Everett and how he would operate in Revere to avoid violations in future. Mr. Portillo replied that he had left Everett because the License

Commissioner in Everett disrespected him regularly. He said his proposed business is different from his Everett business, being much smaller.

There were no proponents when called.

Revere Fire Deputy Chief Cheever spoke in opposition to the application. He reported that Mr. Portillo had not pulled any permits for the \$27,000 worth of work he claimed to have done. Deputy Chief Cheever's recollection of the original plan presented to the city was that Mr. Portillo had a long list of changes he needed to make to the plan, and he had to date failed to make those changes. He also explained how building and fire code defined a 'nightclub' use, and the proposed business meets those criteria. He described issues with emergency egress requirements and the need for a sprinkler system.

Revere City Councillor Paul Argenzio spoke in opposition to the application. He described residential concerns about egress onto a residential street. He also compared the requested entertainment, hours, and commercial nature of the proposed business to the private club that had previously occupied the space, suggesting that Mr. Portillo had understated his plans in comparing them to the earlier club. He also spoke of the lack of handicapped accessible entrance/exit, as the place may only be accessed through stairs, and the lack of bathrooms, as the only bathrooms are in the public hallway and shared with seven other businesses. He also referenced an event organized by Mr. Portillo in Beachmont a couple of years ago that is remembered for being out of control. He urged the Commission to deny the application.

Gabriella Fortucci, a neighboring resident spoke in opposition to the application. She expressed concerns about the effect the business would have on parking on their street, particularly with a 2 a.m. closing. She described a difficulty in getting "direct answers" from Mr. Portillo when asked about his plans for the business. She believes it will be in a nightclub and is adamantly opposed to it.

Elizabeth Milano, a 45-year resident of the building attached to the proposed business location, spoke in opposition to the application. She reported that people have already been leaving cases of beer next to her house. She does not want to have patrons exiting next to her home at 2 a.m. She strongly objects to the business.

Jessica, a neighboring resident, spoke in opposition to the application, citing loud music, lack of parking, and the disruption for kids going to school and people going to work. She considers it a bad location for the proposed business.

Stephanie DeSisto, a neighboring resident, spoke in opposition to the application. She described the exit and its nearness to the residential property. She considers that this will become the de facto primary entrance, as the only other entrance to the office building requires being buzzed in and going up stairs. She cited the lack of an elevator and sufficient bathroom facilities. She cited the articles of organization of the Juventus Club as compared to those of the proposed business. She accused the applicant of misrepresenting his plans to the Site Plan Review Committee. She recited a litany of violations and disciplinary actions from Mr. Portillo's business in Everett. Commissioner Occena reminded her that she had graciously provided those documents to the Commission and that they had reviewed it, so suggested that a summary of issues would do. She declared that Mr. Portillo had misrepresented his business history to the License Commission, and spoke of tax liens on earlier businesses owned by Mr. Portillo, although it was not clear if any of them remained outstanding. Commissioner Occena asked for a summary conclusion. Ms. DeSisto concluded by urging the Commission to deny the application.

Mario Chiuccariello, the owner of the building, and landlord to Mr. Portillo, spoke in opposition to the application. He described Mr. Portillo as a nice guy, but said he would tell one thing today, then do another tomorrow. He said that he and Mr. Portillo had an agreement that Mr. Portillo would obtain the license, but then take it to another location. The Commission questioned Mr. Chiuccariello as to why he rented the space to Mr. Portillo if he were against the business, and was told that he had been told that the business would be a private

club. He said that Mr. Portillo changed it after that. Commissioner Occena noted that the lease specifically described the use as a sports club. Mr. Chiuccariello said that Mr. Portillo had already had events, without insurance, or a license or authorization of any kind. He is adamantly opposed to a nightclub use, and insisted that the business should have been a private club. Commissioner Monroy pointed out that he was aware that Mr. Portillo was applying for a liquor license. Mr. Chiuccariello said that he would release Mr. Portillo from his lease, as he no longer supported his business plans.

Paolina Rodriguez, a neighboring resident, spoke in opposition to the business to support her neighbors. She said that all of her family and neighbors have jobs and cannot have a 2 a.m. club on their street. She also cited the parking issues that would arise from such a business.

Deputy Chief Cheever spoke again to show the original plan submitted to Site Plan Review by Mr. Portillo, and noted that it showed the 6 Reservoir Avenue exit as the primary entrance and exit. This would require climbing a dilapidated wooden stairway and through a deck on the neighboring house, and would entail a regular stream of customers passing under the windows of the home of Ms. Milano.

Tony Portillo addressed the Commission. He first declared that he would withdraw the application. He decried the aspersions on his character by people who don't know him, and spent some time explaining prior tax issues. He reiterated that he had no plans to operate a nightclub, and said he had only asked for 2 a.m. because some sporting events run very late. He described himself as a man of his word and a victim of calumnies by people who don't know him.

Commissioner Monroy described the applicant as a hard-working person, and Commissioner Occena noted that Mr. Portillo had a good reputation within the city and no stains upon his character. However, Commissioner Occena moved to deny the application based upon several factors, including the strong neighborhood opposition, problems with the application evidenced by the supporting materials supplied by neighboring residents, the documented history of non-compliance with liquor laws while operating his business in Everett, the unsuitability of the location for the proposed use, and the misrepresentation of those prior issues on his license application. For these reasons, Commissioner Occena considered that the license would not be in the public interest.

Mr. Portillo asked to speak at that moment, which was allowed by the Commission. He spoke of a video he made for the new mayor of Everett explaining why Mr. Portillo left Everett, and again accused the Everett License Commission of unjustified bias against his business. He told the neighboring residents that they should have taken the time to know him.

Upon the motion duly made by Commissioner Occena as described above, and seconded by Commissioner Monroy, it was VOTED to deny the application.

HEARINGS

Atlantic Autobody, Inc.

529 Broadway

Ana Rita F. Sarnaglia, Manager

Hearing: Hearing into violations of Fire and Building safety codes, and failure to maintain sufficient facilities for number of cars on license.

The license holder was neither present nor represented. The Commission voted to continue the hearing to the May meeting.

COMMUNICATIONS:

1. Notification from the Massachusetts Alcoholic Beverages Control Commission (ABCC) of a Return No Action on an application submitted by **Bulldog Hospitality, Inc. d/b/a Uno Chicago Grill.**
2. Notification from the ABCC of the approval of an All Alcohol Restaurant license for **Revere Beach Operating KTB, LLC d/b/a Kowloon Tiki Bar.**

All communications were accepted and placed on file.

It was unanimously VOTED to schedule the next regular meeting on May 20, 2026, 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 4:50 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of April 15, 2026