

**MINUTES  
LICENSE COMMISSION MEETING  
APRIL 20, 2016**

**A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Joseph W. Quarantello, Jr. at 3:00 p.m. on April 20, 2016. Commissioner Linda Guinasso, Commissioner John M. LaCroix, Police Lt. Sean Randall, Liaison with the Revere License Commission, and Maggie Haney, Recording Secretary, present.**

Vote to accept Minutes: Vote to accept the Minutes of 3/16/16.

Upon a motion duly made by Commissioner Guinasso, and seconded by Commissioner LaCroix, it was VOTED to accept the minutes.

**VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION**

**Late Addition to Agenda**

**St. Anthony of Padua Church**

250 Revere Street  
George Anzuoni, Contact

**Application for Special One-Day License for Malt/Wine, Common Victualler and Entertainment:**

Application of St. Anthony of Padua Church, 250 Revere Street, for a special one-day license for malt/wine, common victualler and entertainment, to be exercised at the same location from 5 p.m. until 12 a.m. on Friday, April 29, 2016, for a Spring Fling.

George Anzuoni appeared for the application. They expect approximately 250 people for a dinner dance. This is an annual event.

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

**St. Mary of the Assumption Church**

670 Washington Avenue  
Stephen Fielding, Contact

**Application for a Special One-Day License for Malt/Wine, Common Victualler and Entertainment:**

Application of St. Mary of the Assumption Church for a special one-day license for malt/wine, common victualler and entertainment, to be exercised at St. Mary's Hall, 670 Washington Avenue from 5 p.m. until 11 p.m. on Saturday, June 18, 2016, for a Flag Day dinner dance.

Stephen Fielding appeared for the application. This is an annual event, and they are expecting approximately 120 people for this dinner dance, with DJ. The beer and wine will be segregated behind a counter.

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

**Revere Lodge #1171 of the B.P.O.E. of U.S.A., Inc.**

198 Shirley Avenue  
James Hannon, Manager

**Application for a Change of Officers/Directors:** Application of Immaculate Revere Lodge #1171 of the B.P.O.E. of U.S.A., Inc., 198 Shirley Avenue, James Hannon, Manager, for a change of officers/directors to reflect new slate of elected officers.

James Hannon appeared for the application. This change is to notify the licensing authorities of the new officers elected by the club at their annual election.

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

KTJV Corp  
d/b/a Nick's Deli

750 Washington Avenue  
Luigi Vulaj, President and Manager

**Application for Transfer of a Common Victualler License:** Application of KTJV Corp. d/b/a Nick's Deli, Luigi Vulaj, President and Manager, to transfer a Common Victualler license exercised at 750 Washington Avenue, Revere, MA from Nicholas Vasiliou. Requested seating is 65, requested hours of operation are Sunday 7 a.m. – 2 p.m., Monday – Saturday 7 a.m. – 4 p.m.

Denise Jarrell (? - last name unclear) appeared on behalf of the applicant. She is an employee of the applicant. She requested a change of hours from those originally requested, to be Sunday 6 a.m. – 2 p.m., Monday 6 a.m. – 3 p.m., and Tuesday – Saturday 6 a.m. – 4 p.m. Other than that, no changes are planned to the current operation.

There were neither proponents nor opponents when called. Upon a motion duly made by Chairman Quarantello, and seconded by Commissioner LaCroix, it was VOTED to approve the application, with the requested change of hours.

**Casablanca Halal Restaurant, Inc.**  
91 Centennial Avenue  
Fakhreddine Lokriti, President and Manager

**Application for Transfer of a Common Victualler License:** Application of Casablanca Halal Restaurant, Inc., Fakhreddine Lokriti, President and Manager, to transfer a Common Victualler license exercised at 91 Centennial Avenue, Revere, MA from Casablanca Restaurant, Inc. Requested seating is 32, requested hours of operation are Sunday – Saturday 6 a.m. – 11 p.m.

Fakhreddine Lokriti appeared for the application. No changes to the current operation are expected, other than the requested change of hours to 6 a.m. – 11 p.m.

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

**Nino's Italian Restaurant, Inc.**  
7B Everett Street  
Marco Stefanelli, President and Manager

**Application for an All Alcohol Restaurant License:** Application of Nino's Italian Restaurant, Inc., Marco Stefanelli, President and Manager, for an All Alcohol Restaurant license, to be exercised at 7B Everett Street, Revere, MA, on Mondays – Thursdays from 11 a.m. – 10 p.m., and Fridays and Saturdays from 11 a.m. – 11 p.m., with requested seating for 55.

Attorney John Keilty represented the applicant, who was also present. Atty. Keilty first amended the seating request to 48, rather than the originally requested 55, as a result of meetings with the Building Department and the architect. Mr. Stefanelli owns a restaurant in Peabody, Marco's Pizzeria, which has a beer and wine license, and has been in operation for over 2 years. Prior to that, he was a private chef for a large dental organization, which also had an alcohol license. He plans to serve Italian food with the addition of some barbecue, for eating in and for takeout. He anticipates no delivery service, unless he reaches an arrangement with the nearby hotel to deliver there only. At this time, the restaurant is still in a planning stage, with renovations yet to begin.

There were neither proponents nor opponents when called. Upon a motion duly made by Chairman Quarantello, and seconded by Commissioner LaCroix, it was VOTED to approve the application, contingent upon approvals from all Inspectional Services, and the ABCC.

**Beach Hospitality, LLC**  
320 Revere Beach Boulevard  
Jackson Gateman, LLC Manager

**Application for Alteration of Premises:** Application of Beach Hospitality, LLC, 320 Revere Beach Boulevard, Revere, MA, Jackson Gateman, LLC Manager, for extension of premises under an All Alcohol Restaurant license to serve alcoholic beverages at existing outdoor seating of 5 tables with 10 chairs.

No one was present when called. This item was later taken out of order.

Squire Road Station, Inc.  
d/b/a **Nour Market**

174 Squire Road  
Ahmad Selman, Manager

**Application for Alteration of Premises and Change of DBA:** Application of Squire Road Station, Inc. d/b/a Nour Market, 174 Squire Road, Ahmad Selman, Manager, for an alteration of premises to include seating for 10, and a change of DBA from Squire Road Station to Nour Market. Hours are to remain the same. – **Continued from February and March meetings**

Attorney Cory Rhoades represented the applicant, who was also present. Chairman Quarantello requested a status on the existing issues with Inspectional Services, and an explanation of why the applicant appears to have continual difficulties working cooperatively with Inspectional Services. Attorney Rhoades attributed the problems to confusion dating from the applicant's start of this project in 2013, and stemming from the applicant's problems with family and cash flow issues. The attorney detailed the progress that has been made in addressing the issues found by the various inspectors. Chairman Quarantello was more concerned with addressing the applicant's pattern of unwillingness to comply with health and safety codes, which is what led to the issues with inspectors. He wanted some assurance that the business would be properly maintained in future.

Attorney Rhoades described a series of events which inadvertently led his client to this pass, and assured the Commission that it has always been his client's intent to follow all safety protocols. Commissioner Guinasso spoke of this as a success of the process, and looks forward to the applicant's successful resolution of all of his issues. The Commission decided to table the matter until the applicant receives all inspectional approvals.

## **HEARINGS**

The following hearings were for the ten package stores in the city which failed underage compliance checks conducted by the Revere Police Department on April 8, 2016. Chairman Quarantello began by asking each license holder to account for why alcoholic beverages were sold to a minor and what the plan is to prevent such violations going forward. He stressed the responsibilities incumbent upon the license holders, and expressed the Commission's dismay that ten violations failed this check.

Phromi, Inc.  
d/b/a **Beachmont Liquors**  
669 Winthrop Avenue  
Jacob Gerson, Manager

Robert Gerson represented his father Jacob, the owner of the store. The store had a prior violation in an ABCC sting conducted in 2010. He said the failure was on the part of a new employee who was still being trained. Training consists of learning to use the software, and urging the clerks to check IDs for anyone who looks under 30.

Upon a motion duly made by Commissioner Guinasso, and seconded by Chairman Quarantello, it was VOTED to place the matter on file for two years.

**Ocean Liquors, Inc.**  
210 Shirley Avenue  
Ralph Vito, Manager

Ralph Vito appeared for the hearing. He's been in business since 1988 and was very embarrassed that his clerk failed to check for an ID. He assured the Commission that he has made it very clear to all his employees that they must check all IDs, all the time.

Upon a motion duly made by Commissioner Guinasso, and seconded by Commissioner LaCroix, it was VOTED to place the matter on file for two years.

**Land of Liquor, Inc.**  
1164 North Shore Road  
Mos Pho, Manager

Mos Pho appeared for the hearing. This license is in the process of transferring from Mr. Pho to other owners. He described this failure as an inadvertent error during a busy time.

Upon a motion duly made by Chairman Quarantello, and seconded by Commissioner LaCroix, it was VOTED to place the matter on file until the transfer of license is complete.

Shuban, Inc.  
d/b/a **Parkway Convenience**  
190A Revere Beach Parkway  
Meena Patel, Manager

Attorney Greg Demakis represented the license holder, accompanied by the clerk who failed the check, Ken Patel. The manager and owners were also present. He described the embarrassment of the license holders, who have implemented plans to prevent future failures.

All employees will be re-certified by TIPS. They have purchased a new scanner for IDs, and placed signs in the store stating that no lottery, tobacco or alcohol will be sold without ID. They have also implemented a new policy to card everyone who looks younger than 35. He assured the Commission that these license holders would never make such an error again.

Upon a motion duly made by Commissioner Guinasso, and seconded by Commissioner LaCroix, it was VOTED to place the matter on file for two years.

Vipul Patel  
d/b/a **7-Eleven**  
1120 North Shore Road  
Vipul Patel, Manager

Vipul Patel appeared for the hearing. In the 22 years of its operation, this establishment has never had a violation before this one. His brother-in-law, a long-time employee, is the clerk who failed to check the ID. He promised renewed vigor in checking IDs. Lt. Randall confirmed that there had never been a problem at this store before this.

Upon a motion duly made by Chairman Quarantello, and seconded by Commissioner LaCroix, it was VOTED to place the matter on file for two years.

Revere Liquors, Inc.  
d/b/a **D & L Discount Liquors**  
653 Broadway  
Magdy Ghaly, Manager

Amy Ghaly appeared for the hearing. She was somewhat put out about the abruptness of the summons before the Commission. She says they have a new scanner, and a policy to scan everyone's ID. She does not know why her clerk failed to check IDs. Lt. Randall reminded them that when this business failed an underage compliance check in 2013, it was the same clerk who failed to check ID then, as well. The clerk ascribed this failure to a busy time at the store, which caused him to rush through the sale. Employees are not TIPS-certified, and there is only one employee on shift at any time. Ms. Ghaly described the establishment's record as "outstanding" despite "two or three" past violations.

Upon a motion duly made by Chairman Quarantello, and seconded by Commissioner Guinasso, it was VOTED to place the matter on file for two years, with a warning that future violations would be penalized.

Sharad Shah  
d/b/a **The Breadbasket Discount Store**  
535 Broadway  
Sharad Shah, Manager

Sharad Shah appeared for the hearing. He characterized this as a mistake on his part, and apologized. He promises that it will never happen again.

Upon a motion duly made by Commissioner Guinasso, and seconded by Commissioner LaCroix, it was VOTED to place the matter on file for two years.

Enterprise Liquor Store, Inc.  
d/b/a **Woody's Liquors**  
264-266 Broadway  
John Wood, Manager

John Wood appeared for the hearing, along with his manager. Chairman Quarantello noted that this store has had seven prior violations from 2001 – 2013, and asked Mr. Wood to account for both these past violations, and the

current violation. Mr. Wood stated that the sale to a minor was done by a clerk who was not authorized to make sales, but was only there as a helper, and that this clerk made this sale while the manager was in the back room. This clerk then, Mr. Wood reported, quit on the spot when confronted by police. Mr. Wood also attributed the prior errors to this clerk, which had led to his firing. Mr. Wood had only rehired this clerk recently in sympathy with his life circumstances.

Lt. Randall described this store as one of the problem locations, and read off the many sales to undercover minors which have occurred at this establishment. Mr. Wood assured the Commission that he has made it clear to his employees that checking IDs is a serious matter, and that these employees are more diligent than his prior employees, who failed to take the problem seriously. Chairman Quarantello reminded Mr. Wood that it is Mr. Wood's responsibility to ensure that violations do not occur.

Lt. Glen Malley spoke as one of the officers who conducted the compliance checks. He has been doing these operations for 10 years, and this is the worst result he has seen. He considers repeat offenders such as Woody's Liquors a matter of grave concern. He did not recognize the clerk who made the sale from any of the earlier violations.

The Commission elected to review this issue in three months. Chairman Quarantello warned the license holder that there would be serious consequences to any future violations. Upon a motion duly made by Commissioner Guinasso, and seconded by Chairman Quarantello, it was VOTED to place the matter on file indefinitely, and to review the establishment's record at a meeting in three months.

Washington Liquors, Inc.  
d/b/a **E-Z Liquors**  
750 Washington Avenue  
Bhavin Patel, Manager

This hearing was continued until next month, at the request of the license holder.

Northgate Partners, LLC  
d/b/a **Joe's Market**  
338 Squire Road  
Joseph Prizio, Jr., Manager

Joseph Prizio appeared for the hearing. He watched his video and saw that his clerk had overridden the computer system, which requires entering an age, in making the sale. He repeatedly expressed that there was no excuse for this, and stated that his employees will be re-certified with TIPS training. He takes full responsibility for this lapse and will ensure that it never happens again.

Upon a motion duly made by Commissioner Guinasso, and seconded by Commissioner LaCroix, it was VOTED to place the matter on file for two years.

### **Application Taken Out of Order**

**Beach Hospitality, LLC**  
320 Revere Beach Boulevard  
Jackson Gateman, LLC Manager

**Application for Alteration of Premises:** Application of Beach Hospitality, LLC, 320 Revere Beach Boulevard, Revere, MA, Jackson Gateman, LLC Manager, for extension of premises under an All Alcohol Restaurant license to serve alcoholic beverages at existing outdoor seating of 5 tables with 10 chairs.

Bradley Gajewski appeared for the application. Their hours of operation are intended to be 11 a.m. – 1 a.m., they have found a chef and are developing a menu. They intend family-style, sit-down dining with a full menu and tables. They do not intend to operate a bar. The outdoor seating will be closed down when food stops serving. If people are still eating after food service ends (at 11 p.m.), they may remain to finish their meal, but no new people will be seated at those tables.

David Haahes spoke in support of the application. He had previously spoken in opposition, but after speaking with several people whose opinions he respects, he has decided to withdraw his opposition. He feels it probable that this has potential to be a good establishment.

There were no other proponents and no opponents when called. Upon a motion duly made by Commissioner Guinasso, and seconded by Chairman Quarantello, it was VOTED to approve the application, with the condition that no alcohol is to be served outside after food service ends.

COMMUNICATIONS:

1. Form 43 from the Massachusetts Alcoholic Beverages Control Commission approving transfer of an all alcohol restaurant license exercised at 260 Broadway from L&A Corp. to China Roma Corp. d/b/a China Roma.
2. Form 43 from the Massachusetts Alcoholic Beverages Control Commission approving transfer of an all alcohol package store license exercised at 1164 North Shore Road from Land of Liquor, Inc. to Trinity Convenience, Inc. d/b/a Land of Liquor.

All communications were accepted and placed on file.

**LATE LICENSE RENEWALS FOR 2016**

**Common Victualler**

**Casablanca House of Pastry, Inc.**, 60 Shirley Avenue

North Shore 1A Enterprise, Inc. d/b/a **Wonderland Convenience Store**, 1247 North Shore Road

**Pool Table**

Cinco de Mayo II d/b/a **Pancho Villa Mexican Grill**, 124 Centennial Avenue, 2 tables

Upon a motion duly made by Chairman Quarantello, and seconded by Commissioner Guinasso, it was unanimously VOTED to approve the above renewals.

It was unanimously VOTED to schedule the next regular meeting on May 18, 2016, 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 5:00 p.m.

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Joseph W. Quarantello, Jr., Chairman

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Maggie Haney, Recording Secretary

Minutes of the meeting of April 20, 2016