

**MINUTES
LICENSE COMMISSION MEETING
JUNE 17, 2026**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chair Robert Selevitch at 3:00 p.m. on June 17, 2026. Commissioner Liliana Monroy, Police Lt. Glenn Malley, 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.

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

The Neighborhood Developers

Shirley Avenue Municipal Parking Lot
Jasmin Bach, Event Manager

Application for a 1-day Entertainment License: Application of The Neighborhood Developers, Jasmin Bach, Event Manager, for a 1-day Entertainment license to be exercised at the Shirley Avenue Municipal Parking Lot on Saturday, August 29, 2026, from 1 p.m. – 4 p.m. Expected attendance is 200. Event is the annual Shirley Avenue Cultural Festival. Rain location is the Garfield School.

Jasmin Bach appeared for the application. This is an annual event, and is changing its location this year. Commissioner Selevitch asked about parking for displaced customers of the municipal lot and was told they will be able to park on the beach or Shirley Ave.

Revere City Councillor Ira Novoselsky spoke in favor of the application. Jan Dumas spoke in favor of the application.

There were no opponents when called. Upon a motion duly made by Commissioner Monroy, and seconded by Commissioner Selevitch, it was VOTED to approve the application.

Black Marble Motorcycles, LLC
d/b/a **Boston Harley-Davidson**
649 Squire Road
Gabrielle Einstein, Event Manager

Application for a 1-day Malt/Wine, Common Victualler, and Entertainment License: Application of Boston Harley-Davidson, Gabrielle Einstein, Event Manager, for a 1-day Malt/Wine, Common Victualler, and Entertainment license, said license to be exercised on Saturday, July 25, 2026, from 5 p.m. – 8 p.m. Event is a Bike Night and Public Bike Show. Expected attendance is 100.

Gabby Einstein appeared for the application. Commissioner Monroy asked for details about the bike show part of the event. The bikes are parked together and judged by attendees. Commissioner Monroy also asked about security for the event. Ms. Einstein described the arrangements made for similar events in New Hampshire, and Lt. Malley agreed that those seemed appropriate.

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.

Santa Fe Burrito Grill Revere, LLC
d/b/a **Santa Fe Burrito Grill**
60 VFW Parkway
Carlos Echavarria, Manager

Application for a Change of Hours: Application of Santa Fe Burrito Grill Revere, LLC d/b/a Santa Fe Burrito Grill, Carlos Echavarria, Manager, for a change of hours to Sunday – Saturday, 6:30 a.m. – 3 a.m., with alcohol sales limited to: Sunday, 10 a.m. – 2 a.m., Monday – Saturday 8 a.m. – 2 a.m. Current hours are Sunday 10 a.m. – 9 p.m., Monday – Saturday 11 a.m. – 10 p.m.

Carlos Echavarria appeared for the application. They want to extend their hours to open at 6:30 a.m. to serve breakfast, and to remain open until 3 a.m. to serve food to the public. Commissioner Monroy inquired into the main reason for extending the closing hour until 3 a.m. Mr. Echavarria believes that it will help their sales and be a great opportunity to the community by offering fast casual dining at a late hour.

There were no proponents when called.

Councillor Ira Novoselsky spoke in opposition to the 3 a.m. closing. The business is close to a densely settled neighborhood. He had no opposition to a 2 a.m. closing, as several area businesses already have that.

Lt. Malley raised concerns about people hanging around very late after drinking the whole night and then getting into cars and driving into a very busy intersection. Mr. Echavarria said their business model is more of a fast-dining experience or takeout. The Commission discussed the application.

Commissioner Selevitch moved to approve the application, with the amendment that the closing hour should be 2 a.m. rather than 3 a.m. Commissioner Monroy seconded the motion, and it was VOTED to approve the application as amended.

Miba Corporation
d/b/a **El Penol 2**
765 Broadway
Alejandra Restrepo, Manager

Application for a Change of Hours: Application of Miba Corporation d/b/a El Penol 2, Alejandra Restrepo, Manager, for a change of hours to Sunday – Saturday, 9 a.m. – 1 a.m., with alcohol sales on Sunday to begin no earlier than 10 a.m. Current hours are Sunday – Saturday 9 a.m. – 10 p.m.

Olga Medina and Johan Medina appeared for the application. They do not intend to be open every day until 1 a.m., but would like to have the option for special events or instances such as World Cup soccer games. They are a family-owned business for 28 years in three different cities and have always had a good reputation in their communities. Commissioner Monroy had visited the business and spoke highly of her experience there.

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.

Capri, LLC
d/b/a **Capri**

1559 North Shore Road
Claudia Gallego, Manager

Application for a Temporary Change of Hours: Application of Capri, LLC d/b/a Capri, Claudia Gallego, Manager, for a temporary change of hours to Sunday – Saturday, 10 a.m. – 2 a.m. through July 31, 2026. Current hours are Sunday – Saturday 10 a.m. – 1 a.m.

Claudia Gallego appeared for the application, accompanied by an interpreter. There will be no changes to operations. They would like the change to accommodate expected business with World Cup soccer.

City Councillor Ira Novoselsky spoke in favor of the application. The business is very near his home, and has had no trouble in the time it has been open.

There were no opponents when called. Upon a motion duly made by Commissioner Monroy, and seconded by Commissioner Selevith, it was VOTED to approve both applications.

Halal EatZ, Inc.
d/b/a **Halal EatZ**
750 Washington Avenue
Fahd Issa Noor Mohamed, Manager

Application for a Change of Hours: Application of Halal EatZ, Inc. d/b/a Halal EatZ, Fahd Issa Noor Mohamed, Manager, for a change of hours to Sunday – Saturday, 11 a.m. – 1 a.m. Current hours are Sunday – Thursday 11 a.m. – 9 p.m., Friday – Saturday 11 a.m. – 10 p.m.

Sarfaraz Jinwala appeared for the application. They are finding a young crowd of customers who are asking for later hours of service. All operations will remain the same. They do not serve liquor.

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.

Fifth Avenue Steakhouse, Inc.
d/b/a **Floramo's Restaurant**
492 Revere Beach Boulevard
John Floramo, Manager

Application to Amend Entertainment License: Application of Fifth Avenue Steakhouse, Inc. d/b/a Floramo's Restaurant, John Floramo, Manager, to amend an Entertainment license to add Jukebox, Amplifiers, Vocal/Instrumental Music. Current entertainment is Widescreen Cable TV, Radio, Musical Bingo, DJ, Karaoke, Dancing by Patrons.

John Floramo appeared for the application. Commissioner Monroy asked how often he planned to have live music. Mr. Floramo said bands about once a week, and mostly DJ and karaoke and that they would end entertainment by about 11:30 in consideration of the neighbors. Commissioner Monroy asked about his proposed measures to keep from disturbing the neighbors, as prior businesses have had issues with disruptions resulting from their entertainment. Mr. Floramo says that his customers generally just leave after the entertainment, and are generally gone by 11:30 – midnight. For their business, 11:30 is considered a late night. The Commission cautioned Mr. Floramo to be very alert to any disruptions, given the neighborhood's history with prior businesses.

City Councillor Ira Novoselsky spoke in favor of the application, but advised the business to be mindful of the amplifiers, given the history in the neighborhood, and reminded them of the limit of 70 decibels.

There were no opponents when called. Upon a motion duly made by Commissioner Monroy, and seconded by Commissioner Selevitch, it was VOTED to approve the application.

The Latino Vibes Food Corp.

604 Squire Road

Cesar J. Vivas & Oscar A. Parra, Operators

Application for a Stationary Mobile Food Vendor License: Application of The Latino Vibes Food Corp., Cesar J. Vivas & Oscar A. Parra, Operators, for a stationary Mobile Food Vendor license to be operated at 604 Squire Road Wednesday – Sunday 12 p.m. – 2 a.m. – **Continued from May meeting**

Cesar Vivas and Oscar Parra appeared for the application. The location will be in the parking lot of The Squire. They see a lack of food options at late nights in the area and mean to fill that void. Commissioner Monroy expressed concern about the late-night activity that has occurred in the parking lot in the past. She asked about the lighting and if there would be seating – there will not be seating. Lt. Malley asked if they would be out of the parking lot by 2 a.m. when the customers of the Squire would be leaving; his concern is that giving those customers reason to hang around the parking lot might exacerbate the issues that have often occurred in that parking lot. The operators plan to close the kitchen at 1:30, and be closed and ready to pull out at 2 a.m. promptly. Commissioner Selevitch asked how they would handle departing Squire customers who approached the truck at 2 a.m., and was told that they would be leaving no later than 2 a.m. to avoid this issue.

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

Manuel J. Hernandez, Manager

Application for a Change of Manager: Application of Los Compadres Oaxaquenos, LLC d/b/a B & M Grill, Manuel J. Hernandez, Manager, for a change of manager from Cristian Mancia.

Manuel Hernandez appeared for the application, represented by his attorney, Richard Mestone. Mr. Hernandez is the owner of the business and is applying to manage his own business under the new change in alcohol laws that allows authorized resident aliens to be appointed as license managers.

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.

Detroit Style Pizza Revere Corp.

d/b/a **Descendant Detroit Style Pizza**

376 Revere Beach Boulevard

Alexandros Koutounidis, Manager

Application for Transfer of an All Alcohol Restaurant License: Application of Detroit Style Pizza Revere Corp. d/b/a Descendant Detroit Style Pizza, Alexandros Koutounidis, Manager for Transfer of an All Alcohol Restaurant license from GA Restaurant II, Inc., said license to be exercised at 376 Revere Beach Boulevard. Requested seating to remain at 48 inside, 32 outside. Requested entertainment is Widescreen Cable TV and Radio. Requested hours are Sunday – Saturday 6 a.m. – 1 a.m., with alcohol sales to begin no earlier than 10 a.m. Sundays, and 8 a.m. Monday – Saturday.

Sotirios Tzakis and Alexandros Koutounidis appeared for the application. Mr. Tzakis is the son of the current owner, and he and his cousin will be taking over the business and changing the menu. Mr. Tzakis has a similar business in Toronto.

Stavroula Fotopoulos spoke in favor of the application. She is the current owner of the restaurant. Craig Halajian also spoke in favor of the application. Councillor Ira Novoselsky spoke in favor of the application.

There were no opponents when called. Upon a motion duly made by Commissioner Monroy, and seconded by Commissioner Selevitch, it was VOTED to approve the application.

Mistico Pizzeria Corporation

Revere Beach

Luis Restrepo, Operator

Application for a Stationary Mobile Food Vendor License: Application of Mistico Pizzeria Corporation, Luis Restrepo, Operator, for a stationary Mobile Food Vendor license to be operated at Revere Beach Wednesday – Sunday 11 a.m. – 8 p.m. for sales of pizza.

Luis Restrepo appeared for the application. He plans to operate on Revere Beach. Commissioner Monroy asked if he had any prior experience with food trucks; this is his first food truck, but he has had experience with restaurants and pizza. He has not yet received his inspections for the food truck.

Councillor Ira Novoselsky approached the Commission to ask about the specific location, and was told that DCR determines the locations for food trucks.

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

HEARING

The Good Diner, LLC

361 Broadway

Moawwad Abougalala, Manager

Hearing: Hearing into possible violation of Massachusetts General Laws, Chapter 140, §9.

Moawwad Abougalala appeared for the hearing, represented by his attorney, Mark Horrigan. Mr. Abougalala reported that he had been severely ill for a time, and when he returned from his illness, the landlord had changed the locks and was attempting to take over his business. Mr. Horrigan reported that the landlord had summarily evicted his tenant without any notice or due procedure. Commissioner Selevitch asked if the other party was present.

Mr. Isacio Perez responded, represented by his attorney, James Cipoletta. Mr. Cipoletta reported that Mr. Perez had applied to operate the business out of his building, and that there was no lease in place to prevent that, as the lease had been terminated. Mr. Perez reported that in June of 2025, Mr. Abougalala owed him a great deal of money and granted Mr. Perez the business to settle his debt. Neither party had receipts or written agreements. Mr. Perez also reported that he has a lease, which is set to expire on August 31, 2026. Mr. Perez has transferred all utilities to himself. He asserted that the license was to be transferred to his name. The Commission asked if there was any written documentation of this transaction, and there was not, although both parties submitted letters that their prior attorneys had sent to the other.

Both parties descended into acrimony. Mr. Cipoletta argued that, while the financial claims need to be resolved separately, the license issue needs to be determined, as the business has remained closed for far too long. Commissioner Selevitch pointed out that the license had been granted in good faith, and that Mr. Abougalala, as the license holder, is only unable to exercise the license because Mr. Perez has changed the locks and prevents Mr. Abougalala from operating his business. After some discussion between the principals, Mr. Cipoletta acknowledged that there is insufficient evidence for the Commission to decide among the legal issues, and suggested that the matter be held over until the end of the lease's term at the end of August. Mr. Horrigan discussed the legal issues and agreed that this matter must be resolved in court.

After some discussion, the Commission VOTED to continue the hearing until the September 16th meeting.

Commissioner Selevitch reported that the License Commission had received reports from the Massachusetts State Police concerning disturbances at R K & E Corp. d/b/a **BK's Bar & Grill**. The Commission decided to summon the business for a hearing at the next meeting.

COMMUNICATIONS:

1. Notification from **Joseph Leon Mottolo Post #4524 V.F.W. U.S., Inc.** of the surrender of their All Alcohol Veterans Club license, effective June 12, 2026.
2. Notification from the Massachusetts Alcoholic Beverages Control Commission (ABCC) of approval of a change of corporate name and transfer of stock for **State Road Wine & Spirits, Inc.**

All communications were accepted and placed on file.

It was unanimously VOTED to schedule the next regular meeting on July 15, 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 4:25 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of June 17, 2026