

**MINUTES
LICENSE COMMISSION MEETING
SEPTEMBER 20, 2023**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on September 20, 2023. Commissioner Linda Guinasso, Police Lt. Sean Randall, Liaison with the Revere License Commission, and Maggie Haney, Recording Secretary, present. Commissioner Daniel Occena, 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 8/16/23.

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

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

Revere Parks & Recreation

Rumney Marsh Academy
Charles Giuffrida, Event Manager

Application for a 1-day Mobile Food Vendor License: Application of Revere Parks & Recreation, Charles Giuffrida, Event Manager, for a 1-day license for Mobile Food Vendor, said license to be exercised at Rumney Marsh Academy on Saturday, October 14, 2023 from 3 p.m. – 8 p.m. with a rain date of Sunday, October 15, 2023. Event is the annual Fright Night. Expected attendance is 2,000.

Michael Hinojosa appeared for the application. This is an annual event, and this year the Parks & Recreation department has decided to include food trucks among the offerings.

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

Las Parceritas

Revere High School Auditorium
Diana Cardona, Event Manager

Application for a 1-day Entertainment License: Application of Las Parceritas, Diana Cardona, Event Manager, for a 1-day Entertainment license to be exercised at the Revere High School Auditorium on Saturday, September 30, 2023, from 6 p.m. – 9 p.m. Event is a stand-up comedy show with a comedian from Colombia. Expected attendance is 300 – 400.

Diana Cardona appeared for the application. This is similar to many previous events, which have been successful and trouble-free.

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

Las Parceritas

Revere High School Auditorium
Diana Cardona, Event Manager

Application for a 1-day Entertainment License: Application of Las Parceritas, Diana Cardona, Event Manager, for a 1-day Entertainment license to be exercised at the Revere High School Auditorium on Friday, October 20, 2023, from 6 p.m. – 9 p.m. Event is a romantic concert with a Colombian artist. Expected attendance is 400 – 500. – **Withdrawn at applicant’s request.**

Revere Cars Group, Inc.
d/b/a **Revere Used Cars**
400 Beach Street
Felipe de Assis Dias, Manager

Application for Transfer of a Class 2 Motor Vehicle Dealer License: Application of Revere Cars Group, Inc. d/b/a Revere Used Cars, Sean P. Murphy, President, for transfer of a Class 2 Motor Vehicle Dealer license from United Auto Center, Inc., said license to be exercised at the same location, 400 Beach Street. Requested hours are Monday – Friday, 9 a.m. – 7 p.m., Saturday 10 a.m. – 5 p.m. Requested number of cars for sale to remain at 19.

Sean Murphy and Felipe de Assis Dias appeared for the application. This is a transfer of an existing license, for the same number of cars. Chairman Selevitch noted that the previous owner had caused disruption to the neighborhood by parking cars on John Mooney Road, and directed the applicant to be more considerate of the neighbors.

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

MISCELLANEOUS

Board Discussion: Consideration of the implementation of a temporary pilot program to allow an option for mobile food vendors and local business owners to apply to enter into mutually beneficial arrangements whereby the mobile food vendors may set up operations on the business owner’s property. This pilot program would allow the city to gather data to gauge the impact of such arrangements on the community and local businesses, while simultaneously helping local businesses to earn additional income in these challenging times. If the program proves beneficial, this option could be proposed as an amendment to the food truck ordinance, expanding business opportunities and food options within the city. This program was suggested by the former mayor in response to a request from a local restaurant owner, Burbank, Inc. d/b/a **Full Rack Smoke House**, 297 Lee Burbank Highway, who has submitted a request for such an arrangement with the mobile food vendor Yvette Moreno, LLC d/b/a **Don Roge Taqueria**.

Chairman Selevitch and Commissioner Guinasso feel that a trial program of this type could be beneficial to food vendors, businesses, and the city. As a part of such a trial program, all requests would be considered on a case-by-case basis and evaluated based on their specific plan and situation.

Vincent Giacchetti, owner of the Full Rack restaurant, spoke on behalf of his specific request, accompanied by the owner of the food truck. Mr. Giacchetti’s kitchen closes at 11 p.m. and they

continue to serve drinks until 1 a.m. Many people have requested food and nearby hotels have inquired about late-night food deliveries, but the Full Rack has been unable to accommodate them due to the difficulty in maintaining a staff of cooks at that hour. He therefore would like to partner with the food truck, in order to provide food for late night patrons and deliveries, and also to allow the food truck to operate at earlier times than the restaurant opens, in order to serve traveling patrons. His kitchen will be used as a commissary kitchen for the food truck, which will be stationed in his parking lot in front of the restaurant. The requested hours for the food truck would be Monday – Thursday 11 a.m. – 12 a.m., Friday – Sunday 10 a.m. – 3 a.m.

Chairman Selevitch noted that the area is nowhere near any residences. He did have concerns about the proposed location of the food truck relative to potential traffic. As the food truck would be in front of the restaurant, between the two entrances to the parking lot which surrounds the building, he was concerned that cars might drive between the food truck and the front of the restaurant, posing a danger to patrons. He suggested some form of barrier between the truck and the front door of the restaurant. Commissioner Guinasso said that she had concerns about a 3 a.m. closing, but as the area is not all residential, she was willing to consider it, noting that the Commission could always adjust the arrangement if needed. She, too, would like to see barriers placed between the food truck and the restaurant as a safety measure. Mr. Giacchetti volunteered that he could arrange to have jersey barriers erected.

Councillor Anthony Cogliandro spoke in favor of the program, as a test run of a concept that might prove beneficial to local businesses. He particularly approved of the current location for a test run, given the lack of residents around the business.

Chairman Selevitch moved to approve the pilot program for the proposed location, with the conditions that the program is to be operated on a trial basis, that the Commission reserves the right to tweak the program as they see fit, and that the operators secure the front of the building before operating. Commissioner Guinasso seconded the motion, and it was VOTED to approve the application as part of a pilot program.

HEARINGS

Argueta & Piche Corp.
d/b/a **Carnaval Latino Restaurant**
7B Everett Street
Julia Duarte-Alarcon, Manager

Hearing: Hearing into pattern of incidents involving late-night brawls, intoxicated patrons, vandalism, and motor vehicle accidents.

Ariel Alarcon and Julia Duarte appeared for the hearing. The Commission first heard from Officer Johan Taborda, who had been part of the police response for two of the brawls. Both brawls involved crowds of people fighting, reported gang involvement, injuries requiring medical response, the need for multiple police cars to control the scene and ensure public safety, and overcrowding within the restaurant. In one of the brawls, a victim was drunk and had no ID. The police are concerned about the uptick in gang-related and violent incidents. After the fights were cleared from the outside, the police found that the establishment was extremely overcrowded.

Chairman Selevitch asked for details on the overcrowding, and was told that it would have been necessary to move people out of the way to get through the restaurant at all. He also asked if management was responsive during these incidents; the officer noted that the calls reporting the fights came from a patron and not management or security.

Mr. Alarcon said that it is difficult to have any control over gangs, and that they have hired security guards to prevent incidents. He also reported that he himself had called the police, too, but it was likely that the call report only showed the original caller. Chairman Selevitch reported that during a visit during a less busy time, he thought the security people were professional and competent. He asked if Mr. Alarcon would be willing to consider engaging a detail officer to help with the problems, and Mr. Alarcon agreed that that would be helpful.

Commissioner Guinasso suggested that this sort of problem arises when restaurants become bars during the late night hours, and emphasized the expectation that restaurant operators should be responsible for being vigilant and proactive about trouble in their establishment. She also discussed the issue of trouble bleeding from the restaurant into the surrounding neighborhood, and the absolute necessity of preventing overcrowding. She asked when the kitchen closes, and was told 12:30. She suggested that the entertainment license should be amended to close entertainment at 11 p.m.

Chairman Selevitch asked Lt. Randall about the possibility of detail officers, which are possible, but availability is not guaranteed.

Councillor Anthony Cogliandro spoke on the matter. He is in support of adding detail officers to the security, and suggested adding detail officers immediately, and not suspending their entertainment at this time. In discussion, Commissioner Guinasso reiterated her concerns about the late night incidents, even with the existing security. Overcrowding was also discussed; the business does not have any counters or other methods of preventing overcrowding.

Chairman Selevitch moved to require a detail officer on Friday and Saturday nights in order for the entertainment to operate until 12:30, and should a detail officer be unobtainable, to end the entertainment at 11 p.m. Commissioner Guinasso seconded the motion. It was VOTED to approve the amendment and continue the hearing until next month.

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

Hearing: Hearing into noise disturbances and violations of happy hours regulations.

Manuel Hernandez appeared for the hearing. He apologized for the inconvenience, saying that he has never had a problem with the landlord or the neighbors. He had a report from the police, who had been called by the landlord with a noise complaint, which showed that the police had found no excessive noise. However, he had ceased karaoke two weeks earlier, at his landlord's insistence. Chairman Selevitch reported on a visit he had made to the establishment; he had found that the noise outside was not loud, but inside was very loud. He had warned the manager to lower the music to accommodate the neighbors, and was dismayed that the business seemed to have ignored his warning. Commissioner Guinasso said that she had received many, many complaints from neighbors, and on her visit to the area found a great deal of noise. She agreed that, prior to the entertainment amendment, the restaurant had enjoyed an excellent relationship with neighboring residents. She raised the question of advertising for \$20 buckets of beer in violation of happy hour regulations. Mr. Hernandez denied having either advertised or

served any alcohol in violation of happy hour regulations. Chairman Selevitch expressed concerns that the small restaurant is becoming a nightclub in a crowded residential neighborhood.

Joseph Gulla, the building landlord, accompanied by Nicole Dawber, his manager, read a prepared statement to the Commission detailing the history of his ownership of the building, and his many complaints about the business concerning the noise and a disco ball, and the effect that this is having on his downstairs tenant, whose peace has been greatly disrupted by the noise. He had written a letter on behalf of a neighbor and provided that to the Commission.

Councillor Anthony Cogliandro spoke on the matter. He described the restaurant as a great business, and understands that businesses often try new things to improve revenue, but had received complaints from a half dozen people living on Broadway or Folsom Street about both the noise and the lighting emanating from the building.

Commissioner Guinasso suggested that perhaps the entertainment amendment had not been successful for the neighborhood, and recommended amending the license to remove the karaoke and DJ components of the entertainment. After some discussion, this was made as a motion, and was seconded by Chairman Selevitch, with the amendment that the entertainment be closed at 10 p.m., and it was VOTED to approve this decision.

COMMUNICATIONS:

1. Notification of new insurance policy for Los Compadres Oaxaqueños, LLC d/b/a **B & M Grill**.
2. Notification from Revere Fire Department of incident of overcrowding and lack of crowd manager at an event at **Cafeteria las Delicias Colombianas, Inc.** requiring the closure of the event.
3. Notification from Massachusetts Alcoholic Beverages Control Commission (ABCC) of the approval of a Malt/Wine Package Store license for Mehrun Islam d/b/a **7-Eleven #34393**.
4. Notification from Massachusetts ABCC of the approval of an All Alcohol Restaurant license for Seas The Day Restaurant, Inc. d/b/a **Seas The Day Restaurant**.

Chairman Selevitch interrupted the reading of communications after Communication #2 to ask if anyone from Cafeteria las Delicias Colombianas was present. A gentleman [name inaudible] arose, and the Chairman thanked him for coming and apologized for his wait. The Chairman then asked for an explanation of the violation and how it occurred. The gentleman reported that on this one occasion there was a certain amount of overcrowding, and that they would be implementing electronic sensor devices to count patrons as they enter and exit the restaurant. He noted that the establishment had had no prior incidents or complaints in the past.

Councillor Ira Novoselsky spoke at length on behalf of the business, describing the situation as a, “he said, she said on the numbers” regarding the overcrowding.

Chairman Selevitch inquired into the licensee’s plans to prevent future occurrences, and was told that in addition to the aforementioned sensors, one of their employees would get certified as a crowd manager. Commissioner Guinasso said things sometimes happen, and lauded Ward Councillor Ira Novoselsky from Ward 2 for his role.

Upon a motion duly made by Chairman Selevitch, and seconded by Commissioner Guinasso, it was VOTED to file the matter.

All other communications were accepted and placed on file.

It was unanimously VOTED to schedule the next regular meeting on October 18, 2023, 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 4:45 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of September 20, 2023