

**MINUTES  
LICENSE COMMISSION MEETING  
APRIL 17, 2019**

**A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on April 17, 2019. Commissioner Linda Guinasso, Commissioner John M. LaCroix, Police Lt. Sean Randall, 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 3/20/19.

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

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

**The following item was taken out of order**

**La Esquina del Sabor, Inc.**  
1 Unity Avenue  
Alba Lucia Balbin, Manager

**Application for Change of Hours:** Application of La Esquina del Sabor, Inc. for a change of number of hours to Monday – Thursday 6 a.m. – 10:30 p.m., Friday – Sunday 6 a.m. – 3 a.m. Current hours are 6 a.m. – 10:30 p.m. – **Continued from March meeting.**

Diego Preçiado appeared for the application, represented by his attorney, James Cipoletta. Chairman Selevitch inquired into the unfinished business from the last meeting, asking if all fire safety issues have been resolved. Attorney Cipoletta stated that fire safety issues are in the process of being remediated, but are not yet completed.

City Councillor Joanne McKenna spoke in opposition to the application. While she considers the establishment to be a great neighbor, she expressed concerns about the noise pollution created by having continued activity until 3 a.m. in the residential neighborhood that abuts the business. She suggested that the closing hour should be no later than 11 p.m. There were no proponents when called.

The applicant's attorney contended that restaurant is located in a business district where the trains run late on weekends, and reminded the Commission that there is no liquor or music involved in this case. After some discussion among all parties, it was suggested as a compromise a closing hour of midnight. Councillor McKenna asked that any such closing hour be granted on a trial basis.

Upon a motion duly made by Chairman Selevitch, and seconded by Commissioner LaCroix, it was VOTED to approve a closing hour of midnight on Friday – Sunday, for 90 days only, said approval to be contingent upon receipt of inspectional approvals by the Fire Department.

Argueta & Piche Corp.  
d/b/a **Nino's Restaurant & Bar**  
7B Everett Street

Julia Duarte-Alarcon, Manager

**Application for a Change of Hours:** Application of Argueta & Piche Corp. d/b/a Nino's Restaurant & Bar for a change of hours to Monday – Saturday 8 a.m. – 2 a.m., Sunday 10 a.m. – 2 a.m. Current hours are Monday – Saturday 9 a.m. – 11 p.m., Sunday 10 a.m. – 11 p.m.

Sergio Piche-Godoy appeared for the application, accompanied by a translator. They wish to remain open later in order to accommodate customers from the nearby hotels. The business is in a strictly commercial area, with ample parking.

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

Royal Food Enterprises, Inc.  
d/b/a **Sabrine Bakery & Café**  
91 Centennial Avenue  
Yusuf Yassin, Manager

**Application for a Temporary Change of Hours:** Application of Royal Food Enterprises, Inc. d/b/a Sabrine Bakery & Café for a temporary extension of hours to accommodate the needs of patrons during the period of Ramadan. Requested extension is to close at 2 a.m., current closing time is 10 p.m. The requested period for this extension is May 5, 2019 through June 5, 2019.

The applicant was neither present nor represented when called. The Commission decided to take up the matter at the end of the meeting in order to allow for the possibility of a late attendance.

Shadia's, LLC  
d/b/a **Wraps on the Beach**  
425 Revere Beach Boulevard  
Saher Abdel-Hadi, LLC Manager

**Application for Outdoor Seating:** Application of Shadia's, LLC d/b/a Wraps on the Beach for outdoor seating. Requested outdoor seating is 24 at 3 tables.

Saher 'Sam' Abdel-Hadi appeared for the application. He has obtained permission from the DCR to put seating on the sidewalk, and is now requesting the same permission from the License Commission. Commissioner Guinasso reported that City Councillor John Powers had called her to express his opposition to outdoor seating until 2 a.m. The Councillor was unable to attend the meeting due to illness. There was some discussion about the appropriate hours to have outdoor seating in that neighborhood. Commissioner Guinasso suggested that she would approve outdoor seating until 11 p.m., with signs to indicate the outdoor seating hours and the tables cordoned off during the hours such seating is closed. The applicant asked if midnight could be approved, even if only on a trial basis.

There were neither proponents nor opponents when called. Upon a motion duly made by Chairman Selevitch, and seconded by Commissioner LaCroix, it was VOTED to approve outdoor seating until midnight, on a 3-month trial basis, with the requirement that the seating should be cordoned off when not available, and signs stating the hours of outdoor seating must be posted.

Arkon Motors, Inc.  
d/b/a **1A Auto Way**  
441 Lee Burbank Highway  
Charles Valentim, President

**Application for Transfer of a Class 2 Motor Vehicle Dealer License:** Application of Arkon Motors, Inc. d/b/a 1A Auto Way for transfer of a Class 2 Motor Vehicle Dealer license from Burbank Auto Sales, Inc., said license to be exercised at 441 Lee Burbank Highway. Requested number of cars for sale in lot to remain at 22, with 4 additional spaces for customer parking. Requested hours are Monday – Saturday 9 a.m. – 7 p.m., Sunday 12 p.m. – 5 p.m.

Attorney Joseph Cattoggio represented the applicants. Other than a minor change of hours, there are no changes anticipated to the business.

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.

**Revere Lodge Loyal Order of Moose #1272**  
470 Broadway  
Wesley Clemons, Manager

**Application for Change of Officers and Change of Manager:** Application of Revere Lodge Loyal Order of Moose #1272 for a change of manager to Jennifer Santana from Wesley Clemons, and a change of officers to reflect new slate of club officers. – **Continued from March meeting.**

Jennifer Santana and various Moose people appeared for the application. All problems are resolved, and two generally complete applications have been submitted.

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

Black Marble Motorcycles, LLC  
d/b/a **Boston Harley-Davidson**  
649-1 Squire Road  
Heather Vieira, Event Manager

**Application for (7) 1-day Licenses for Malt, Common Victualler, and Entertainment:** Application of Black Marble Motorcycles, LLC d/b/a Boston Harley-Davidson for seven special 1-day licenses for Malt, Common Victualler, and Entertainment, as follows: 1) Saturday, 4/27/19 & Sunday 4/28/19, from 11 a.m. – 3 p.m. for a pre-owned motorcycle sales event; 2) Saturday, 5/4/19, from 11 a.m. – 3 p.m. for a Cinco de Mayo shopping party; 3) Saturday, 5/18/19, from 11 a.m. – 3 p.m. for a pet adoption day; 4) Sunday, 5/26/19, from 6 p.m. – 9 p.m. for a motorcycle rodeo skills games event; 5) Thursday, 6/13/19, from 6 p.m. – 9 p.m. for a car and motorcycle show; 6) Sunday, 6/23/19, from 11 a.m. – 4 p.m. for an additional day of the Wall of Death performance by the Rebel Hell Riders.

Heather Vieira appeared for the application. She described the events for the Commission. Commissioner Guinasso asked Lt. Randall if there have been any problems at prior events, and the answer was no.

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

## **HEARINGS**

### **Beachmont Yacht Club, Inc.**

168 Pearl Avenue

John Phillip Ferrandi, Manager

**Hearing:** Hearing into alleged assault on elderly person, and inspection issues.

Several members of the yacht club appeared for the hearing, including the commodore, the vice commodore, a prior commodore, and another prior commodore who had tended bar at the time of the incident. Mr. Peter DiCarlo, resident of Beachmont and the aggrieved party, also appeared. Each side told their respective views of the incident. They had all been in court, where the matter had been dismissed. The parties were unable to come to an agreement of the facts of the incident, and the Commission declined to view the surveillance video that the yacht club had brought.

Upon a motion duly made by Commissioner Guinasso, and seconded by Commissioner LaCroix, it was VOTED to dismiss the matter. Chairman Selevitch is recorded as preferring to place the matter on file.

388 Broadway, LLC

d/b/a **Volare**

388 Broadway

Cecilia Maya, Manager

**Hearing:** Hearing into possible violations including service to intoxicated patrons and failure to properly control licensed premises. – **At the request of the license holder, this matter is taken up again, after the March meeting.**

Cecilia Maya appeared for the hearing, represented by her attorney, James Cipoletta, and accompanied by Nicholas Moulaison and Chris Salerno. They had requested an appearance before the Commission in order to ask for relief from the closing hour of 11 p.m. that had been imposed by the License Commission at the March meeting. During the ensuing consideration of this matter, the following points were raised.

Attorney Cipoletta began by explaining that the license holders had not received the notice sent via certified mail and email until after the March meeting, and had, therefore, not known to attend that hearing. He requested relief from the imposed closing hour of 11 p.m., as a month seems sufficient penalty in this case. He pointed out that the business model currently used by the restaurant is increasingly common in the restaurant business as a whole, and that management is providing sufficient security measures to safely operate the business.

Lt. Robert Impemba of the Revere Police Department spoke on the matter. He was restricted from discussing specifics concerning the outstanding criminal investigations. He has found management to be cooperative whenever he comes to obtain video surveillance during investigations, but he has not observed any efforts made to improve their problems with disruptive clientele, despite suggestions on approaches they could take.

The Commissioners expressed concerns about the adverse impact of the restaurant's patrons on the safety of the neighborhood and the restaurant's own staff and patrons. They repeatedly told the license holders that they must

address the problem of better control of their late-night operations, and reduce incidents of over-service, which leads to fights and problems.

Ms. Maya reported that she has never noticed any problems, that their operations and security are very good, and that their patrons are all friendly people who know each other. She suggested that the Commission has an incorrect perception in their view that problems exist. Mr. Moulaison agreed that the establishment's current procedures are perfectly good, and blamed the perception of problems on the overreaction of Revere Police detail officers, who routinely escalate minor incidents, thereby creating a neighborhood perception of regular problems.

The Commission strongly urged a change in the operational culture. Upon a motion duly made by Chairman Selevitch, and seconded by Commissioner Guinasso, it was VOTED to change the closing hour to 1 a.m. on a probationary basis for one year. It was also voted to restore the entertainment license once the license holder has provided the Commission with proof of Fire Department approval of compliance with fire safety codes for their entertainment. Until that proof is received, the entertainment shall remain at radio and TV only.

**The following item was taken out of order**

Royal Food Enterprises, Inc.  
d/b/a **Sabrina Bakery & Café**  
91 Centennial Avenue  
Yusuf Yassin, Manager

**Application for a Temporary Change of Hours:** Application of Royal Food Enterprises, Inc. d/b/a Sabrina Bakery & Café for a temporary extension of hours to accommodate the needs of patrons during the period of Ramadan. Requested extension is to close at 2 a.m., current closing time is 10 p.m. The requested period for this extension is May 5, 2019 through June 5, 2019.

The applicant was neither present nor represented when called. After some discussion, upon a motion duly made by Chairman Selevitch, and seconded by Commissioner LaCroix, it was VOTED to continue the matter until next month's meeting.

COMMUNICATIONS:

1. Notification from Massachusetts Alcoholic Beverages Control Commission (ABCC) of its approval of the application of **DeMaino's Restaurant, Inc.** for a new All Alcohol General On-Premises license.
2. Notification from Massachusetts ABCC of its approval of the application of White Label, LLC d/b/a **Easy Pie** for an alteration of premises.
3. Return No Action from Massachusetts ABCC on the application of **Ocean Liquors, Inc.** for a change of officers.
4. Return No Action from Massachusetts ABCC on the application of **306 Revere Street, LLC** for transfer of an All Alcohol Restaurant license.
5. Notification from Massachusetts ABCC of its approval of the application of Suntornnut, Inc. d/b/a **Rice Passions** for a change of manager.

All communications were accepted and placed on file.

**LICENSE RENEWALS**

**Common Victualler**

Squire Road Station, Inc. d/b/a Nour Market, 174 Squire Road

**Entertainment**

Squire Road Station, Inc. d/b/a Nour Market, 174 Squire Road

**All Alcohol Club**

Revere Lodge Loyal Order of Moose #1272, 470 Broadway

It was unanimously VOTED to approve the above renewals.

It was unanimously VOTED to schedule the next regular meeting on May15, 2019, 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 5:25 p.m.

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Robert Selevitch, Chairman

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MaggieHaney, Recording Secretary

Minutes of the meeting of April17, 2019