



Town of Hull
Annual Town Report
2023



**ANNUAL TOWN REPORT
YEAR 2023
TOWN OF HULL
HULL, MASSACHUSETTS**

Annual Reports of the Officers of the Town of Hull,
Massachusetts for the year ending December 31, 2023.
Financial Reports for the fiscal year ending June 30, 2023.

Cover: Wednesday, March 13, 2024 at 4:10 PM ~ A golden
hour view Hull...

Photo Credit: Richard Green

Thank you to all of the participants of the First Annual Town
Report Cover Contest. Every photo submission was a beautiful
representation of the Town, which made this a very difficult
decision to come to.

Acknowledgements:

Thanks to the Town Boards and Departments for submitting reports
for inclusion in this year's Annual Town Report.

Town Website

www.town.hull.ma.us

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IN MEMORIAM

On behalf of the community, we remember with grateful appreciation
the efficient and dedicated service rendered by the following Town
Officials and Employees:

Lawrence (Larry) Kellem
School Department

James Greer
Fire Department and School Department

Nancy Callahan
School Department

Kevin O'Brien
Board of Health Department

Robert Ziegner
School Department

Kenneth Kelly
School Department

Pamela Colley
Sewer Department

Armindra Rose Sestito
School Department

John (Jack) Gorham
School Department



2023
DIRECTORY OF TOWN OF HULL OFFICIALS
ELECTED BY BALLOT

BOARD OF ASSESSORS	(5 members, 3-year term)
Richard J. Morris	Term Expires 2025
Joseph A. Divito, Jr.	Term Expires 2024
Donna Sullivan	Term Expires 2024
Pamela Sinton-Coffman	Term Expires 2026
Mario Peter Grieco	Term Expires 2026

HOUSING AUTHORITY	(5 members, 5-year term)
James A. Richman, Jr.	Term Expires 2028
Anne-Margaret Gould MacEachern	Term Expires 2026
Kathleen M. Bogdan	Term Expires 2025
Joseph P. Reilly, Sr.	Term Expires 2024
Patrice Leonard, State Appointee	

MODERATOR	(3-year term)
George R. Boylen	Term Expires 2025

MUNICIPAL LIGHT BOARD	(5 members, 3-year term)
Daniel J. Ciccariello	Term Expires 2025
Thomas Burns	Term Expires 2025
Stephanie Landry	Term Expires 2024
Patrick Francis Cannon	Term Expires 2026
Jacob M. Vaillancourt	Term Expires 2026

PLANNING BOARD	(7 members, 5-year term)
Nancy Boyce	Term Expires 2028
Stephen White	Term Expires 2024
Meghan Reilly	Term Expires 2027
Nathan Peyton	Term Expires 2027
Jeanne M. Paquin	Term Expires 2026
James Lewis Pitrolo	Term Expires 2025
Harry Claude Hibbard	Term Expires 2028

REDEVELOPMENT AUTHORITY	(5 members, 5-year term)
Daniel C. Kernan	Term Expires 2028
Bartley J. Kelly	Term Expires 2027
Robert DeCoste	Term Expires 2026
Adrienne V. R. Paquin	Term Expires 2026
Dennis Zaia	Term Expires 2024
James Tobin (state appointee)	

SCHOOL COMMITTEE	(5 members, 3-year term)
David C. Twombly	Term Expires 2025
Liliana E. Hedrick	Term Expires 2025
Kyle Marie Conley	Term Expires 2024
Regan Yakubian	Term Expires 2026
Ernest Minelli, IV	Term Expires 2026

SELECT BOARD

Greg Grey
Irwin Nesoff
Jason P. McCann
Brian S. McCarthy
Jerry Taverna

(5 members, 3-year term)
Term Expires 2024
Term Expires 2025
Term Expires 2026
Term Expires 2025
Term Expires 2026

TOWN CLERK

Lori West

(3-year term)
Term expires 2025

TRUSTEES OF PUBLIC LIBRARY

Caitlin Gould
Emily Rebecca Garr
Mary Whelan Dunphy
James Curtis Miller, III
Celia Grace Nolan
Duncan McColgan Stone

(6 members, 3-year term)
Term Expires 2025
Term Expires 2025
Term Expires 2024
Term Expires 2024
Term Expires 2026
Term Expires 2026

**APPOINTED BY VOTE OF MULTIPLE BOARDS
AND TOWN OFFICIALS**

TOWN MANAGER

Jennifer Constable
Philip Lemnios

Appointed 2023
Retired June 30, 2023

**100% CLEAN ENERGY CLIMATE ACTION
COMMITTEE**

Ben Maitland-Lewis
Jacob Vaillancourt
Lucinda Wykle-Rosenberg
Rick Matilla
Cara O'Keefe
Judeth Van Hamm
Mark Kohn

7 Members at Large, 1 Yr Term
Select Board Designee
Term Expires 2024
Term Expires 2024

(11 members, 3-year term, appointed
by Chairman of Board of Select Board,
Chairman of Advisory Board and Town
Moderator)

ADVISORY BOARD

John A. Polito
Chad Wolfe
David K. Clinton
Peter Larsen
Stephen R. Kiley, Jr.
Daniel H. Sullivan
Robert Carney
Moraiba Reyes
Jason Frady
Robyn Healy
Patricia Cormier

Term Expires 2025
Term Expires 2025
Term Expires 2024
Term Expires 2024
Term Expires 2024
Term Expires 2026
Term Expires 2026
Term Expires 2026
Term Expires 2024
Term Expires 2025
Term Expires 2025

AFFORDABLE HOUSING COMMITTEE

Irwin Nesoff
Vinny Harte
Harry Hibbard
Anne-Margaret Gould MacEachern
Kelly Reilly
Cynthia Koebert
Edwin Parsons
Robert G. Pezzini
Kate Barclay

Select Board Designee
Wellspring Designee
Planning Board
Hull Housing Authority
Citizen Term Expires 2024
Citizen Term Expires 2024
Citizen Term Expires 2024
Citizen Term Expires 2024
Citizen Term Expires 2024

BEACH MANAGEMENT COMMITTEE

Irwin Nesoff
Sam Campbell
Vacant
Rhoda Kanet
Jan Murray
Rob Gilman
Susan Short Green
Susan Mann
Jon Plotkin
Peter Pyclik
Kelly Crummey
Josephine Lewis

9 Members at Large, 3 yr
Appointments, 1 SB Designee, 1
ConCom Designee, 1 Advisory Board
Designee
SB Designee
Con. Com. Designee
Advisory Board Designee
Term Expires 2025
Term Expires 2026
Term Expires 2025
Term Expires 2024
Term Expires 2024
Term Expires 2025
Term Expires 2026
Term Expires 2024
Term Expires 2024

BOARD OF HEALTH

Jennifer Butler Rickard
Virginia MacDonald
Janet Scribner

(3 members, 3-year term, appointed by
Board of Selectmen)
Term expires 2025
Term expires 2024
Term Expires 2026

DIRECTOR OF PUBLIC HEALTH

Joan Taverna

Standing Appointment

PUBLIC HEALTH NURSE

Joan Taverna

Standing Appointment

BOARD OF REGISTRARS

Jean Marie Fleck
Christopher Kearns
Catherine A. Mahoney
Lori West, Town Clerk

(3 members, 3-year term, Town Clerk is
a member ex officio)
Term Expires 2025
Term Expires 2024
Term Expires 2026
Ex Officio

BUILDING COMMISSIONER

Bartley J. Kelly

Standing Appointment

LOCAL BUILDING INSPECTOR

Jason Harris

Until June 30, 2023

**INSPECTOR OF GAS PIPING/PLUMBING
INSPECTOR**

Leo Dauphinais

Term Expires 2024

**DEPUTY INSPECTOR OF GAS PIPING/DEPUTY
PLUMBING INSPECTOR**

Jason Yetman

Term Expires 2024

INSPECTOR OF WIRES

Patrick Cannon

Term Expires 2024

ASSISTANT INSPECTOR OF WIRES

John Burke

Term Expires 2024

CIVIL DEFENSE DIRECTOR

Christopher Russo

Standing Appointment

1 mem Conser, 1 Mem Historical, 1 Mem Park, 1 Mem Housing, 1 mem Planning, 2 citizens at large, 3 year terms

COMMUNITY PRESERVATION COMMITTEE

Tammy Best (Con Com)

Term Expires 2026

Nathan Peyton (Planning)

Term Expires 2026

Greg Grey (Parks and Rec)

Term Expires 2025

James Richman (Housing)

Term Expires 2025

Dennis Riley (Historical)

Term Expires 2025

Rachel Gilroy (Chair)

Term Expires 2026

James Ianiri

Term Expires 2025

(7 members, 3-year term, appointed by Selectmen)

CONSERVATION COMMISSION

Tammy Best

Term Expires 2024

Sam Campbell

Term Expires 2026

VACANT

Term Expires 2024

Danielle Dolan

Term Expires 2025

Katherine Jacintho

Term Expires 2026

Paul Paquin

Term Expires 2026

Louis Scorgi

Term Expires 2026

(3-year term, appointed by Town Manager)

CONSTABLES

Kenneth M. Kansky

Term Expires 2024

Joseph P. Reilly

Term Expires 2024

Michael C. Moore

Term expires 2026

Kathleen Peloquin

Term Expires 2027

Jacqueline Reilly

Term Expires 2024

Kevin Dalton

Term Expires 2024

Joseph P. Reilly, Jr.

Term Expires 2025

COUNCIL ON AGING

Maureen O'Brien
Hannah Taverna
Marlene Earl
David Irwin
Mimi Leary
Robert Goldstein
James Richman
Irma Lefever
Peter D. Dewey
Vacant

(9 members, 3 Members for 3 Yr
Terms, 3 Members for 2 yr terms, and 3
members for 1 yr terms, appointed by
Selectmen)
Term Expires 2025
Term Expires 2025
Term expires 2024
Term expires 2024
Term expires 2024
Term Expires 2025
Term Expires 2024
Term Expires 2024
Term Expires 2024
Term Expires 2025

DESIGN REVIEW BOARD

Jeanne Paquin
Vacant
Dennis Riley
Domenico Sestito
Thomas Burns
Don Ritz
Tory Lam
Fulvia Quilici Matteucci
Julia Parker
Georgette A. Sullivan (alternate)
VACANT (Alternative)

(5 members, 2 alternates, one 1-year
term, two 2-year terms, two 3-year
terms)
Planning Board Designee
Con Com Designee
Historical Commission Designee
SB Designee
1 Yr Term Expires 2023
2 Yr Term Expires 2024
2 Yr Term Expires 2024
3 Yr Term Expires 2025
3 Yr Term Expires 2025
3 Yr Term Expires 2025
2 Yr Term Expires 2024

DIRECTOR OF PUBLIC WORKS

Christopher Gardner

Standing Appointment

DISABILITY COMMISSION

Bartley Kelly
Vacant
Vacant
Vacant

(3-year term, appointed by Selectmen)
Ex-Officio

ECONOMIC DEVELOPMENT COMMITTEE	2 Yr Terms, 5 Members at Large, 4 Alternates at Large, 1 Designee from Planning, SB, HRA, and School
Jason P. McCann	Select Board Designee
Bartley Kelly	HRA Designee
Meghan Reilly	Planning Board Designee
Ernie Minelli, IV	School Com. Designee
James Pitrolo	Term Expires 2025
Kim Roy	Term Expires 2025
Brian Reichart	Term Expires 2025
Erin Waldner	Term Expires 2025
Kara Hendrick	Term Expires 2025
Steven Greenberg	Term Expires 2025
Irena Davy (Alternate)	Term Expires 2026
Vacant (Alternate)	Term Expires 2026
Vacant (Alternate)	Term Expires 2026
Vacant (Alternate)	Term Expires 2026
FIRE CHIEF	
Christopher Russo	Standing Appointment
HARBOR MASTER/WHARF AGENT	
Kurt R. Bornheim	Standing Appointment
ASSISTANT HARBOR MASTERS	
Paul Cummings	Standing Appointment
Jon Mahoney, Jr.	Standing Appointment
William Aucoin	Standing Appointment
HISTORIC DISTRICT COMMISSION	(5 Members, 3 Alternates)3-year term, appointed by Select Board)
Don Ritz (Chair)	Term Expires 2024
Robert G. Pezzini	Term Expires 2026
Bob Pahl	Term Expires 2025
Julia Parker	Term Expires 2024
Phil Maloney	Term Expires 2026
Bruce Edgren (Alternate)	Term Expires 2025
VACANT (Alternate)	Term Expires 2024
VACANT (Alternate)	Term Expires 2025
HISTORICAL COMMISSION	(7 Members, 3 year term, appointed by Select Board)
William Smyth	Term Expires 2025
Dennis Riley	Term Expires 2024
Don Ritz	Term Expires 2025
Fulvia Quilici Matteucci	Term Expires 2025
VACANT	Term Expires 2024
Steven Greenberg	Term Expires 2026
Duncan Stone	Term Expires 2026

LOCAL CULTURAL COUNCIL	3 year term, Appointed by Select Board (<u>min. 5 up to 9 members</u>)
VACANT	Term Expires 2026
VACANT	Term Expires 2026
VACANT	Term Expires 2026
James Quinlivan	Term Expires 2025
Karen Shirey Pitrolo	Term Expires 2026
Marlene Earl	Term Expires 2026
Meg Riley	Term Expires 2026
Nicole Hocking	Term Expires 2026
Steven Greenberg	Term Expires 2026

NO PLACE FOR HATE COMMITTEE	11 Members at Large: Up to 2 (two) members from out of Town; 4 to serve a 1 yr term;4 to serve a 2 yr term; 3 to serve a 3 yr term
Rhoda Kanet	Term Expires 2024
Celia Nolan	Term Expires 2024
Pamela Wolfe	Term Expires 2024
Steven Greenberg	Term Expires 2025
Laurie Girdharry	Term Expires 2025
Paula Nesoff	Term Expires 2025
Valerie Carlson	Term Expires 2025
Sandra Baler-Segal	Term Expires 2026
Deborah Bayer	Term Expires 2025
Meryl Johnson	Term Expires 2026
Gabriel Ben-Yosef	Term Expires 2025
Éva Borsody Das	Term Expires 2026
Debbie Greenstein	Term Expires 2026

PARK AND RECREATION COMMISSION	(5 members, 3-year term, appointed by Select Board)
Gary Twombly	Term Expires 2025
Ann Marie Dunn	Term Expires 2024
Greg Grey	Term Expires 2025
Ed Whelan	Term Expires 2024
Michelle Leary	Term Expires 2026

PERMANENT SEWER COMMISSION	(5 members, 5-year term, appointed by Select Board)
B. Scott Taylor	Term Expires 2025
Vacant	Term Expires 2024
Paul Norton	Term Expires 2028
Peter Pyclik	Term Expires 2024
Richard Matilla	Term Expires 2027

POLICE CHIEF	
John Dunn	Standing Appointment

LOCK UP OFFICER

John Dunn

Standing Appointment

RETIREMENT BOARD

Bartley Kelly (elected)

(3 members, 3-year term)

Term expires 2024

Christopher Dilorio (elected)

Term expires 2026

Gregory Galvin (appointed by Retirement Board Members)

Term expires 2026

J. Michael Buckley

Ex Officio

Eileen White

SB Designee

SEALER OF WEIGHTS AND MEASURES

Robert Egan

Term Expires 2024

SHELLFISH WARDEN

Kurt Bornheim

Standing Appointment

TOWN COUNSEL

James B. Lampke

Term Expires 2024

TREASURER/COLLECTOR

Eileen White

Standing Appointment

VERTERANS AGENT/VETERANS BURIAL AGENT/VETERANS GRAVE OFFICER

Paul Sordillo

Standing Appointment

VETERANS COUNCIL

Paul Sordillo

13 Members, 1 Alternate, 3 Yr Terms

Ex Officio

Edward Burke

Term Expires 2025

Ernest Minelli, III

Term Expires 2025

Joseph Mario Grieco, III

Term Expires 2026

Robert Bowes

Term Expires 2024

Robert Neal

Term Expires 2025

Rod Young

Term Expires 2024

Philip Bellone

Term Expires 2024

Maureen McCarthy

Term Expires 2024

Andrew Wohar

Term Expires 2024

David Irwin

Term Expires 2024

George L Anastos

Term Expires 2024

VACANT

Term Expires 2024

VACANT

Term Expires 2024

VACANT (Alternate)

Term Expires 2025

WAR MEMORIAL COMMISSION

Andrew Wohar
Edward Burke
Jerry McLaughlin
Joseph Grieco (Alternate)
Vacant
Ernest Minelli, III
David Irwin

(5 Members, 1 year term, appointed by
Select bOARD)
Term Expires 2024
Term Expires 2025

WEIR RIVER ESTUARY COMMITTEE

Judeth Van Hamm
Scott Plympton
Dick Avery
Faith Burbank
Patti Coyle

Hull Member Expires 2024
Hull Member Expires 2024
Cohasset Member
Hingham Member
Hingham Member

ZONING BOARD OF APPEALS

Pat Finn
Tim Pranaitis
Richard Hennessey
Max Walder (Alternate)
Edwin Parsons (Alternate)
Timothy Patrick McCarthy (Alternate)

(3 members, 3-year term, appointed by
Selectmen)
Term Expires 2024
Term Expires 2026
Term Expires 2025
Term Expires 2024
Term Expires 2025
Term Expires 2026

ZONING BYLAW COMMITTEE

Richard Hennessey
Susan Short Green
Julia Parker
Bartley Kelly
Jeanne Paquin
Patrick Finn
Irwin Nesoff

7 Members, Building Commissioner, 1
Select Board, 1 Planning Board, 1 ZBA
Member, 3 Citizens at Large, 3 Year
Staggered Terms
Term Expires 2025
Term Expires 2025
Term Expires 2024
Building Designee
Planning Designee
Zoning Board of Appeals Designee
Select Board Designee

Select Board | Town Manager 2023 Annual Report

To the Residents of Hull:

In 2023, the Town of Hull witnessed significant leadership changes, including the election of three new Select Board members and the appointment of a new Town Manager. These transitions marked a pivotal moment in the town's governance and set the stage for a year of renewed and strategic decision-making as Hull continued its journey towards growth and progress, leaving behind the disruptions caused by the COVID-19 pandemic.

The year began with discussion about the selection process for a new Town Manager, following long-time Town Manager, Phil Lemnios', retirement announcement. This change in leadership became a significant focus for the town, requiring careful consideration and thorough evaluation in order to ensure a smooth transition.

In February, the Select Board made numerous appointments to fill vacancies on various committees, including Hull's No Place for Hate Committee, Beach Management Committee, and Affordable Housing Committee. Along with February appointments, came resignations, when Select Board Chair and three-term member, Jennifer Constable, announced her resignation. February also kicked-off the FY24 budget process with the Town Manager's Annual Budget presentation a process which would continue in earnest in collaboration with the Advisory Board, Town Manager, and the Select Board. Concurrently, the Board began its review of Town Meeting Warrant as well as began discussion on Board Goals and Objectives for the upcoming year. February wrapped-up with Board's selection of a consultant firm to assist in the Town Manager search.

March saw critical decisions being made, including the determination of parking lot licenses and fees for the Hull Redevelopment Authority property. In March, State Representative Joan Meschino and State Senator Patrick O'Connor, joined the Select Board to provide updates on the status of Hull's Home Rule Petition, local Department of Recreation and Conservation planning efforts, and general legislative updates. The Board continued to play an active role in the Town Manager recruitment process by approving the advertisement for the position and discussing the creation of a Town Manager Search Semi-Finalist Committee.

April brought about an in-depth review and approval of the 2023 Annual Town Meeting Warrant, this approval laid the foundation for the deliberations and decisions to be undertaken in the coming months.

In May, following as successful Annual Town Meeting, the annual Town Elections were disrupted by an unforeseeable turn of events, which disrupted Town elections and resulting in an additional voting opportunity to held in June delaying confirmation of the final vote counts.

In June, members Domenico Sestito and Donna Pursel transitioned off the Board with the election of three new board members, Jason McCann, Jerry Taverna, and Brian McCarthy who would fill the seat vacated by Jennifer Constable for the remainder of her term. With a combined eighteen years of service between them, Ms. Pursel and Mr. Sestito served with a distinct dedication to the community and commitment to their elected roles.

June also saw the transition of long-time Town Manager, Phil Lemnios, as he retired from over two decades of service to the Town of Hull.

Mr. Lemnios gracefully led the town through both high-points as well as challenging times, including difficult financial times brought about by the recession and crash of the housing market, various significant storms and numerous local, various challenges associated with the complex environment of a coastal community, and an unprecedented pandemic. His service to Hull was also highlighted by the stability and consistency he brought to the town's finances, resulting in 3 school renovation projects, seawall renovations, & well managed municipal light plant. Mr. Lemnios was an accomplished and committed public servant whose career began in the Peace Corps before transitioning to local government.

Mr. Lemnios' retirement was coupled with that of his long-time and committed assistant, Nancy Allen. Ms. Allen was a warm and welcoming presence in the Town Manager's Office who was always willing to assist residents, staff and Board members with grace and compassion.

June's transitions continued with the Board's decision to appoint Hull resident and former Select Board Chair, Jennifer Constable, as Hull's next Town Manager whose tenure would begin in August. The Board endorsed Police Chief John Dunn to serve as Acting Town Manager pending Ms. Constable's arrival. In other administrative actions, the Board approved the Library Contract between the Town of Hull and Hull Library Staff Association.

In July, the Board approved a Public Comment Policy for Select Board meetings, a key step toward enhancing civic engagement and providing a platform for increased public commentary during Board meetings. Concurrently, the Board also engaged in Town Manager contract negotiations further solidifying its dedication to effective leadership and administrative stability.

In August, prompted by Citizen's Petitions, the Board reviewed and approved the Warrant for a Special Town Meeting to be held later that month. They also discussed and approved amendments to the proposed Home Rule Petition, allowing the Board to extend existing leases of several town-owned properties. The Board revised its Committee Appointment Policy to allow greater opportunity for residents to volunteer.

September marked the approval of Police Chief Dunn's recommendation for permanent intermittent police officers, along with the promotional appointment of Sergeant Andrew Reilly. Additionally, the Police and Fire Departments provided input to the Board on the possibility of making a portion of Beach Avenue one-way, showing a commitment to enhancing safety and traffic flow in town.

In October, the annual Select Board retreat was held at the Hull Public Library. The retreat provided an essential forum for Board members to have an in-depth discussion and conduct strategic planning for the upcoming year. The retreat covered a range of critical topics, including communication policies, emphasizing transparent and efficient information flow with Hull's residents. During the retreat, the Board also identified new goals and developed a work plan for the upcoming year, ensuring the town's leadership was well-prepared to address emerging challenges and seize opportunities for Hull's growth and development.

November was a month of policy development as the Board discussed and ultimately approved a policy for the donation of benches on Town property, reflecting the town's commitment to community enhancements.

As December arrived, policy discussions continued and the Board appointed a Select Board representative to the Housing Feasibility Study working group. Notably, a discussion began regarding a policy for community use of public buildings such as the Library and Senior Center, which would ultimately be approved in 2024, allowing additional opportunities for public meeting spaces.

As the year came to a close, Hull realized substantial progress, made important decisions, and set the stage for a promising future under new leadership. The town was well-prepared to face challenges that lie ahead and to continue its commitment to serving its residents and fostering growth and progress.

In conclusion, the Select Board and Town Manager Jennifer Constable express their heartfelt gratitude to the entire Town workforce for their unwavering commitment and exemplary service to the community and each other. A special recognition goes to the diligent individuals within the Select Board/Town Manager's Office, namely Town Counsel James Lampke, Lori West, and Brenna Adams, whose tireless and consistent support has been invaluable throughout the year. It remains a privilege to serve the vibrant community of Hull, and we look forward to continuing our efforts on behalf of its residents.

Sincerely,

Greg Grey, Select Board – Chair
Irwin Nesoff, Select Board – Vice Chair
Jason McCann, Select Board Clerk
Brian McCarthy, Select Board Member
Jerry Taverna, Select Board Member



Donna Pursel, Select Board Member -In Services 2023 (RET)

Domenico Sestito, Select Board Member -In Service 2023 (RET)

Jennifer Constable
Town Manager

Philip E. Lemnois, Town Manager -In Service 2023 (RET)





**2023
Annual Report
Hull Town Clerk**

In a year following significant changes to voting laws and regulations, the Clerk's Office remained committed to providing exceptional service to the citizens of Hull. 2023 was a productive year for our office. Despite the usual busy schedule, we were fortunate to have time to prepare for what will be an even busier 2024 election year. We plan to continue to improve the voting process for our citizens, making it a more expedient, safer, and enjoyable experience. The impressive turnout of registered voters for our Annual Town Meeting and Town Election reinforces and supports the efforts of this office.

The **Voters Act of 2022** brought permanent changes to voting laws and regulations, including the vote-by-mail option for all voters, without restrictions, and early voting for all elections. Adapting to these changes required additional staff training and increased our workload. The priority of this office remains to provide prompt, professional service to all of Hull's citizens.

We successfully organized and supervised one town election, the annual town meeting, and a special town meeting. This is due to the assistance and teamwork of many dedicated individuals including various town departments and the school department.

I would like to extend a special thanks and appreciation to the town DPW staff.

In addition, a special recognition and thanks to our election officers, poll workers, town meeting workers, and the Board of Registrars – Jean Fleck, Catherine Mahoney, and Chris Kearns. The tireless efforts of all these individuals ensure that voters can exercise their right to vote every year.

As we look ahead to the 2024 election year, the Clerk's Office is prepared to handle the increase in activity and ensure that every citizen's voice is heard. We remain committed to implementing the latest technologies and best practices to make voting in Hull a seamless and enjoyable experience for all.

The Town Clerk's office serves as the central hub for information and historical records in the community. As the first point of contact for many residents and visitors seeking knowledge about Hull, the Town Clerk plays a vital role in connecting people with the resources they need. A rich history which dates back to the days of the Pilgrims, Hull's story is carefully preserved and protected by the Town Clerk, who acts as the custodian of the town's historic records.

The Town Clerk's responsibilities extend far beyond simply recording events. The Town Clerk is entrusted with safeguarding the town's past, documenting its present, and laying the foundation for its future. From maintaining vital statistics, to keeping the records of municipal proceedings, the Town Clerk ensures that the history of Hull is accurately preserved for generations to follow. The office carefully organizes and maintains all records in accordance with the stringent standards set

forth by the Massachusetts Secretary of State, guaranteeing the integrity and accessibility of these important documents.

The Town Clerk's office is excited to announce the second phase of our ambitious project to restore, preserve, and digitize Hull's invaluable historical records. This phase marks a significant milestone in our ongoing efforts to safeguard our community's rich heritage and make it more accessible to researchers, students, and interested individuals worldwide

Through planning and collaboration with expert conservators and archivists, we are diligently working to digitize many of our extensive collection of historical documents. By leveraging cutting-edge technology and adhering to the highest standards of digital preservation, we aim to create high-quality digital copies of these fragile and irreplaceable treasures.

The goal is to make these historical records available on the Internet Archive, a renowned digital library that provides free public access to collections of digitized materials. By partnering with the Internet Archive, we will ensure that Hull's history is not only preserved for future generations but also easily accessible to anyone with an internet connection, facilitating research, education, and a deeper understanding of our community's past.

As we move into 2024, the Town Clerk's office remains committed to securing additional funding to support the ongoing restoration, protection, and preservation of our historical records. We recognize the immense value these documents hold for our community, and the importance of investing in their long-term care. By actively seeking grants, partnerships, and other financial support, we will ensure that our historical records receive the attention and resources they deserve, allowing us to continue the vital work of safeguarding Hull's legacy.

The Office of the Town Clerk provides transparent and effective communication to the residents of Hull. In line with this commitment, we have actively expanded our outreach efforts by a more robust social media presence and regular updates to our web page. By leveraging these digital platforms, we aim to keep the community informed and engaged; thereby ensuring that important information is readily accessible to all.

As part of our ongoing mission to streamline processes and improve efficiency, we continually evaluate and refine our policies and procedures. By identifying areas where paperwork can be reduced and simplified, we strive to minimize bureaucratic hurdles and enhance the overall experience for those interacting with our office. Moreover, we remain committed to embracing new technologies that can further optimize our operations, allowing us to better serve the needs of our constituents.

Recognizing the critical role that training and continuing education play in the success of a Town Clerk, I have actively pursued opportunities to enhance my professional development. In 2023, I continued to participate in professional development opportunities many of which are offered through the Massachusetts Town Clerk and New England Clerk Associations, demonstrating my dedication to staying at the forefront of best practices and industry standards. Furthermore, I am proud to continue serving as a member of the Massachusetts Town Clerk's Legislative Board and maintain active memberships in the Tri-Town County Clerk's Association and the New England Town Clerk Association. These affiliations provide valuable networking

opportunities and ensure that our office remains well-informed about the latest developments in my field.

I would like to extend my heartfelt gratitude to the Select Board members, Town Manager Jennifer Constable, former Town Manager Phil Lemnios, Town Counsel Jim Lampke, Nancy Allen, Brenna Adams, AnnMarie Dunn, and Terry McDonald for their unwavering support and collaboration. Their guidance and partnership have been instrumental in the success of the Town Clerk's office.

Most importantly, I wish to express my deepest appreciation to the residents of Hull. It is an honor and a privilege to serve as your Town Clerk, and I am truly grateful for the trust you have placed in me to oversee this vital office. As I present my 8th Annual Report, I reaffirm my commitment to providing the highest level of service to our community. I eagerly look forward to the opportunities and challenges that 2024 will bring, and I am excited to continue working alongside you to build a brighter future for Hull.

Sincerely,



MMC/CMMC
Hull Town Clerk

"Every great dream begins with a dreamer. Always remember, you have within you the strength, the patience, and the passion to reach for the stars to change the world."

- Harriet Tubman

**DURING THE CALENDAR YEAR ENDING DECEMBER 31, 2023, THE TOWN CLERK'S
OFFICE OF HULL RECORDED/PROCESSED THE FOLLOWING:**

Vital Statistics

Births: **43** Total; **23** were Female and **20** were Male

Deaths: **137** Total; **59** were Female and **78** were Male

Marriages: **30** Total

Dog Licenses

In 2023, the Town of Hull issued the following number of dog licenses: **998**

Business Certificates

In 2023 the Town of Hull issued the following number of business certificates: **63**

Population 10342

Registered voters 8989

2023 Elections & Town Meetings:

Annual Town Meeting **May 1, 2023**
 Annual Town Election **May 15, 2023**
 Special Town Meeting **August 31, 2023**

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May 1, 2023 Annual Town Meeting

ART	PG	ART	PG
4	23	10	25
4A	24	16	26
4B	25	6A	26
4C	25	6B	27

May 2, 2023 Annual Town Meeting

ART	PG	ART	PG	ART	PG
9	30	3	35	2D	37
21	31	23	36	2E	37
13	32	2A	36	26	38
19	34	2B	36	12	38
5	35	2C	36	14	41

May 3, 2023 Annual Town Meeting

ART	PG	ART	PG	ART	PG
8	41	20	44	17	47
25	42	11	44	7	51
18	42	22	45	15	52
1	43	24	46		

August 31, 2023 Special Town Meeting

ART	PG	ART	PG	ART	PG
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4	59	5	66	8	75
3	60	6	67		
2	63	1	67		

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**ANNUAL TOWN MEETING
 May 1, 2023**

Plymouth ss.

To any of the Constables of the Town of Hull in the County of Plymouth

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the Inhabitants of the Town of Hull qualified to vote on Town affairs and elections to meet at **Hull High School situated at 180 Main Street** in said Hull, on Monday, the **first** day of **May next, 2023** at **7:00 o'clock** in the evening, then and there to act upon the following articles, namely:

442 VOTERS ATTENDED

ARTICLE 4: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to defray the expenses of Fiscal Year 2024 for:

- General Government
- Schools

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

MOVED:

That the Town appropriate the sum of \$47,542,888 for the purpose of funding the Town's operating and capital budgets as proposed by the Town Manager for the Fiscal Year beginning July 1, 2023 as follows:

And to meet said appropriation of \$47,542,888:

Raise and appropriate \$44,744,619

Appropriate \$350,000 from Overlay Surplus

Appropriate \$307,097 from Free Cash

Transfer \$1,092,903 from ARPA Funds

Transfer \$ 6,000 from the Dog Fee Fund

Transfer \$15,000 from the Sale of Graves Fund

Transfer \$ 4,000 from the Municipal Parking Fund

Transfer \$95,043 from the High School Field Revolving Funds

And further transfer the following sums for indirect costs:

Hull Municipal Light Plant	\$425,000
Harbor Enterprise Fund	\$ 70,000
Sewer Enterprise Fund	\$333,226
Cable Enterprise Fund	\$ 50,000
Hull Contributory Retirement	\$ 50,000

Substitute Motion: Move to reduce the Select Board budget by \$130,000 for the position of the Assistant Town Manager in the FY2024 budget. The motion was seconded.

Vote On Amended Motion: Motion Failed by a vote of 156 in favor and 238 opposed.

Substitute Motion: Move that the Town transfer the funding of the new Assistant Town Manager position to the creation of a Human Resources Department. The motion was seconded.

Vote on Amended Motion: Motion Failed by a vote of 90 in favor and 296 opposed.

VOTED: Main Motion: Motion Passed by a vote of 293 in favor to 73 opposed.

ARTICLE 4A: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Harbormaster's Department as a so-called enterprise account. Or take any other action relative thereto. (Inserted at the request of the Harbormaster)

MOVED:

That the Town appropriate the sum of \$327,837 to operate the Harbor Department and to fund said operation for the Fiscal Year beginning July 1, 2023 as follows:

Raise and appropriate \$40,000 from Boat Excise Charges
Raise and appropriate \$159,220 from Other Department Revenue
Transfer \$98,617 from the Waterways Improvement Fund
Transfer \$30,000 from Retained Earnings

VOTED: Motion Passed by a vote of 304 to 28.

ARTICLE 4B: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Sewer Department as a so-called Enterprise Account, including appropriating retained earnings/surplus revenue for repairs, maintenance and capital improvements.
Or take any other action relative thereto. (Inserted at the request of the Permanent Sewer Commission)

MOVED:

That the Town appropriate the sum of \$7,211,168 to operate and maintain the Sewer Department and to fund said operation for the Fiscal Year beginning July 1, 2023 as follows:
Raise and appropriate \$6,741,168 from Sewer Use Charges
Raise and appropriate \$450,000 from Other Department Revenue
Transfer \$20,000 from the Sewer Upgrade Account

VOTED: Motion Passed by a vote of 304 to 28.

ARTICLE 4C: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Cable Television Public, Educational and Governmental Access Fund as a so-called enterprise account.
Or take any other action relative thereto. (Inserted at the request of the Town Manager)

MOVED:

That the Town appropriate the sum of \$302,116 to operate and maintain the Cable Access Studio and to fund said operation for the Fiscal Year beginning July 1, 2023 as follows:

Raise and appropriate \$302,116 from Cable Access Revenue

VOTED: Motion Passed by a vote of 304 to 28.

ARTICLE 10: To see if the Town will raise and appropriate, transfer from available funds, and/or borrow a sum of money for the purpose of the design and construction of repairs and improvements to the Hull Wastewater Treatment Facility ocean outfall pipe and diffusers, and any other costs incidental or related. Or take any other action relative thereto. (Inserted at the request of the Town Manager)

MOVED:

Move that the Town vote to appropriate from the Town's ARPA funds for capital projects the sum of \$986,802, for the purpose of the design and construction of repairs and improvements

to the Hull Wastewater Treatment Facility ocean outfall pipe and diffusers, and any other costs incidental or related.

VOTED: Motion Passed by a vote of 323 to 11.

ARTICLE 16: “To see if the Town will amend Zoning Bylaws Article III Section 410-3.5. A. Permitted Uses for Business District (1)(g) **Remove** the word: “**Rental**” from the first sentence and **Remove the entire second sentence:** “Said residential use to be restricted to units of not more than four rooms, excluding bath, with no more than two of said rooms to be bedrooms”, or take any other action relative thereto;” (Inserted at the request of the Zoning Board of Appeals)

MOVED:

That the Town will Amend Zoning Bylaws Article III, Section 410-3.5. A. Permitted Uses for Business District (1)(g) Remove the word: “Rental” from the first sentence and Remove the entire second sentence: “Said residential use to be restricted to units of not more than four rooms, excluding bath, with no more than two of said rooms to be bedrooms”.

Substitute Motion: To refer Article 16 to study and Town Meeting requests the Select Board to promptly create and convene a committee to review the Town’s overall framework regarding housing and housing policy in the Town. Seating a new committee for this express purpose may jumpstart better cooperation and coordination among the various boards, committees, and employees. The committee should take into consideration all reports and resources relating to affordable housing and aging. The committee should be comprised of representatives from, among others, the Select Board, the Planning Board, the Zoning Board of Appeals, the Affordable Housing Committee, the Advisory Board, and at least one member of the public. The Town Manager shall make available to the committee all appropriate town resources. The committee should present a proposal and/or actionable article to the Town no later than Annual Town Meeting of 2024.

Amended Substitute Motion: Move that the Advisory Board add a representative from the School Committee to the proposed committee to review the Town’s housing policies.

Vote on Amendment: The amendment failed by a vote of 202 to 94.

Vote on Substitute Motion: The substitute motion failed by a vote of 90 – 215.

Amended Motion: Move that the word “rental” be left in place in the first sentence of the Zoning Bylaws Article III Section 410-3.4 A, but that the entire second sentence be removed.

VOTED on Main Motion as Amended: Amended Man Motion Passed by a vote of 204 to 71.

ARTICLE 6A: That the Town appropriate and/or reserve from the Community Preservation annual revenues in the amounts recommended by the Community Preservation Committee for Committee administrative expenses, community preservation projects and other expenses in fiscal year 2023, with each item to be considered a separate appropriation, as follows:

From FY 2023 estimated revenues for Historic Resources Reserve	\$ 70,000
From FY 2023 estimated revenues for Community Housing Reserve	\$ 70,000
From FY 2023 estimated revenues for Open Space Reserves	\$ 70,000
From FY 2023 estimated revenues for Committee Administrative Expenses	\$ 34,000

Or take any other action relative thereto. (Inserted at the request of the Community Preservation Committee)

MOVED:

The Hull Community Preservation Committee moves:

6A: That the Town appropriate and/or reserve from the Community Preservation annual revenues in the amounts recommended by the Community Preservation Committee for Committee administrative expenses, community preservation projects and other expenses in fiscal year 2024, with each item to be considered a separate appropriation, as follows:

From FY 2024 estimated revenues for Historic Resources Reserve	\$ 70,000
From FY 2024 estimated revenues for Community Housing Reserve	\$ 70,000
From FY 2024 estimated revenues for Open Space Reserves	\$ 70,000
From FY 2024 estimated revenues for Committee Administrative Expenses	\$ 34,000

VOTED: Motion Passed by a vote of 187 to 7.

ARTICLE 6B: To see if the Town will take the following action and appropriate from the Community Preservation accounts in the amounts recommended by the Community Preservation Committee, as follows:

- a) Appropriate **\$69,965** from the Community Preservation Open Space/Recreation Reserve and **\$29,035** from the Community Preservation General Fund, total of **\$99,000**, to be used by the Town of Hull to undertake the design and construction of new playground facility at the Hampton Circle Playground located on Moreland Ave at Map 36/Lot 48, or how so ever it may be designated, in accordance with the Town’s procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- b) Appropriate **\$55,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull for design and engineering work associated with the redevelopment of the L Street Playground & Tennis Courts located at N Street and Nantasket Avenue, Map 15 Lot 141 and Map 15 Lot 142, or how so ever it may be designated, in accordance with the Town’s procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town

Manager are authorized to take all related actions necessary or appropriate to carry out this vote.

- c) Appropriate **\$30,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull to undertake the design and construction of a 30' x 30' "sails' shade structure, or how so ever measured, at L Street Field located at N Street and Nantasket Avenue, Map 15 Lot 141 and Map 15 Lot 142, or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- d) Appropriate **\$28,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull to hire a consultant to study waterfront access points around town to establish a plan for prioritizing future projects based on potential use and benefits as well as cost. In accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- e) Appropriate **\$70,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Friends of the Paragon Carousel to undertake the restoration of the carousel windows at the Paragon Carousel located at 205 Nantasket Avenue, Map 37, Lot 009-A, or how so ever it may be designated, in accordance with the Town's procurement practices and the entering into of a Grant Agreement with the Town of Hull and filing of reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- f) Appropriate **\$69,965** from the Historic Resource Reserve and **\$430,035** from the Community Preservation General Reserve, **total of \$500,000**, and bond **\$1,000,000** to be used by the Town of Hull for the Village Fire Station Historic Preservation and Rehabilitation construction located at 129 Spring Street Map 06/Lot 062, or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.

Or take any other action relative thereto. (Inserted at the request of the Community Preservation Committee)

MOVED:

6B: The Hull Community Preservation Committee further moves to take the following action and appropriate from the Community Preservation accounts in the amounts recommended by the Community Preservation Committee, as follows:

- a) Appropriate \$69,965 from the Community Preservation Open Space/Recreation Reserve and \$29,035 from the Community Preservation General Fund, total of \$99,000, to be used by the Town of Hull to undertake the design and construction of new playground facility at the Hampton Circle Playground located on Moreland Ave, Map 36/Lot 48, or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- b) Appropriate \$55,000 from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull for design and engineering work associated with the redevelopment of the L Street Playground & Tennis Courts located at N Street and Nantasket Avenue, Map 15/Lot 141 and Map 15/Lot 142 , or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- c) Appropriate \$30,000 from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull to undertake the design and construction of a 30' x 30' "sails' shade structure, or how so ever measured, at L Street Field located at N Street and Nantasket Avenue, Map 15/Lot 141 and Map 15/Lot 142 , or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- d) Appropriate \$28,000 from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull to hire a consultant to study waterfront access points around town to establish a plan for prioritizing future projects based on potential use and benefits as well as cost. In accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- e) Appropriate \$70,000 from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Friends of the Paragon Carousel to undertake the restoration of the carousel windows at the Paragon Carousel located at 205 Nantasket Avenue, Map 37/Lot 009-A, or how so ever it may be designated, in

accordance with the Town's procurement practices and the entering into of a Grant Agreement with the Town of Hull and filing reports on said project with the Community Preservation Committee; and further that the Board of Selectmen and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.

- f) That the Town appropriate \$1,500,000 to pay costs of rehabilitating and historic preservation of the Village Fire Station, located at 129 Spring Street Map 06/Lot 062, including the payment of all costs incidental and related thereto, and that to meet this appropriation, (i) \$69,965 shall be transferred from the Historic Resource Reserve, (ii) \$430,035 shall be transferred from the Community Preservation General Reserve, and the Treasurer, with the approval of the Select Board is authorized to borrow \$1,000,000 under and pursuant to G.L. c. 44, §7(1), c. 44B or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.

VOTED: A Motion on Article 6B(a) was made and seconded. The Motion Passed by a vote of 164 to 17.

A motion on Article 6B(b) was made and seconded. The motion passed by a vote of 167 to 14.

A motion on Article 6B(c) was made and seconded. The motion passed by a vote of 179 to 13.

A motion on Article 6B(d) was made and seconded. The motion passed by a vote of 175 to 14.

A motion on Article 6B(e) was made and seconded. The motion passed by a vote of 174 to 10.

A motion on Article 6B(f) was made and seconded. The motion passed by a vote of 169 to 15.

A motion was made to adjourn the Annual Town Meeting and to reconvene on Tuesday, May 2, 2023 at 7:00 p.m. The motion was seconded and passed unanimously.

ANNUAL TOWN MEETING, TUESDAY, MAY 2, 2023

Town Meeting resumed at 7:00 p.m. on May 2, 2023.

311 VOTERS ATTENDED

ARTICLE 9: To see if the Town will raise and appropriate, and/or transfer from available funds, a sum of money to be added to the Stabilization Fund. Or take any other action relative thereto. (Inserted at the request of the Town Manager)

Move that the Town transfer the sum of \$1,500,000 from free cash to the Stabilization Fund.

VOTED: Motion Passed by a vote of 215 To 10.

ARTICLE 21: To establish a bylaw that requires all town departments to only issue permits to abutters of the Geo. Washington Boulevard Extension if they currently hold a license issued by the town. No permit and/or approval of application of any kind shall be issued by any Town of Hull Department Board and/or Committee unless the applicant who owns the property within the confines of the Town of Hull and is/has encroached on the Proposed George Washington Boulevard Extension (railroad property) as it is described in the Deed to the Town of Hull and registered with the Plymouth County Registry of Deeds dated April 11, 1938, signed by the Board of Selectmen, Clarence Nickerson, Henry J. Stevens, and Daniel Murphy and shown on the Plan of Extension of George Washington Boulevard Hull Mass. dated January 1938, unless said applicant has a license issued by the Board of Selectmen and/or Selectboard of the Town of Hull License(s) must be current Previous to this bylaw any previous license(s) must abide by this bylaw. Fees for license(s) must be based on fair market appraisal. License(s) may be rescinded with a 30 day notice by the Selectboard. (Citizens' Petition inserted at the request of Randall Gould and others)

MOVED:

That the town establish a bylaw that requires all town departments, boards, and /or committees to only issue permit(s) to any abutter of the George Washington Boulevard Extension who has encroached on said property and who has a current license issued by the Town's Selectboard, or to take any other action relative thereto.

Substitute Motion: Within one year after the adoption of this bylaw, the Town will send notices to all abutters who have encroached on town-owned property known as the George Washington Boulevard Extension (railroad bed) that they will be required to renew an updated an old license, apply and/or obtain a new one. Failure to comply with the licensing will result in having the abutter vacate the railroad bed and make it whole. A license will be the established license currently used by the Town. Guidelines for implementation of licensing can be found in Article 27, Section 3 of the 2019 Town Meeting found in the 2019 Town Meeting report. Applicants should be required to pay all associated recording fees and filings. Encroachment on the railroad bed that runs behind Wellspring (?) will no longer be allowed, starting immediately. Telephone poles or other articles will not be placed on the road since they make it unusable by wheelchairs, baby carriages, bikes and such.

Town Counsel ruled that the substitute motion was out of scope of the original Citizens Petition Article and that a vote should be taken on the original motion. He indicated, however, that there were some questions regarding the legality of this article.

Substitute Motion that No Action be taken on Article 21.

Vote on Substitute Motion: Motion failed by a vote of 135 to 139.

VOTED: Main Motion: The motion failed by a vote of 191 to 95.

ARTICLE 13: To see if the Town will amend Article III and Article V of the Zoning Bylaws and adopt the proposed Article IV Section 410-4.9* Accessory Dwelling Units (ADU) to the Zoning Bylaws to Add the following:

Article III Section 410-3.2 Single-Family Residence Districts; Permitted Uses: After Section 410-3.2.A (7), Add: (8) Accessory Dwelling Units, subject to the requirements of Section 410-4.9* of this Zoning Bylaw. Article V Section 410-5.1 Table 50, Amend SF-A, B, C: Maximum number of dwelling units per lot=1; Add: "+ADU". Article IV Uses. After Section 410-4.8; Add: Section 410-4.9*, to insert the following:

Section 410-4.9* ACCESSORY DWELLING UNITS (ADU)

A. PURPOSE:

Consistent with MGL Chapter 358 of the Acts of 2020 Housing Choice and the Hull Housing Production Plan;

- 1) Provide a limited number of Accessory Dwelling Units without adding to the number of buildings in the town, and without reducing open space in the town, or substantially altering the appearance of the principal dwelling, and to provide for a more efficient and economic use of existing housing stock by enabling homeowners of single-family dwellings larger than required for their present needs, to share space and the burdens of homeownership, while also protecting the stability, property values, and residential character of the neighborhood.
- 2) Enable the Town to monitor Accessory Dwelling Unit (ADU) construction for code compliance.

B. DEFINITIONS:

- 1) An "Accessory Dwelling Unit" (ADU) is a self-contained housing unit incorporated within a single-family dwelling and clearly subordinate in size to the principal dwelling in a manner that maintains the character and structural appearance of a single-family dwelling consistent with the provisions of Section 410-4.9* and MGL Chapter 40A Section 1A Definition of "Accessory Dwelling Unit"
- 2) A "Principal Dwelling" for the purposes of this Section 410-4.9* is a single-family dwelling exclusive of the area that constitutes the Accessory Dwelling Unit (ADU).
- 3) A single-family dwelling with an Accessory Dwelling Unit should not be deemed to be a two-family dwelling.

C. ELIGIBILITY REQUIREMENTS:

- 1) A Building Permit for an Accessory Dwelling Unit (ADU) may be issued as of right, provided that the applicant shall be the owner of the premises and must submit a notarized affidavit certifying occupancy of either the principal dwelling or the ADU as the owner's primary residence immediately upon issuance of the Building Permit for an ADU.

D. DIMENSIONAL AND DESIGN REQUIREMENTS:

- 1) Compliance with all applicable laws and codes of the Commonwealth of Massachusetts and the Town of Hull is required, including Hull Zoning Bylaws Article V: Table 50 Dimensional Requirements and Intensity Regulations.
- 2) An Accessory Dwelling Unit shall not create any dimensional nonconformities.
- 3) An Accessory Dwelling Unit shall not be larger than ½ the floor area of the principal dwelling or 900 square feet, whichever is smaller.
- 4) An Accessory dwelling Unit shall not have more than two bedrooms.
- 5) An Accessory Dwelling Unit shall not create an undue burden on the neighborhood.
- 6) An Accessory Dwelling Unit shall not be metered separately from the principal dwelling for electric, gas, water, or sewer utilities serving the single-family dwelling.
- 7) The parking requirement for an ADU is two off-street parking spaces in addition to the minimum required two off-street parking spaces for a single-family dwelling, which shall be provided on the premises, as per Section 410-5.2.A. Table 55 Parking.
- 8) Any new entrance for the Accessory Dwelling Unit or the principal dwelling shall be located on the side or in the rear of the single-family dwelling, and all stairways to upper stories shall be enclosed within the exterior walls of the single-family dwelling, so as to be less viable from the street.
- 9) Additional or modified landscaping, fences or other buffers may be necessary to protect abutting properties from potential negative visual or auditory impacts of the ADU.

E. GENERAL CONDITIONS:

- 1) The owner shall submit an application for a building permit for an Accessory Dwelling Unit, along with building plans, and survey and site plans of the existing and proposed conditions, to the Building Commissioner for his review and approval, in order to ascertain whether the proposed ADU is in compliance with this Zoning Bylaw Section 410-4.9*, and all code requirements for residential use.
- 2) The owner of the single-family dwelling shall occupy either the principal dwelling or the ADU as the owner's primary residence. Temporary absences of the owner for a period of not more than nine months in the aggregate in any twelve-month period and active Military Service of the owner for any length of time shall not be deemed a violation of this requirement provided that the dwelling units may only be occupied by family members of the owner during the owner's absence.
- 3) The owner shall recertify annually, by application for Board of Health Housing Code Division Certificates of Occupancy and comply with the rules and regulations of the Board of Health.
- 4) The owner shall recertify annually, by submission of a notarized letter to the Building Commissioner: that the owner shall continue to occupy either the principal dwelling or the ADU as the owner's primary residence, except for bona-fide temporary absence as provided above in subsection E.2.
- 5) Upon the sale or other conveyance or transfer of a single-family dwelling which has been issued an ADU permit, the new owner shall, within thirty (30) days of such transfer, submit a notarized letter to the Building Commissioner certifying that the owner will continue to occupy either the principal dwelling or the ADU as the owner's primary residence and comply with all conditions of ADU Use, if the owner intends to maintain the ADU permit.
- 6) Neither the principal dwelling nor the Accessory Dwelling Unit may be sold or otherwise conveyed or transferred separately from the other.
- 7) An Accessory Dwelling Unit shall not be used for boarding and lodging, or other commercial use. An ADU and principal dwelling to which it is accessory may be rented for periods not

shorter than 90 days at a time, and are prohibited from any use as rental units on a weekly or daily basis.

- 8) Accessory Dwelling Units permitted shall be restricted to ten (10) per calendar year. Or take any other relative action thereto; (Inserted at the request of the Zoning Board of Appeals

Footnote: *Section number to be determined by Town Clerk based upon next available section number.

MOVED: That the Town will amend Article III and Article V of the Zoning Bylaws and adopt the proposed Article IV Section 410-4.9* Accessory Dwelling Units (ADU) to the Zoning Bylaws to add the following:

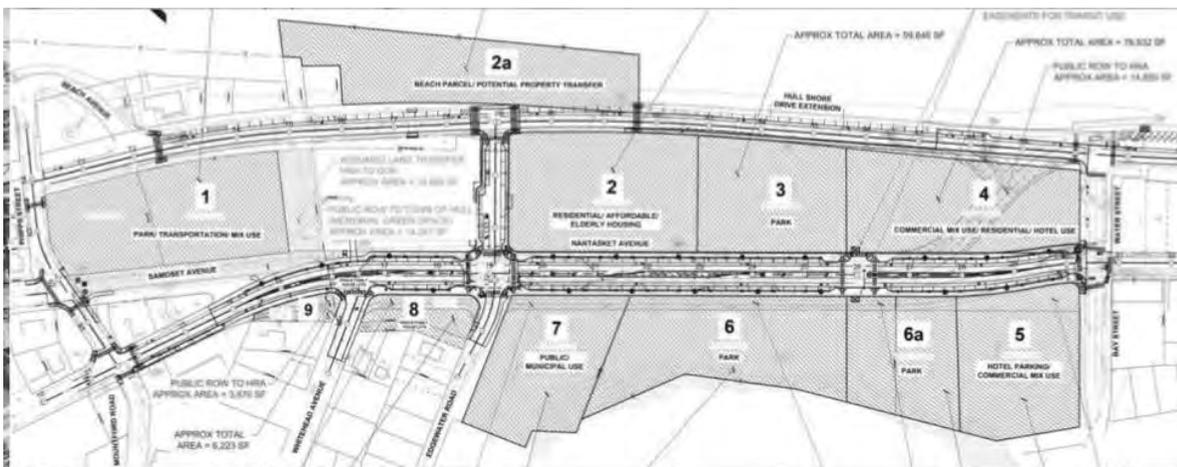
Article III Section 410-3.2 Single-Family Residence Districts; Permitted Uses: After Section 410-3.2A(7), Add (8) Accessory Dwelling Units, subject to the requirements of Section 410-4.9* of this Zoning Bylaw. Article V Section 410-5.1 Table 50, Amend SF-A, B, C: Maximum number of dwelling units per lot = 1; Add "+ADU" Article IV Uses. After Section 410-4.8; Add: Section 410-4.9*, to insert the following:
Section 410-4.9* ACCESSORY DWELLING UNITS (ADU)

Substitute Motion: Move that No Action be taken on Article 13 so that it can be referred for further study.

VOTED on Substitute Motion: Substitute Motion passed by a vote of 213 to 81.

ARTICLE 19: Due to major developments already completed and developments currently proposed in other areas of Hull, to see if the Town will vote to amend current zoning for Hull Redevelopment Authority land as follows or take any other action relative thereto.

Designate HRA parcels 1,2,3,4,6 as identified by the Hull Redevelopment Authority diagram below as a "Public Open Space District" as defined in Hull Zoning bylaws chapter 410-3.7.



(Citizens' Petition inserted at the request of Susan Vermilya and others)

MOVED:

To see if the Town will vote to modify existing zoning previously established for Hull Redevelopment Authority land under the NBOD to the below:

To designate HRA parcels 1, 2,3,4, 6, 6a, as identified by the HRA diagram below, as a “Public Open Space District” as defined in Hull Zoning bylaws chapter 410-3.12D{16} Open Space (as of 2/1/23).

VOTED: Motion Failed by a vote of 167 in favor and 110 opposed (not a 2/3 vote).

ARTICLE 5: To see if the Town will authorize the Select Board to acquire by gift, purchase, eminent domain or otherwise, an easement and/or other property interest in the area commonly called the Art Walk, in an area between the Department of Conservation and Recreation Parking Lot behind 0 George Washington Boulevard (aka Paragon Boardwalk) and Nantasket Avenue, to enable and facilitate public and municipal access to and use of the area, scenic enhancement and for municipal purposes; and to accomplish same to raise and appropriate and/or transfer from available funds or borrow a sum of money; and to authorize the Town Manager to apply for and accept grants and gifts to accomplish said projects and purposes; and to authorize the Town to enter into agreements for said projects and purposes and to appropriate from available funds and/or by borrowing and/or authorize the use of grants or gifts to acquire said property interests and for said projects and purposes.
Or take any other action relative thereto. (Inserted at the request of the Town Counsel)

MOVED:

That the Town authorize the Select Board to acquire by gift, purchase, eminent domain or otherwise, an easement and/or other property interest in the area commonly called the Art Walk, in an area between the Department of Conservation and Recreation Parking Lot behind 0 George Washington Boulevard (aka Paragon Boardwalk) and Nantasket Avenue, to enable and facilitate public and municipal access to and use of the area, scenic enhancement and for municipal purposes; and to accomplish same authorize the Town Manager to apply for and accept grants and gifts to accomplish said projects and purposes; and to authorize the Town to enter into agreements for said projects and purposes and/or authorize the use of grants or gifts to acquire said property interests and for said projects and purposes.

VOTED: Motion Passed by a vote of 226 to 22.

ARTICLE 3: To see if the Town will fix the salaries of the following Town Officers, viz;

- Select Board
- Moderator
- Town Clerk
- Assessors
- Municipal Light Board

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

MOVED: That the Town fix the salaries of the following Elected Town Officers:

Select Board:	
Chair	\$3,000.00
Members	\$2,500.00
Moderator	\$420.00
Town Clerk	\$26,000.00
Assessors	
Chair	\$1,000.00
Members	\$400.00
Municipal Light Board	
Chair	\$600.00
Members	\$450.00

VOTED: Motion Passed by a vote of 212 to 21.

ARTICLE 23: Town will Vote to establish a citizen committee to interview the finalist for the Town Manager position.

The committee should be made up of 7 citizen and then open have an open Q.A. & Town Forum to present their background, education and why they would like to be the Town Manager of Hull. (Citizens' Petition inserted at the request of Anne Marie Papisodero and others)

This article was withdrawn at the request of the Petitioner.

Motion: No Action

VOTED: The motion passed by a vote of 165 to 31.

ARTICLE 2A: To see if the Town will assume liability in the manner provided by section 29 of Chapter 91 of the General Laws and amendments thereto, for all damages that may be incurred by work to be performed by the Department of Public Works of Massachusetts and/or the Massachusetts Department of Environmental Protection for the improvement, development, maintenance and protection of tidal and non-tidal rivers and streams, harbors, tidewaters, foreshores and shores along the public beach outside of Boston Harbor and authorize the Select Board or Town Manager to execute and deliver a bond of indemnity therefore to the Commonwealth.

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 2B: To see if the Town will authorize the Select Board or Town Manager to enter into contracts with the Massachusetts Department of Public Works and/or Commissioner and/or Massachusetts Department of Environmental Protection for the construction or maintenance of seawalls and land areas bordering on tidal waters, for the ensuing year. Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 2C: To see if the Town will authorize the Select Board to enter into contracts with

the Commonwealth of Massachusetts, its divisions, commissions and agencies, including the Department of Public Works and/or the County Commissioners for the construction and maintenance of public highways for the ensuing year.

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 2D: To see if the Town will authorize the Treasurer/Collector to enter into compensating balance agreements, as permitted by M.G.L. Chapter 44, section 53F. Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 2E: To see if the Town will vote that all income from sales of electricity to private consumers or for electrical supplies to municipal buildings or for municipal power, and for sales of appliances and jobbing during the next fiscal year, be appropriated for the Municipal Light Department, the whole to be expended by the Town Manager for the expenses of the plant for the next fiscal year, as defined in section 57 of Chapter 164 of the General Laws and Chapter 8 of the Acts of 1989, as amended. Or take any other action relative thereto. (Inserted the request of the Town Manager)

MOVED:

Motion (Article A): That the Town assume liability in the manner provided by Section 29 of Chapter 91 of the General Laws and amendments thereto, for all damages that may be incurred by work to be performed by the Department of Public Works of Massachusetts and/or the Massachusetts Department of Environmental Protection or other appropriate agencies for the improvement, development, maintenance and protection of tidal and non-tidal rivers and streams, harbors, tidewaters, foreshores and shores along the public beach outside of Boston Harbor and authorize the Select Board or Town Manager to execute and deliver a bond of indemnity therefore to the Commonwealth.

Motion (Article B): That the Town authorize the Select Board or Town Manager to enter into contracts with the Massachusetts Department of Public Works and/or Commissioner and/or Massachusetts Department of Environmental Protection for the construction or maintenance of seawalls and land areas bordering on tidal waters, for the ensuing year.

Motion (Article C): That the Town authorize the Select Board to enter into contracts with the Commonwealth of Massachusetts, its divisions, commissions and agencies, including the Department of Public Works and/or the County Commissioners for the construction and maintenance of public highways for the ensuing year.

Motion (Article D): That the Town authorize the Treasurer/Collector to enter into compensating balance agreements, as permitted by M.G.L. Chapter 44, Section 53F.

Motion (Article E): That the Town vote that all income from sales of electricity to private consumers or for electrical supplies to municipal buildings or for municipal power, and for sales of appliances and jobbing during the next fiscal year, be appropriated for the Municipal Light Department, the whole to be expended by the Town Manager for the expenses of the plant for the next fiscal year, as defined in Section 57 of Chapter 164 of the General Laws and Chapter 8 of the Acts of 1989, as amended.

VOTED: Motions on Articles 2A-E: Passed by a vote of 213 to 6.

ARTICLE 26: To allow the Oscar Smith Mitchell American Legion Post 140 to hold their meetings at the Anne Scully Senior Center.

To allow the Oscar Smith Mitchell American Legion Post 140 to hold their meetings at the Anne Scully Center at the Veterans Building. Located at 197A Samoset Ave. This was once the home of the original Post 140. There is Legion history within the building and the plaque with our Past Commanders hangs on the wall upstairs. Since the VFW has turned in it's charter and combined with Hingham. This would be the only Veterans organization in our Community. The Legion will be Fully Insured. We would ask for favorable action on this Article. (Citizens' Petition inserted at the request of James Richman and others)

MOVED:

To allow the Oscar Smith Mitchell American Legion Post 140 to hold their meetings at the Anne Scully Senior Center at the Veterans Building located At 197A Samoset Ave .. This was once the original Post 140. There is Legion history of the Past Commanders on the wall upstairs. Since the VFW has turned in their charter and combined with Hingham. This would be the only Veterans organization in our community. The Legion will be fully insured. We would like to ask for favorable action on this article.

Amendment Motion as follows: Move that the Select Board will, within 90 days of passage of this article, adopt a policy which will allow the Oscar Smith Mitchell American Legion Post 140 to hold their meetings at the Anne Scully Senior Center at the Veterans Building located at 197A Samoset Avenue.

VOTED: Amendment Passed by a vote of 213 to 9.

VOTED: Amended Main Motion Passed by a vote of 209 to 11.

ARTICLE 12: To see if the Town will amend the Zoning Bylaw § 410 to establish § 410-4.1.C(3)(h) and § 410-6.5 as follows:

§ 410-4.1.C(3)(h) The Planning Board may require full or partial compliance with § 410-6.5 Light Pollution Prevention.

§ 410-6.5 Light Pollution Prevention

A. Purpose and Intent. The purpose of this Bylaw is to create standards for outdoor lighting so that its use does not unreasonably interfere with the reasonable use and enjoyment of property within the town of Hull. It is the intent of this section to encourage, through the regulation of the types, construction, installation and uses of outdoor electrically powered illuminating devices, lighting practices and systems which will reduce light pollution, light trespass and glare in order to preserve and enhance the natural, scenic, and aesthetic qualities of Hull, conserve energy and decrease lighting cost without decreasing nighttime safety, security, and productivity, and preserve the night sky as a natural resource to enhance nighttime enjoyment of property within Hull.

B. Definitions. Except as noted hereinafter, all definitions are provided in the Zoning Bylaw. Unless the context clearly indicates otherwise, certain words and phrases used

in this section shall mean the following:

CUTOFF ANGLE: The angle formed by a line drawn from the direction of the direct lightrays at the light source with respect to the vertical, beyond which no direct light is emitted.

CORRELATED COLOR TEMPERATURE (CCT): The Specification of the color appearance of the light emitted by a light source measured in degrees Kelvin (K).

DIRECT LIGHT — Light emitted directly by a lamp, off a reflector, or through a refractor of an outdoor light fixture.

FOOT-CANDLE – Standard measurement of illumination in the United States, defined as one lumen per square foot.

FILTERED — When referring to an outdoor light fixture, means that the fixture is to be fitted with a glass, acrylic, or other translucent enclosure of the light source.

GLARE: Light emitted from a light fixture with intensity great enough to produce annoyance, discomfort, or a reduction in a viewer's ability to see.

HEIGHT OF Light Fixture: The vertical distance from the finished grade of the ground directly below to the lowest direct light emitting part of the light fixture.

ILLUMINATING ENGINEERING SOCIETY (IES) – An industry-backed non-profit organization that is the recognized technical and educational authority on illumination science. They publish and maintain technical standards through an accredited process and provide best practice recommendations for lighting installations.

LAMP: The component of an outdoor light fixture that produces light.

LIGHT FIXTURE: A complete lighting system, including the assembly that houses a lamp or lamps, and which may include a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor, lens, or diffuser lens.

LIGHT TRESPASS: Direct light emitted by an outdoor lamp fixture that shines beyond the boundaries of the property on which the outdoor light fixture is installed.

PHOTOMETRIC PLAN: Site plan showing the light levels (measured in foot candles) from each light fixture across and beyond the boundaries of the site.

SHIELDED LIGHT FIXTURE: A lamp and fixture assembly designed to eliminate light being emitted in an unwanted direction. Fixtures may include an array of shielding options such as back, front or side to prevent light trespass or uplight shielding to prevent light emitting light above a horizontal plane.

UPLIGHT: Direct light emitted by an outdoor light fixture above a horizontal plane through the fixture's lowest light-emitting part. Uplight is quantified using the IES U-rating system, U1-U5.

C. Lighting Plan. The applicant shall provide a Lighting Plan consisting of:

- 1) A photometric plan showing the intensity of illumination at ground level, expressed in foot candles
- 2) Specifications for all proposed lighting fixtures and control systems for all characteristics outlined in section E. Control of Glare, Light Trespass, and Operation.
- 3) Proposed mounting height of outdoor lighting fixtures.
- 4) A written narrative explaining how the proposed lighting and installation methods

will limit impacts on surrounding properties

D. Lighting Specifications. To prevent light pollution, all products shall meet the following specifications:

- 1) Product must have a maximum IES Uplight rating of U1
- 2) Correlated Color Temperature (CCT) must not exceed 3000K
- 3) Continuous dimming capability to 20% of max output power or lower
 - i. Outdoor lighting fixtures must be dimmed to 20% of max output power or lower between midnight and dawn.
 - ii. Dimming must be performed automatically by a control system or by occupancy sensors
- 4) Products that include an arm or tenon mount must have a maximum allowable tilt of +/- 10 degrees
- 5) Products must have at least one shielding option or accessory available (e.g., house-side shield, etc.)

E. Control of Glare, Light Trespass, and Operation

- 1) All Light Fixtures shall be equipped with whatever shielding, filters, lenses, or cutoff devices required to eliminate Light Trespass onto any street or abutting lot or parcel, to eliminate unreasonable glare to persons on any street or abutting lot or parcel and to minimize uplighting.
- 2) Outdoor Lighting Fixtures intended solely to illuminate any freestanding surface (signs, walls, landscaping elements, etc.) shall be 1) mounted above the surface and face downward to prevent uplight and 2) shielded so that Direct Light is confined to the surface only.

F. Exemptions.

- 1) All light fixtures lawfully in place prior to the date of this amendment shall be grandfathered. However, any light fixture that replaces a grandfathered light fixture, or any grandfathered light fixture that is moved, must meet the standards of this regulation.

G. Special Permit. Alternative outdoor light fixtures may be allowed by Special Permit if it is found that the fixture's design and appearance are superior, significant light pollution will not be created, and light trespass and glare are minimal.

Or take any other action relative thereto. (Inserted at the request of the Planning Board)

MOVED:

That the Town will amend the Zoning Bylaw Sec. 410 to establish Sec. 410-4.1.C(3)(h) as written in the Warrant. That the Town amend the Zoning Bylaw to establish light pollution standards for commercial and multifamily buildings. (Sec. 410 to establish Sec. 410-4.1.C(3)(h) and Sec. 410-6.5 to require full or partial compliance with Light Pollution Prevention.

The reading of the entire motion was waived. The motion was made and seconded.

VOTED ON MOTION To Waive The Reading Of Entire Motion: Passed.

VOTED: Motion passed by a 2/3 vote of 194 to 20.

ARTICLE 14: To see if the Town will amend Zoning Bylaws Article V Section 410-5.1 Table 50; Commercial Recreation Districts A, B, & C, as follows: to **Add: Footnote (a.2)** The Planning Board may, at its discretion, issue a Special Permit allowing new and existing buildings within a Special Flood Hazard Area, as defined by the latest edition of 780 CMR, to be elevated beyond the prescribed height limit to provide flood proofing by meeting or exceeding the flood elevation requirements of said CMR, and such Special Permit can be considered in conjunction with Site Plan review (Section 410-4.1). Buildings cannot exceed the elevation required to comply with 780 CMR by more than **six feet**. Roof top mechanicals appropriately screened or enclosed must be below the total allowed building height. Or take any other r action elative thereto;” (Inserted at the request of the Zoning Board of Appeals)

MOVED:

That the Town will Amend Zoning Bylaws Article V Section 410-5.1 Table 50; Commercial Recreation Districts A, B, & C, as follows to Add: Footnote (a.2) The Planning Board may, at its discretion, issue a Special Permit allowing new and existing buildings within a Special Flood Hazard Area, as defined by the latest edition of 780 CMR, to be elevated beyond the prescribed height limit to provide flood proofing by meeting or exceeding the flood elevation requirements of said CMR, and such Special Permit can be considered in conjunction with Site Plan Review (Section 410-4.1). Buildings cannot exceed the elevation required to comply with 780 CMR by more than six feet. Roof top mechanicals appropriately screened or enclosed must be below the total allowed building height.

VOTED: Motion failed by a 2/3 vote of 123 to 71.

A motion was made to adjourn the Annual Town Meeting and to reconvene on Wednesday, May 3, 2023 at 7:00 p.m. The motion was seconded and passed unanimously.

ANNUAL TOWN MEETING, WEDNESDAY, MAY 3, 2023

259 VOTERS ATTENDED

ARTICLE 8: To see if the Town will raise and appropriate, transfer from available funds, and/or borrow a sum of money for the purpose of the design and construction of repairs and improvements to seawalls, revetments and coastal access infrastructure, and any other shore

protection projects, including any related land acquisition costs, site improvements, landscaping, equipment and any other costs incidental or related thereto; to authorize the Town Manager to apply for and accept grants and gifts to accomplish said projects and purposes, which amounts shall be spent in addition to the funds appropriated under this vote; and to authorize the Select Board to enter into agreements and take any other action necessary to carry out said projects.

Or take any other action relative thereto. (Inserted at the request o the Town Manager)

MOVED:

That the Town appropriate \$1,000,000 to pay costs of the design and construction of repairs and improvements to seawalls, revetments and coastal access infrastructure, and any other shore protection projects, including any related land acquisition costs, site improvements, landscaping, equipment and any other costs incidental or related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to G.L. c. 44, §7(1) or any other enabling authority, and to issue bonds or notes of the Town therefor. The Town Manager is hereby authorized to apply for and accept grants and gifts to accomplish said projects and purposes, which amounts shall be spent in addition to the funds appropriated under this vote; and the Select Board is authorized to enter into agreements and take any other action necessary to carry out said projects.

VOTED: Motion Passed by a 2/3 vote of 175 to 5 as declared by Town Moderator.

ARTICLE 25: To direct the Town of Hull to pay Hub Construction from free cash, reserve funds or any other available funds for outstanding invoices for services rendered 2017 – 2019.

The following unpaid invoices were submitted in a timely manner before the end of each fiscal year. Invoice #20835 installed handicap ramps at “K” Street ocean side \$4,680.00, Work Date 5/8/17 invoice date 5/26/17. Invoice #21738 bon fire prep and cleanup at HRA lot \$4,900.00, work dates 11/21/17 – 11/24/17 invoice date 2/28/18. Invoice #22025 plowing and storm work \$133,902.00, work dates 12/25/17 – 4/2/18 invoice date 5/21/18. Invoice #24281 repaired water line at landfill \$4,112.99, work dates 12/19/19 – 12/27/19 invoice date 4/27/20. (Citizens’ Petition inserted at the request of Paul V. Gratta and others)

MOVED: NO ACTION

VOTED: NO VOTE

ARTICLE 18: Amend Zoning Bylaw to allow an existing Registered Marijuana Dispensary to add adult use retail sales, subject to special permit and site plan approval by the Planning Board, and license by the Board of Selectmen.

To see if the Town will vote to amend the code of the Town by adding to Chapter 410 (Zoning) a new Section 410-3.13G(3), as follows:

- (3) The Planning Board may grant a special permit to an RMD that has been licensed and lawfully operating within the Town for at least one year to authorize adult use retail sales, subject to execution of a new Host Community Agreement, submission of new applications

for site plan approval and special permit satisfying all of the requirements of Section 410-3.13F, a determination that operation of the RMD has not negatively impacted the Town, and compliance with the provisions of Chapter 309, including receipt of a license from the Board of Selectmen. (Citizens' Petition inserted at the request of Meghan Sylvester and others)

MOVED:

That the Town vote to amend the Zoning Bylaw by creating a new Section 410-3.13G(3), as printed in the Warrant, to allow a Registered Marijuana Dispensary in existence for at least one year to add adult use retail sales, subject to: (1) a special permit from the Planning Board, which must first find that the existing facility has had no negative impact on the Town; (2) site plan approval by the Planning Board; (3) a license by the Select Board; and (4) approval of a new Host Community Agreement by the Select Board.

Substitute Motion as follows: Move that Article 18 be referred to the Zoning Bylaw Committee, without prejudice, for consideration for the article at a Special or any Annual Town Meeting.

VOTED: Substitute Motion Passed by a vote of 155 to 34.

ARTICLE 1: To hear and act upon the following:

- The Report of the Select Board
- The Report of the School Committee
- The Report of the Fire Department
- The Report of the Police Department
- The Report of the Treasurer/Collector
- The Report of the Town Clerk
- The Report of the Board of Assessors
- The Report of the Municipal Light Board
- The Report of the Trustees of the Public Library
- The Report of the Town Counsel
- The Report of the Retirement Board
- The Report of the Committees
- The Report of the Town Accountant
- The Report of the Board of Health
- The Report of the Planning Board

or take any other action relative thereto. (Inserted by the Select Board)

MOVED:

That the Town Accept:

- The Report of the Select Board
- The Report of the School Committee
- The Report of the Fire Department
- The Report of the Police Department
- The Report of the Treasurer/Collector

The Report of the Town Clerk
The Report of the Board of Assessors
The Report of the Municipal Light Board
The Report of the Trustees of the Public Library
The Report of the Town Counsel
The Report of the Retirement Board
The Report of the Committees
The Report of the Town Accountant
The Report of the Board of Health
The Report of the Planning Board

VOTED: Motion Passed by a vote of 171 to 16.

ARTICLE 20: To authorize the Select Board to enter into negotiations with the relevant State authorities to enact Chapter 289 allowing the town to lease DCR property to create economic development opportunities for the Town.

The Select Board of the Town of Hull shall be authorized to begin negotiations with the Commissioner of Asset Management and the Department of Conservation and Recreation to allow the town to lease the following parcel shown on the assessor's map 37, lots 001-A and 008, being a portion of the Nantasket Beach Reservation bounded by Nantasket Avenue on the east, Hull Shore Drive on the north, George Washington Blvd on the west and Wharf Avenue on the south. This long-term lease is authorized under Chapter 289 "An act authorizing the Division of Capital Asset Management and Maintenance to lease certain buildings and parkland in the Town of Hull for development purposes." (Citizens' Petition inserted at the request of Bart Blumberg and others)

MOVED:

To authorize the Select Board to enter into negotiations with the MA Department of Conservation and Recreation (DCR) and other state authorities under the authority of Chapter 289, a law allowing the town of Hull to lease certain DCR property to create economic development opportunities.

The land and buildings in question include the abandoned MDC/DCR police station across from the Paragon Carousel at the corners of Wharf Avenue, Nantasket Avenue, and George Washington Blvd. It also includes the adjacent DCR island district headquarters, and the DCR's single-story brick storage buildings running along Nantasket Avenue up to the intersection with Hull Shore Drive at the Mezzo Mare restaurant.

Among the economic development opportunities of the long-term lease would be the development of an Art Center to serve Hull and surrounding communities.

VOTED: The Motion Passed by a vote of 213 to 12.

ARTICLE 11: To see if the Town will vote to amend the General bylaws Section 213-8 A, F & I (Dog License; Fees) by as follows: (Inserted at the request of the Town Clerk)

[~~Strikeout~~ to be eliminated / underline to be incorporated]

§ 213-8 Dog license; fees. [1]

[Amended 4-12-1994 ATM by Art. 47; 5-8-2007 ATM by Art. 23]

A. Any person residing in the Town of Hull, who at the beginning of the license period from ~~(April 1—March 31)~~ to (January 1 to December 31) or who during the license period becomes the owner or keeper of a dog six months of age or older, shall cause the dog to be licensed within 30 days. The Town Clerk shall issue dog licenses and tags on a form prescribed and furnished by the Town of Hull.

F. Notwithstanding the provisions of MGL Chapter 140 section 139, or any other provision of law to the contrary, the annual fees to be charged by the Town of Hull for the issuance of dog licenses shall be as follows: ^[2]

(1)

Unspayed and unneutered dogs: ~~\$15.00~~ \$17.

(2)

Spayed and neutered dogs: ~~\$10.00~~ \$12.

I. Any individual who has not licensed his or her dog by ~~May 1~~ February 1 or within 30 days of when said dog should have been licensed in any year shall pay an additional late fee of \$25 per family.

Or take any other action relative thereto. (Inserted at the request of the Town Clerk)

MOVED:

That the Town will amend the General bylaws Section 213-8 A, F & I (Dog License; Fees) in the words of Article 11 of the Warrant.

VOTED: Motion Passed by a vote of 177 to 21.

ARTICLE 22: To see if the Town of Hull will vote to delay decisions on development proposals for the Hull Redevelopment Authority land use until a current formal independent study is performed and publicized that shows the impact that further development would have on the town's current resources. Resources as defined as usage capacity for water, sewer, electricity and the impact of climate change; or to take any other action relative thereto.

Study to include the below if HRA proposals were implemented

1. Specific changes/upgrades needed for each resource.
2. Total estimated cost of any changes/upgrades.
3. Identify negative impact to town residents and businesses (ie: would increases in water usage from this development cause poor waterflow to other areas of town and result in the need for additional capacity).
4. Specifically, who or what entity would pay for each change/upgrade.
5. Factors in current major building proposals submitted to town.

(Citizens' Petition inserted at the request of Susan Vermilya and others)

MOVED:

To see if the Town will vote to delay decisions on development proposals for Hull Redevelopment Authority land use until, as part of the Planning Board review process, the plan includes a formal independent study that is publicized to the townspeople and shows the impact that the proposed development would have on the town's usage capacity for water, sewer and electricity.

Study to include specific changes/upgrades needed, related costs, who would shoulder the burden of those costs and identify potential resource decline.

Substitute Motion was ruled beyond the scope of the article by the Moderator.

Amended Motion: To see if the Town will create an independent study that shows the impact that the development on the HRA land would have on the town's current resources. Resources defined as usage capacity for water, sewer, electricity and the impact of climate changes, or take any other action thereto, and to post said results on the town website and within The Hull Times.

VOTED: Amended Main Motion Passed by a vote of 136 to 92.

ARTICLE 24: This article is purposed to set limited term limits for all elected town boards petition with in The Town of Hull.

The proposed article is to seek for the Town of Hull to petition a special act by the Hull residents that state, "no person may be elected as a member of a Town of Hull Board, Select-person Board, Light Board, etc. of the Town of Hull for more than three full terms or ten and one half years, whichever is lesser."

This petition will set term limits on all Hull elected Board positions.

This citizen petition is being presented as an article for the Town Warrant to be voted on at the Hull Town Meeting 2023. (Citizens' Petition inserted at the request of Christopher Sweeney and others)

MOVED:

This Article is to seek for the Town of Hull to petition a Special Act By the HULL residents That State "No person may be elected as a member of ANY Town Board may Be Elected as A member of A Town Board, Selectboard, Light board ETC of the town of HULL for more than three FULL terms or ten and a Half years whichever is lesser. This petition WILL set term limits on all of Hull Elected Board Positions. This Petition Should Also Be inserted into the May 15th Municipal Ballot 2023.

Substitute Motion: This article is to seek for the Town of Hull to petition a Special Act by the Town of Hull residents that states that no person may be elected as a member of the Select Board of the Town of Hull for more than three full terms or 10 ½ years, whichever is lesser. This petition will set term limits on all elected Select Board members of the Town of Hull.

The substitute motion was made and seconded.

VOTED: Substitute Motion Failed by a vote of 60 to 153.

ARTICLE 17: The citizens petition is intended to establish a zoning by law Section 410-4.9 which would create a requirement for inclusionary housing for any development of over 10 units. The provisions of the bylaw is designed to: (1) increase the supply of affordable rental and ownership housing in the Town of Hull across all zoning districts, (2) encourage a greater diversity and distribution of housing to meet the needs of seniors, families and individuals at all income levels, and (3) prevent the displacement of Hull residents. Under the proposal any development of over ten units will be required to set aside ten percent of the units for individuals who meet moderate or low income requirements with preference to be given to Hull residents.

To see if the Town will amend the Zoning By-laws by amending Article IV to add a new section, Section 410-4.9 Inclusionary Housing Requirement, as follows:

410-4.9

A. Purpose:

The provisions of the bylaw is designed to: (1) increase the supply of affordable rental and ownership housing in the Town of Hull across all zoning districts, (2) encourage a greater diversity and distribution of housing to meet the needs of seniors, families and individuals at all income levels, and (3) prevent the displacement of Hull residents.

B. Definitions:

1. AFFORDABLE HOUSING UNIT (AHU) - A dwelling unit available at a cost of no more than 30% of gross household income of those households at or below 80% of the Boston MSA median income as reported by the U.S. Department of Housing and Urban Development,
2. MEDIAN INCOME - The median income, adjusted for household size, for the Boston Metropolitan Statistical Area published by or calculated from regulations promulgated by the United States Department of Housing and Urban Development or any successor federal or state program.
3. INCOME, LOW OR MODERATE - Low income - households making 50% of the median income of the Boston MSA Moderate income - households making 80% of the median income of the Boston MSA
4. PROJECT -- Any residential development including housing created both by new construction or remodeling and conversion of an obsolete or unused building or other structure from its original or more recent use to an alternate use, including those set forth in the section entitled "applicability." Where the project is a senior residential development as set forth below, the term "dwelling unit" shall be construed to mean "units within senior residential developments".

C. Applicability: In all zoning districts, the provisions of this bylaw shall apply to the following uses:

1. any project that results in a net increase of ten or more dwelling units, whether by new construction or by the alteration, expansion, reconstruction or change of existing residential or non-residential space; and
2. any subdivision of land for development of ten or more dwelling units; and
3. any senior residential development that includes ten or more senior residential units and accompanying services

D. Provision of Affordable Units

1. The development of any project as defined in this paragraph
2. As a condition for granting any permit hereunder, applicants shall contribute to the Town's stock of affordable units in accordance with the following requirements:
 - a. For projects resulting in a net increase of ten or more dwelling units, the applicant shall be required to set aside a minimum of ten percent (10%) of the net increase as affordable units, and a minimum of ten (10%) of the total number of bedrooms provided as affordable housing.
 - b. Fractions:
If when applying the percentage to the total number of units to determine the number of affordable units, the resulting number of affordable units includes a fraction of a unit, this fraction, if one-half (1/2) or more shall be rounded up to the next whole number
 - c. Sale, lease or rental of units to low and moderate income households: Units set aside for sale, lease or rental to low and moderate-income households shall be restricted in perpetuity for occupancy by qualified households which meet the definition of "low" and "moderate" income set forth in this bylaw.

E. Distribution of affordability for rental and ownership units: In developments which are required to include fewer than three (3) affordable units all units shall serve moderate-income households. In developments which are required to include exactly three (3) affordable units, one (1) affordable unit shall serve a low-income household and two (2) affordable units shall serve moderate income households. In developments which are required to include more than three (3) affordable units, the units shall be distributed as follows: 25% shall serve low-income households 75% shall serve moderate income households

F. Projects containing affordable units shall meet the following standards:

1. Projects shall not be segmented or phased to avoid compliance with these provisions.
2. Affordable units shall be dispersed throughout the project so as to ensure a true mix of market-rate and affordable housing.
3. Affordable units shall conform to the general appearance of residences in the area and/or

the project. Affordable units must contain average floor area of the market rate units.

4. All affordable housing units created under this Bylaw shall be no less accessible to public amenities, such as open space, as the market-rate units.
5. The construction of the affordable units will be provided coincident with the development of market-rate units, but in no event shall the development of affordable units be delayed beyond the schedule noted below: Market Rate units (% built)/Affordable Housing Units (% built) Up to 30%/None Required 30% to 50%/At least 30% 51% to 75%/At least 75% 76% or more/100%

G. Preservation of Affordability; Restrictions on Resale:

1. Each affordable unit created in accordance with this Bylaw shall have the following limitations governing its resale. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households in perpetuity. The resale controls shall be established through a deed restriction, acceptable to the Massachusetts Division of Housing and Community Development and the Hull Affordable Housing Committee, and recorded at Plymouth County Registry of Deeds or the Land Court. Covenants and other documents necessary to ensure compliance with this section shall be executed and, if applicable, recorded prior to and as a condition of the issuance of any building permit or certificate of occupancy, as the appropriate Board or Building Inspector shall deem appropriate.
2. Maximum rental price: Rents for the affordable units, including utilities shall not exceed 30% of the targeted annual gross household income.
3. Maximum sales price: Housing costs, including monthly housing payments, principal and interest payments, and insurance, shall not exceed 30% of the targeted gross household income.
4. Resale prices: Subsequent resale prices shall be determined in a manner consistent with the initial pricing of the affordable housing unit. The resale price will be established based on a discounted rate, which is the percentage of the median income for which the unit was originally sold. The method of resale price calculation shall be included as part of the deed restriction. This percentage may be increased or decreased by up to five per cent (5%) at the time of resale, in order to assure that the target income groups' ability to purchase will be kept in line with the unit's market appreciation and to provide a proper return on equity to the seller.

H. Marketing Plan

1. The affordable units must be rented or sold using a plan for marketing which has been reviewed and approved by the Hull Affordable Housing Committee
2. Preference for Hull residents and persons employed within the Town of Hull: Unless otherwise prohibited by a federal or state agency under a financing or other subsidy program, the affordable units shall be initially offered to current residents of the Town of

Hull who qualify under the income guidelines and who have resided in the town for a minimum of five years, to persons employed within the Town of Hull for at least five (5) years, and to persons who, although not currently residents of the town, have previously resided in the Town of Hull for a minimum of five years. Preference should be given, as appropriate to the unit, seniors first and then families or individuals. The town may establish a system of priorities for selecting buyers or renters, in accordance with Affordable Housing Guidelines issued by the Hull Affordable Housing Committee.

I. Buyers Eligibility:

Purchasers and would be purchasers and renters are required to submit to the Hull Affordable Housing Committee copies of their last three year's tax returns and certify in writing that their income does not exceed eligibility

J. Project Procedures

All projects shall comply with the following procedures as applicable:

1. Pre-Application Meeting: The applicant shall convene a pre-application meeting with the Hull Affordable Housing Committee to discuss the project proposal and affordable housing requirements.
2. Submission of Affordable Housing Plan: The applicant shall fill out and submit an Affordable Housing Plan form to the Hull Affordable Housing Committee prior to making an application for any required permits. This form requires the following information: project units by location, square footage, unit types, number and types of rooms, and location of and number of affordable units. Specific floor plans shall be included with this submission. The Hull Affordable Housing Committee shall, in the next regularly scheduled meeting after necessary public notice, review the submitted Plan and prepare a recommendation to the appropriate boards regarding the plan as it pertains to the affordable housing set aside. The Planning Board, Zoning Board of Appeals or Building inspector decisions may require modifications, conditions, and safeguards, including documentation regarding affordability. Said boards and Departments shall explain any deviation from the Housing Partnership recommendations in writing in its decision.
- 3.. Revised Affordable Housing Plan: As needed to ensure Planning Board or ZBA approval, a revised Affordable Housing Plan may be submitted to the Hull Affordable Housing Committee. No building permit shall be issued until the applicant submits proof that any special permit decisions of the appropriate boards has been recorded and that a final approval letter for the Hull Affordable Housing Committee has been issued.

K. Enforcement

1. Legal restrictions: Affordable units shall be rented or sold subject to deed covenants, contractual agreements, and/or other mechanisms restricting the use and occupancy, rent level, and sales prices of such units to assure their affordability. All restrictive instruments shall be subject to review and approval by the Hull Affordable Housing Committee and town counsel.

2. The Hull Affordable Housing Committee shall maintain the Affordable Housing inventory, to ensure compliance with approved plans.
3. The Hull Affordable Housing Committee or a town official designated by the committee will be the authority that will monitor, oversee and administer the details for all resale of any affordable units created under this Bylaw.
(Citizens' Petition inserted at the request of George Boylen and others)

MOVED:

That the Town amend the Zoning Bylaw by amending Article IV to add a new section, Section 410-4.9, Inclusionary Housing Requirement in the words of Article 17 of the Warrant.

AMENDED MOTION:

Amendment Motion #1: In all cases substitute the Town Manager's office or its designee, in place of the Hull Affordable Housing Committee.

Substitute Amendment to Amendment #1: In all cases substitute the Select Board or its designee in place of the Hull Affordable Housing Committee."

VOTED Amendment Motion #1: Passed by a vote of 186 to 22.

Amendment #2: In Section F. 3 add the words "and quality" following the general appearance of residences.

Amendment #3: In Section F. 5 strike all wording beyond "the development of market-based units."

Amendment #4: In Section H, subsection 2, insert "via lottery" to state that "the affordable units shall be initially offered via lottery to current residents."

Amendment #5: In Section H, 2, state "as appropriate to the unit, seniors and families first, and then individuals."

Amendment #6: In Section J, Subsection 2, following the word "submission" delete the Hull Affordable Committee shall, in the next regularly scheduled meeting after necessary public notice" and replace it with "the Select Board or its designee, shall..."

The motions for Amendments #2 through #6 were made and seconded.

VOTED on Amendments #2 through #6: Amendments #2 through #6 passed by a vote of 159 to 8.

VOTED AMENDED Main Motion: The article as amended passed by a vote of 159 to 19.

ARTICLE 7: To see if the Town will vote to accept the provision of M.G.L. Chapter 32, section 103 (j) inserted by section 19 of Chapter 188 of the Acts of 2010 to increase the maximum base amount on which the COLA adjustment is calculated from \$17,000.00 annually to

\$18,000.00 annually. Or take any other action relative thereto. (Inserted at the request of the Hull Contributory Retirement Board)

MOVED:

Move that the Town will vote to accept the provision of M.G.L. Chapter 32, section 103 (j) inserted by section 19 of Chapter 188 of the Acts of 2010 to increase the maximum base amount on which the COLA adjustment is calculated from \$17,000.00 annually to \$18,000.00 annually.

VOTED: Motion Passed by a vote of 151 to 10.

ARTICLE 15: To see if the Town will amend Zoning Bylaws Article III Section 410-3.5.A. Permitted Uses for Business District (2)(b) Multifamily dwellings in Business District ; **Remove** [1] and **Add:** [1] "Allow strictly residential use in Business District by special permit through the Planning Board, and such special permit can be considered in conjunction with Site Plan review , if Site Plan review is required. Article V Section 410-5.1 Table 50; Amend Business Districts, Maximum Number of Buildings per Lot=1: **Remove "1"**, and **Add: "2" with Footnote "(h)"**, or take any other action relative thereto;" (Inserted at the request of the Zoning Board of Appeals)

MOVED:

That the Town will Amend Zoning Bylaws Article III, Section 410-3.5. A. Permitted Uses for Business District (2)(b) Multifamily dwellings in Business District; Remove [1], and Add: [1] "Allow strictly residential use in Business district by special permit through the Planning Board, and such special permit can be considered in conjunction with Site Plan Review, if Site Plan Review is required"; And Article V, Section 410-5.1 Table 50; Amend Business Districts, Maximum Number of Buildings per Lot=1: Remove "1", and Add "2" with Footnote "(h)".

Substitute Motion: Move that **No Action** be taken on Article 15 and that it be referred to the Zoning Bylaw Committee for study.

The substitute motion was made and seconded.

VOTED: Substitute Motion Passed.

At 10:17 p.m. a motion was made to dissolve the Annual Town Meeting. The motion was seconded.

Vote: The motion to dissolve the Town of Hull 2023 Annual Town Meeting passed unanimously.

ANNUAL TOWN ELECTION
May 15, 2023

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the Inhabitants of the Town of Hull qualified to vote on Town affairs and elections to meet at the Hull High School, situated at 180 Main Street in said Hull, on **Monday, the Fifteenth (15th) day of May next, 2023 at 7:00 a.m. to 8:00 p.m.**, then and there to give in their votes on the official ballot for:

Two Members of the Select Board to serve for the term of **three years**.

One Member of the Select Board to serve for the term of **two years (Unexpired Vacancy)**.

Two Members of the Board of Assessors to serve for the term of **three years**.

One Member of the Housing Authority to serve for the term of **five years**.

Two Members of the Municipal Light Board to serve for the term of **three years**.

Two Members of the Planning Board to serve for the term of **five years**.

One Member of the Planning Board to serve for the term of **two years (Unexpired Vacancy)**.

One Member of the Redevelopment Authority to serve for the term of **five years**.

One Member of the Redevelopment Authority to serve for the term of **three years (Unexpired Vacancy)**.

Two Members of the School Committee to serve for the term of **three years**.

Two Trustees of the Public Library to serve for the term of **three years**.

One Trustee of the Public Library to serve for the term of **two years (Unexpired Vacancy)**.

One Trustee of the Public Library to serve for the term of **one year (Unexpired Vacancy)**.



**TOWN OF HULL
OFFICE OF THE TOWN CLERK**

May 20, 2023

**Statement on May 15, 2023
Continuance of Hull Annual Town Election due to Fire
excerpts from informational postings at the time of the occurrence**

To All Registered Voters of Town of Hull,

I have received many inquiries concerning our Monday, May 15th Annual Town Election. Approximately 2,400 Hull voters turned out to vote at the Annual Election, one of the largest turnouts in the past several years. However, the election was not without significant challenges.

As most Hull residents are aware, at approximately 5:30 p.m. on May 15th, a major fire caused significant traffic disruption and delay, including the closure of a portion of Nantasket Avenue for some period of time. It is reported, that as a result some voters may have been unable to reach the polls due to heavy traffic and/or concern that they would not arrive before the close of polls at 8:00 p.m.

My responsibility as Town Clerk and as the Chief Election Official is to enfranchise all voters who wish to participate in choosing their local representatives. Learning about the road closure heightened my already significant concern that this public safety event was impeding access to the polls. I immediately consulted with Town public safety officials, the Town Manager, Town Counsel, and the state Elections Division concerning possible responses to this complicated issue. The rights of voters to cast ballots overshadowed the lateness of the hour and resolved any doubts I had about a proper resolution.

I made the decision to extend polling hours from 8:00 p.m. to 10:00 p.m. to provide the opportunity for those who had not yet voted to cast their votes. A public notification was made forthwith in several ways calculated to reach the greatest number of voters, including a Town-wide phone message, social media and, Hull Cable TV. Approximately 80 additional voters were able to cast ballots.

Because state law establishes that the longest time the polls may be open is from 7:00 a.m., through 8:00 p.m., the Town simultaneously sought to contact a Superior Court judge to receive appropriate guidance. Unfortunately, the Court was closed at that time and although all efforts were made it was not possible to locate another judge with authority to address the Town's requests. On Tuesday, May 16, 2023, Hull Town Counsel filed a petition with the Plymouth Superior Court to ratify the extended hours and authorize the Town to count the approximately 80 votes cast during that period. The next day, the Superior Court issued its ruling rejecting both of the Town's requests. The Court, although raising questions about whether voters may have been excluded, did not declare the election invalid or mandate a new election.

The unusual and unanticipated circumstances on election night could not have been anticipated. Regardless, regularity and integrity of elections are essential to people's confidence in elections and election officials. For that reason, the Town cannot simply ignore the current circumstances and the law. Together with appropriate Town officials, I am working with legal counsel to develop a plan to finalize this election, which will include filing another motion with the Superior Court to ask for additional guidance and clarification on possible resolutions. I will post the Town's papers on the website immediately after filing and will directly provide all candidates with a courtesy copy.

Additionally, under the law, the general rule is that an elected officer of the Town serves until their successor is elected and sworn, or "qualified". This result is for the convenience and continuity of government. As the Annual Town Election results are not yet final, persons appearing on the ballot have not yet been elected, and therefore, cannot be sworn. The elected incumbents of those offices, regardless of whether they ran for re-election, remain in office as hold over officials with all the same powers and duties they exercised prior to the date of the election.

This is a highly unusual situation with few historic examples to follow. I will continue to try to balance the interests of the candidates and the voters of the Town who did and did not cast ballots, to ensure a fair, equitable, and transparent 2023 election process in the Town of Hull.

Town Clerk – Updated Statement - May 31, 2023

Please be advised in connection with the May 15, 2023 Annual Town Election, the Town sought a court order to ensure that all votes cast at the election, including during the extended hours from 8:00 p.m. and 10:00 p.m., are counted. The Town's filed pleadings for its Second Emergency Motion and the Order issued by the Court can be found on the Town Clerk's webpage. To summarize, the Order requires that the Town:

(1) count fill votes cast at the Annual Town Election between 7:00 a.m. and 10:00 p.m.; and
(2) re-open the polls for the Annual Town Election for two additional hours so that any persons prevented from voting at the May 15, 2023 Annual Town Election due to the fire, have an opportunity to cast a ballot.

The Order indicates that I have discretion to select the date and time at which the polls will be reopened, following consultation with Town Counsel. This notice is to confirm that I have consulted with the Town Counsel, the Town Manager, and the School Department. The reopening of the polls requires coordination between various town departments.

Since this series of events has been so public, and we are all looking to finalize this election, I have prioritized the need to set a date to reopen the polls as quickly as possible. I have selected Tuesday, June 13, 2023, from 5:30 p.m. until 7:30 p.m. This will allow the Town to finalize the election while providing appropriate notice to voters who may wish to cast a ballot at the re-opened polls.

I have established the polling hours to be relatively consistent with the timeframe in which the fire appeared to have impacted access to the polls. All three precincts will vote at the

Hull High School polling location. We will operate the re-opened polling hours the way we regularly run all Town elections and in compliance with state election laws.

Thank you to all for your commitment to the Town of Hull.

Lori West

Hull Town Clerk

ANNUAL TOWN ELECTION RESULTS

**ANNUAL TOWN ELECTION, MAY 15, 2023 | JUNE 13, 2023
OFFICIAL ELECTION RESULTS**

OFFICE	PREC 1	PREC 2	PREC 3	TOTAL
SELECT BOARD - 3 YR VOTE FOR TWO				
DONNA M. PURSEL	216	173	215	604
KATHLEEN ANN BARCLAY	188	126	160	474
PHILIP JOSEPH BELLONE	76	75	106	257
DAVID E. GIBBONS	251	230	187	668
JASON P. McCANN	647	383	384	1414
MORAIBA J. REYES	164	105	105	374
JERRY TAVERNA	354	322	302	978
WRITE-INS/ALL OTHERS	5	3	8	16
BLANKS	393	267	275	935
TOTAL	2294	1684	1742	5720

SELECT BOARD - 2 YR VOTE FOR ONE				
STEVEN M. GREENBERG	231	176	153	560
JAMES M. IANIRI	408	236	298	942
BRIAN S. McCARTHY	441	389	394	1224
WRITE-INS/ALL OTHERS	3	1	0	4
BLANKS	64	40	26	130
TOTAL	1147	842	871	2860

ASSESSOR - 3 YR VOTE FOR TWO				
MARIO PETER GRIECO	706	495	503	1704
PAMELA SINTON-COFFMAN	571	452	509	1532
WRITE-INS/ALL OTHERS	3	4	6	13
BLANKS	1014	733	724	2471
TOTAL	2294	1684	1742	5720

HOUSING AUTHORITY - 5 YR VOTE FOR ONE				
JAMES A. RICHMAN JR.	721	551	582	1854
WRITE-INS	3	1	9	13
BLANKS	423	290	280	993
TOTAL	1147	842	871	2860

MUNICIPAL LIGHT BOARD - 3 YR VOTE FOR TWO				
PATRICK FRANCIS CANNON	691	488	538	1717
JACOB M. VAILLANCOURT	642	433	496	1571
WRITE-INS/ALL OTHERS	3	9	1	13
BLANKS	958	754	707	2419
TOTAL	2294	1684	1742	5720

PLANNING BOARD - 5 YR VOTE FOR TWO				
HARRY CLAUDE HIBBARD JR.	559	388	450	1397
NANCY BOYCE	619	489	496	1604
WRITE-INS	2	1	6	9
BLANKS	1114	806	790	2710
TOTAL	2294	1684	1742	5720

PLANNING BOARD - 2 YR VOTE FOR ONE				
JAMES LEWIS PITROLO	663	503	536	1702
WRITE-INS/ALL OTHERS	2	2	3	7
BLANKS	482	337	332	1151
TOTAL	1147	842	871	2860

REDEVELOPMENT AUTHORITY - 5 YR VOTE FOR ONE				
PATRICK M. FINN	496	372	346	1214
DANIEL C. KERNAN	514	380	446	1340
WRITE-INS/ALL OTHERS	1	0	1	2
BLANKS	136	90	78	304
TOTAL	1147	842	871	2860

REDEVELOPMENT AUTHORITY - 3 YR VOTE FOR ONE				
ADRIENNE V. R. PAQUIN	645	446	549	1640
EDWIN R. PARSONS	317	260	229	806
WRITE-INS/ALL OTHERS	1	2	3	6
BLANKS	184	134	90	408
TOTAL	1147	842	871	2860

SCHOOL COMMITTEE - 3 YR VOTE FOR TWO				
ERNEST MINELLI IV	439	354	411	1204
FAY M. FERENCY	453	301	331	1085
COLBY A. MAHONEY	275	206	224	705
REGAN YAKUBIAN	483	343	284	1110
WRITE-INS/ALL OTHERS	0	2	2	4
BLANKS	644	478	490	1612
TOTAL	2294	1684	1742	5720

TRUSTEES OF PUBLIC LIBRARY - 3 YR VOTE FOR TWO				
CELIA GRACE NOLAN	714	516	567	1797
DUNCAN McCOLGAN STONE	534	405	441	1380
WRITE-INS/ALL OTHERS	4	3	5	12
BLANKS	1042	760	729	2531
TOTAL	2294	1684	1742	5720

TRUSTEES OF PUBLIC LIBRARY - 2 YR VOTE FOR ONE				
EMILY REBECCA GARR	510	373	424	1307
SASHA ROLAND GREEN	263	209	198	670
WRITE-INS/ALL OTHERS	0	1	0	1
BLANKS	374	259	249	882
TOTAL	1147	842	871	2860

TRUSTEES OF PUBLIC LIBRARY - 1 YR VOTE FOR ONE				
JAMES CURTIS MILLER III	722	533	588	1843
WRITE-INS/ALL OTHERS	3	1	4	8
BLANKS	422	308	279	1009
TOTAL	1147	842	871	2860

OFFICE	PREC 1	PREC 2	PREC 3	TOTAL

**SPECIAL TOWN MEETING
August 31, 2023**

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the Inhabitants of the Town of Hull qualified to vote on Town affairs and elections to meet at **Hull High School situated at 180 Main Street** in said Hull, on Thursday, the **thirty-first** day of **August next, 2023** at **7:00 o'clock** in the evening, then and there to act upon the following articles, namely:

504 VOTERS ATTENDED

ARTICLE 9: To see if the Town will vote to authorize, pursuant to M.G.L. Chapter 64N, Section 3, the increase of the local sales tax (from 2% to 3%) upon the sale or transfer of marijuana or marijuana products by Marijuana Retailers of the Town of Hull, to a rate of 3% or the highest amount that may be permitted by law from time to time of the gross receipts of the vendor, or take any other action relative thereto. (Inserted at the request of a Citizen's Petition by Bruce McWhorter and others).

MOVED: NO ACTION

VOTED: NO VOTE

ARTICLE 4: To see if the Town will appropriate the sum of \$120,000, or such other sum, to pay the costs of purchasing and installing departmental equipment for the Department of Public Works, including the payments of all costs incidental and related thereto; to determine whether this amount shall be raised by borrowing or otherwise, to authorize the Select Board and Town Manager to contract for any state or federal aid available for the project, or take any other action relative thereto.

(Inserted at the request of the Select Board)

MOVED:

That \$120,000 is appropriated for purchasing and installing departmental equipment for the Department of Public Works, including the payment of all costs incidental and related thereto; that the Treasurer with the approval of the Select Board is authorized to borrow \$120,000 under G.L. c.44, §7(1) or any other enabling authority; that the Treasurer with the approval of the Select Board is authorized to contract for and expend any federal or state aid available for the project; and that the Select Board and/or Town Manager are authorized to take any other action necessary to carry out this project.

VOTED: Motion Passed by a vote of 322 to 99.

ARTICLE 3: To see if the Town will amend Chapter 233 of the Code/Bylaws of the Town of Hull, Conservation, by adding the following new sections, to be numbered as indicated or by the Town Clerk:

A. § 233-6. [Procedures.]

Unless otherwise exempted by law, applications for a hearing before the Conservation Commission are required and a hearing held, before conducting any activities that may impact natural resources protected by the Massachusetts Wetlands Act (G.L. C.131, §40) and/or other applicable law. These procedures are detailed in 310 CMR 10.05 and other applicable law. The following procedures have additional Conservation Commission administrative fees:

(a) Notice of Intent (NOI)

A NOI is a standard application for a proposed activity which is likely to impact on a site or nearby wetland resource areas. The Conservation Commission is the town appointed body responsible for review of a NOI. The information supplied with the NOI is the primary data base used in making decisions on wetlands projects. Complete and accurate submissions minimize possible delays to secure necessary information.

(b) Request for Determination of Applicability (RDA)

Any person who would like a formal decision as to whether the Conservation Commission has jurisdiction over a specific area or a proposed activity (or both) may file a RDA with the Conservation Commission.

(c) Permit extensions (PE)

Order of Conditions (OOC) are associated with the issuance of a WPA permit by the Conservation Commission. OOC expire three (3) years after the date of issuance and can be requested for an extension before its expiration.

(d) Certificates of Compliance (COC)

A Certificate of Compliance (COC) is required to certify that all the conditions of the WPA permit have been met.

(e) Requests to Amend Order of Conditions

An Amended Order request should only be for changes in the project that have occurred since issuance of the original Order and should not substantially change conditions governing work that has not changed as permitted.

B. § 233-7. [Fees.]

(a) Payments to the Town of Hull in accordance with the fee schedule established herein and/or otherwise provided for by law shall accompany all NOIs;

RDA; and requests for PEs, COCs, and amendments to existing Orders of Conditions. Fees are payable at the time of application and are nonrefundable.

(b) Any Notice of Intent fee or Request for Determination of Applicability fee received as a result of after-the-fact removal, alteration, dredging or filling within Conservation Commission jurisdictional boundaries or the Conservation Commission issuing an enforcement order for a violation of the Wetlands Protection Bylaw, shall be doubled.

(c) The applicant is responsible for payment of the fee or cost to provide public notice for publishing in the local newspaper.

(d) The Conservation Commission is authorized to require an applicant (for a RDA or NOI or any other filing) to pay a fee to cover the reasonable costs and expenses borne by the Conservation Commission in processing and evaluating the permit application. The Conservation Commission may, at its discretion, waive the application fee, costs and expenses for a permit application.

(e) Fee Schedule:

Local Filing fees for any RDA, NOI, PE, COC, and Amendments to OOC shall be in addition to the Commonwealth of Massachusetts fees by statute and/or regulation and as set forth as follows:

Requests for Determination of Applicability	\$ 50.00	
Notices of Intent*		
Category 1	\$ 100.00	
Category 2	\$ 275.00	
Category 3	\$ 550.00	
Category 4	\$ 750.00	
Category 5	\$ 3.00/foot	(Not less than \$100.00)
Category 6	\$ 3.00/foot	(Not less than \$100.00)
Permit Extensions		
	\$ 100.00	Residential
	\$ 300.00	Commercial
Certificates of Compliance		
	\$ 50.00	Residential
	\$ 100.00	Commercial/Subdivision
Requests for Amendments to Orders of Conditions		
	\$ 25.00	Residential
	\$ 200.00	Commercial/Subdivision

*[Notice of Intent Categories (from Mass DEP Form wpa3inst.doc, ref. 1/03/13):

CATEGORY 1: \$100.00

- a) Work on Single Family Lot: addition, pool, etc.
- b) Site work without house
- c) Control vegetation (SFH): removal, herbicide, etc.
- d) Resource improvement.

- e) Work on septic system separate from house.
- f) Monitoring well activities minus roadway.

CATEGORY 2: \$275.00

- a) Construction of Single Family House (SFH).
- b) Parking lot.
- c) Beach nourishment.
- d) Electric Generating Facility activities.
- e) Inland Limited Projects minus road crossings.
- f) New agricultural or aquacultural projects.
- g) Each crossing for driveway to SFH.
- h) Any point source discharge.

CATEGORY 3: \$550.00

- a) Site preparation (for development beyond NOI scope).
- b) Each building (for development) including site.
- c) Road construction not crossing or driveway.
- d) Hazardous clean up.

CATEGORY 4: \$750.00

- a) Each crossing for development or commercial road.
- b) Dam, sluiceway, tidegate work.
- c) Landfill.
- d) Sand and gravel operation.
- e) Railroad line construction.
- f) Control vegetation in development (SFH).
- g) Bridge (SFH).
- h) Water level variation.
- i) Hazardous waste alterations to resource area.
- j) Dredging.
- k) Package treatment plant & discharge

CATEGORY 5: \$3.00 per linear foot (\$100.00 minimum)

- a) Docks, piers, revetments dikes, etc.

CATEGORY 6: \$3.00 per linear foot (\$100.00 minimum)

- a) Boundary delineations for wetlands resources]

Fees for filings received after a project has commenced are double the fee listed.

C. § 233-8. [Special Local Wetland Bylaws.]

(a) Any vegetated wetland determined to reduce flood risk by storing or conveying flood waters shall not be filled or altered from performing this function.

(b) The Conservation Commission shall take into account the **cumulative adverse effects** of loss, degradation, isolation, and replication of protected resource areas throughout the Community, resulting from past activities, permitted and exempt, and foreseeable future activities, or take any other action relative thereto. (Inserted at the request of the Conservation Commission)

MOVED:

That the Town will amend Chapter 233 of the Code/Bylaws of the Town of Hull, Conservation, in the words of Article 3 in the Warrant. Language of the motion related to the regulation of wetlands was removed.

Substitute Motion: To postpone Article 3 indefinitely and request the Select Board to insert a similar article in the Warrant for the next Annual Town Meeting.

VOTED on Substitute Motion: Substitute Motion Passed by a vote of 355 to 75.

ARTICLE 8

Substitute Motion: To postpone consideration of this article until after Article 7 has been considered.

VOTED on Substitute Motion: Substitute Motion Passed by a vote of 371 to 39.

ARTICLE 2:

To see if the Town will amend the Code/Bylaws of the Town as follows:

A. Amend Section 56-9.A, Order of Consideration of Articles by adding a new sentence at the end as follows:

Following the completion of the general budget and related Classification and Salary Plan articles the Moderator may present a motion for adoption of a Consent Agenda(s).

B. Amend Section 56-9, Order of Consideration of Articles by adding a new section as follows:

C. 56-9 C Notwithstanding Section 56-9A, the Moderator, after consultation with the chairpersons of the Select Board and Advisory Board, may create a Consent Agenda or Consent Agendas consisting of articles not likely to be controversial and not likely to generate debate. These articles can be put on a

Consent Agenda or Consent Agendas to allow a motion that they be acted upon as one unit for each Consent Agenda. At the call of a Consent Agenda, the Moderator shall refer to the articles in each unit, one by one. If seven or more voters in attendance wish to hold an item from the Consent Agenda(s), that particular article is removed and will be acted upon in the normal manner. Once the articles have been included in a Consent Agenda, the Moderator asks for a motion to act upon those articles on that Consent Agenda, all at once, with a single vote. All articles remaining on that Consent Agenda shall then be voted upon by a single vote without sponsor presentation or debate, or take any other action relative thereto. (Inserted at the request of the Town Moderator)

MOVED: That the Town amend the Code/Bylaws of the Town as follows:

Amend Section 56-9.A, Order of Consideration of Articles by adding a new sentence at the end as follows:

Following the completion of the general budget and related Classification and Salary Plan articles the Moderator may present a motion for adoption of a Consent Agenda(s).

Amend Section 56-0, Order of Consideration of Articles by adding a new section as follows:

56-9.C: Notwithstanding Section 56-9A, the Moderator, after consultation with the chairpersons of the Select Board and Advisory Board, may create a Consent Agenda or Consent Agendas consisting of articles not likely to be controversial and not likely to generate debate. These articles can be put on a Consent Agenda or Consent Agendas to allow a motion that they be acted upon as one unit for each Consent Agenda. At the call of a Consent Agenda, the Moderator shall refer to the articles in each unit, one by one. If seven or more voters in attendance wish to hold an item from the Consent Agenda(s), that particular article is removed and will be acted upon in the normal manner. Once the articles have been included in a Consent Agenda, the Moderator asks for a motion to act upon those articles on that Consent Agenda, all at once, with a single vote. All articles remaining on that Consent Agenda shall then be voted upon by a single vote without sponsor presentation or debate.

Amendment to Article 2: To amend Article 2 to include the proponent of the article being considered for Consent Agenda

Vote on Amendment Motion: Amendment Motion Passed by a vote of 312 to 126.

VOTED on Amended Main Motion: Amended Motion Passed by a vote of 372 to 75.

ARTICLE 10: To see if the Town will vote to authorize the Select Board to petition the General Court for an act of special legislation, granting an additional liquor license for the sale of all alcoholic beverages to be drunk off the premises:

provided, however, that the General Court may make clerical or editorial changes of form only to the bill:

An Act authorizing the Town of Hull to grant an additional license for the sale of all alcoholic beverages to be drunk off the premises.

SECTION 1. (a) Notwithstanding section 17 of chapter 138 of the General Laws, the licensing authority of the town of Hull may grant one additional license for the sale of all alcoholic beverages not to be drunk on the premises pursuant to section 15 of said chapter 138 to Preep Corporation, d/b/a Quick Pick Food Shop, located at 261-265 Nantasket Avenue, in the town. The license granted pursuant to this act shall be subject to all of said chapter 138 except said section 17.

(b) The licensing authority shall not approve the transfer of a license granted pursuant to this act to any other location, but it may grant the license to a new applicant at the same location if the applicant files with the licensing authority a letter from the department of revenue and a letter from the department of unemployment assistance indicating the license is in good standing with those departments and that all applicable taxes, fees, and contributions have been paid.

(c) If the licensee terminates or fails to renew the license granted under this act, or if such license is revoked or no longer in use, it shall be returned physically, with all of the legal rights and privileges pertaining thereto, to the licensing authority, which may, within 3 years after such return, then grant the license to a new applicant at the same location and under the same conditions as specified in this act, otherwise such license shall dissolve.

(d) The license granted under this act shall be issued within 2 years after the effective date of this act; provided, however, that if the license is originally granted within that time period, it may be granted to a new applicant under subsections (b), and (c) thereafter. This act shall take effect upon its passage. (Inserted at the request of a Citizen's Petition by Christine Riviuccio and others)

MOVED:

(a) Move that the Town, notwithstanding Section 17 of Chapter 138 of Mass Gen. Laws, will vote to authorize the Select Board to petition the General Court for an act of Special Legislation, granting an additional liquor license for the sale of all alcoholic beverages to be drunk off premises pursuant to Section 15 of Mass. Gen. Laws Chapter 138 to Preep Corporation d/b/a Quick Pick Food Shop, located at 261-265 Nantasket Avenue. The license granted shall be subject to all of said Chapter 138 except Section 17.

(b) The licensing authority shall not approve the transfer of a license granted pursuant to this act to any other location, but it may grant the license to a new

applicant at the same location if the applicant files with the licensing authority a letter from the department of revenue and a letter from the department of unemployment assistance indicating the license is in good standing with those departments and that all applicable taxes, fees, and contributions have been paid.

(c) If the licensee terminates or fails to renew the license granted under this act, or if such license is revoked or no longer in use, it shall be returned physically, with all of the legal rights and privileges pertaining thereto, to the licensing authority, which may, within 3 years after such return, then grant the license to a new applicant at the same location and under the same conditions as specified in this act, otherwise such license shall dissolve.

(d) The license granted under this act shall be issued within 2 years after the effective date of this act; provided, however that if the license is originally granted within that time period, it may be granted to a new applicant under subsections (b), and (c) thereafter. This act shall take effect upon its passage.

Motion to Call the Question

VOTED: Motion to call the question Passed by a vote of 350 to 77.

VOTED on Main Motion: Motion Failed by a vote of 148 to 259.

ARTICLE 5: To see if the Town will appropriate the sum of \$600,000, or such other sum, to be added to amounts authorized under Article 16 of the May 2, 2022 Annual Town Meeting, to pay the costs of renovating and making repairs to the Fort Revere Tower on Telegraph Hill in Hull, including the payment of all costs incidental and related thereto, to determine whether this sum shall be raised by borrowing or otherwise, or to take any other action relative thereto. (Inserted at the request of the Select Board)

MOVED:

That \$600,000 is appropriated and is to be added to the amounts authorized under Article 16 of the May 2, 2022 Annual Town Meeting to pay the costs of renovating and making repairs to the Fort Revere Tower on Telegraph Hill in Hull, including the payment of all costs incidental and related thereto; that the Treasurer with the approval of the Select Board is authorized to borrow \$600,000 under G.L. c.44, §7(1) or any other enabling authority; that the Treasurer with the approval of the Select Board is authorized to contract for and expend any federal or state aid available for the project; and that the Select Board and/or Town Manager are is authorized to take any other action necessary to carry out this project.

Motion to Call the Question

VOTED: Motion Passed by a vote of 379 to 42.

VOTED on Main Motion: Motion failed by a vote of 169 in favor and 219 opposed

ARTICLE 6: To see if the Town will appropriate \$300,000, or such other sum, to pay costs of renovating and making repairs to the exterior of Hull Memorial Middle School, including the payment of all costs incidental or related thereto; to determine whether this amount shall be raised by taxation, transfer from available funds, borrowing, or otherwise provided, or to take any other action relative thereto. (Inserted at the request of the Select Board)

MOVED:

That the Town appropriates \$300,000, to pay costs of renovating and making repairs to the exterior of Hull Memorial Middle School, including the payment of all costs incidental or related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under M.G.L. Chapter 44, §7(1) or pursuant to any other enabling authority; that the Treasurer with the approval of the Select Board is authorized to contract for and expend any federal or state aid available for the project; and that the Select Board and/or Town Manager are is authorized to take any other action necessary to carry out this project.

Motion to Call the Question

VOTED: The Motion Passed by a vote of 377 to 29.

Vote on Main Motion: Motion Passed by a vote of 276 to 61.

ARTICLE 1: PART A:

“To see if the Town will **Amend** Article III and Article V of the Zoning Bylaws and adopt the proposed Article IV Section 410-4.10 Accessory Dwelling Units (ADU) to the Zoning Bylaws to **Add** the following:

Article III Section 410-3.2 Single-Family Residence Districts; Permitted Uses: After Section 410-3.2.A (7), **Add:** 8) Accessory Dwelling Units, subject to the requirements of Section 410-4.10 of this Zoning Bylaw. Article V Section 410-5.1 Table 50, **Amend** SF-A,B,C: Maximum number of dwelling units per lot=1: **Add:** “+ADU”. Article IV Uses. After Section 410-4.9; **Add:** Section 410-4.10, to insert the following:

Section 410-4.10 ACCESSORY DWELLING UNITS

A. PURPOSE: Consistent with MGL Chapter 358 of the Acts of 2020 Housing Choice and Hull Housing Production Plan

1) Provide a limited number of Accessory Dwelling Units without adding to the number of buildings in the Town and without reducing open space in the Town or

substantially altering the appearance of the principal dwelling, and to provide for a more efficient and economic use of existing housing stock by enabling homeowners of single family dwellings larger than required for their present needs, to share space and the burdens of homeownership, while also protecting the stability, property values, and residential character of the neighborhood.

2) Provide housing units for family members, and seniors aged 60 years or more, and occupants who would qualify for an “Affordable Housing Unit” through income eligibility, with gross household income at or less than 80% of the Boston Metropolitan Area Median Income, with housing costs no more than 30% of gross household income.

3) Enable the Town to monitor Accessory Dwelling Unit (ADU) construction for code compliance.

B. DEFINITIONS:

1) An “Accessory Dwelling Unit” (ADU) is a self-contained housing unit incorporated within a single-family dwelling and clearly subordinate in size to the principal dwelling in a manner that maintains the character and structural appearance of a single-family dwelling consistent with the provisions of Section 410-4.10 and MGL Chapter 40A Section 1A Definition of “Accessory Dwelling Unit”.

2) For the purposes of this Section 410-4.10, a “Family Member” shall be a person related to the owner by blood, adoption or marriage, and may also include domestic help and caregivers.

3) A “Principal Dwelling” for the purposes of this Section 410-4.10 is a single-family dwelling exclusive of the area that constitutes the Accessory Dwelling Unit (ADU).

4) A single-family dwelling with an Accessory Dwelling Unit (ADU) should not be deemed to be a two-family dwelling.

C. DIMENSIONAL AND DESIGN REQUIREMENTS: Any Permit for an Accessory Dwelling Unit (ADU) issued pursuant to this Section 410-4.10 shall be subject to, and shall incorporate the following conditions:

1) Compliance with all applicable laws and codes of the Commonwealth of Massachusetts and the Town of Hull is required, including Hull Zoning Bylaws Article V: Table 50 Dimensional Requirements and Intensity Regulations 410-5.1.A

2) An Accessory Dwelling Unit shall not create any dimensional nonconformities.

3) An Accessory Dwelling Unit shall not be larger in floor area than ½ the floor

area of the principal dwelling or 900 square feet, whichever is smaller.

- 4) An Accessory Dwelling Unit shall not have more than two bedrooms.
- 5) An Accessory Dwelling Unit shall not create an undue burden on the neighborhood.
- 6) An Accessory Dwelling Unit shall not be metered separately from the principal dwelling for electric, gas, water, or sewer utilities serving the single-family dwelling.
- 7) The parking requirement for an ADU is two off-street parking spaces in addition to the minimum required two off- street parking spaces for a single-family dwelling, which shall be provided on the premises, as per Section 410-5.2.A. Table 55 Parking.
- 8) Any new entrance for the Accessory Dwelling Unit or the principal dwelling shall be located on the side or in the rear of the single-family dwelling, and all stairways to upper stories shall be enclosed within the exterior walls of the single-family dwelling, so as to be less visible from the street.
- 9) Additional or modified landscaping, fences or other buffers may be necessary to protect abutting properties from potential negative visual or auditory impacts of the ADU.

D. GENERAL CONDITIONS: Any Permit for an Accessory Dwelling Unit (ADU) issued pursuant to this Section 410-4.10 shall be subject to, and shall incorporate the following conditions:

- 1) The owner shall submit an application for a building permit for an Accessory Dwelling Unit, along with building plans, and survey and site plans of the existing and proposed conditions, to the Building Commissioner for his review and approval, in order to ascertain whether the proposed ADU is in compliance with this zoning bylaw Section 410-4.10, and all code requirements for residential use.
- 2) The owner of the single-family dwelling shall occupy either the principal dwelling or the ADU as the owner's primary residence. Temporary absences of the owner for a period of not more than six months in the aggregate in any twelve-month period and active military service of the owner for any length of time shall not be deemed a violation of this requirement provided that the dwelling units may only be occupied by family members of the owner during the owner's absence.
- 3) The owner shall recertify annually, by application for Board of Health Housing Code Division Certificates of Occupancy and comply with the rules and regulations of the Board of Health.
- 4) The owner shall recertify annually, by submission of a notarized letter to the

Building Commissioner: that the owner shall continue to occupy either the principal dwelling or the ADU as the owner's primary residence, except for bona fide temporary absence as provide above in subsection D.2.

5) Upon the sale or other conveyance or transfer of a single-family dwelling which has been issued an ADU Permit, the new owner shall, within thirty (30) days of such transfer, submit a notarized letter to the Building Commissioner certifying that the owner will continue to occupy either the principal dwelling or the ADU as the owner's primary residence and comply with all conditions of the ADU Use, if the owner intends to maintain the ADU permit.

6) Neither the principal dwelling nor the Accessory Dwelling Unit may be sold or otherwise conveyed or transferred separately from the other.

7) An Accessory Dwelling Unit shall not be used for boarding and lodging, or other commercial use. An ADU may be rented for periods not shorter than 180 days at a time, and are prohibited from any use as rental units on a weekly or daily basis.

E. ELIGIBILITY REQUIREMENTS:

1) As of the date that the application for a Permit for an Accessory Dwelling Unit is filed, the total number of ADU Permits shall not exceed 100, and ADU Special Permits shall be restricted to ten (10) per calendar year.

2) A Building Permit for an Accessory Dwelling Unit (ADU) may be issued as of right, provided that:

(a) The premises is in compliance with all zoning requirements in this Section 410-4.10, including parking.

(b) The applicant shall be the owner of the premises and must submit a notarized affidavit certifying occupancy of either the principal dwelling or the ADU as the owner's primary residence immediately upon issuance of the Permit for an ADU.

(c) The applicant shall submit a notarized affidavit certifying occupancy of either the principal dwelling or the ADU as a Housing unit for family members, or seniors aged 60 years or more, or occupants who would qualify for an "Affordable Housing Unit" through income eligibility, with gross household income at or less than 80% of the Boston Metropolitan Area Median Income, with housing costs no more than 30% of gross household income. (*Unless otherwise prohibited by a Federal or State agency under a financing or other subsidy program).

(d) The Area of the Lot on which the existing single-family dwelling is located shall not be less than the minimum Lot Area for the Zoning district.

ARTICLE 1 PART B: (2/3 super-majority vote threshold)

3) The Board of Appeals may only issue a Special Permit for an Accessory

Dwelling Unit (ADU) provided that:

(a) The premises is pre-existing, non-conforming and meets the following minimum eligibility requirements as per Hull Zoning Bylaw Article VIII Administration: Section 410-8.1 If the Board of Appeals finds that the use involved will be in harmony with the general purpose and intent of this bylaw and shall not be substantially more detrimental to the established or future character of the neighborhood and Town and subject to appropriate conditions or safeguards if deemed necessary.

(b) The applicant shall be the owner of the premises and must submit a notarized affidavit certifying occupancy of either the principal dwelling or the ADU as the owner's primary residence immediately upon issuance of the Special Permit for an ADU.

(c) The applicant shall submit a notarized affidavit certifying occupancy of either the principal dwelling or the ADU as a Housing unit for family members, or seniors aged 60 years or more, or occupants who would qualify for an "Affordable Housing Unit" through income eligibility, with gross household income at or less than 80% of the Boston Metropolitan Area Median Income, with housing costs no more than 30% of gross household income. (*Unless otherwise prohibited by a Federal or State agency under a financing or other subsidy program).

(d) As per Hull Zoning Bylaw Article VI General Regulations Section 410-6.2.B(6): "Pre-existing Structures. Pre-existing non-conforming structures or uses may be extended, changed or altered, provided that no such extension, change or alteration shall be permitted unless there is a special permit granted by the Board of Appeals making a finding that such change, extension or alteration is not substantially more detrimental than existing non-conforming use to the neighborhood", or take any other relative action thereto;
(Inserted at the request of the Zoning Board)

MOVED:

That the Town amend Article III and Article V of the Zoning Bylaws of the Town of Hull, in the words of Article 1 in the Warrant.

Vote on motion to waive reading of Article 1, Parts A and B:

VOTED: Motion passed by a vote of 315 to 15.

Substitute Motion: To refer Article 1 (Parts A and B) to study by a joint committee of the Planning Board, the Zoning Board of Appeals, and the Zoning Bylaw Committee. The Committee would hold monthly public meetings and will provide a proposal to Annual Town Meeting in 2024.

Vote on Substitute Motion: Motion passed by a vote of 311 to 18.

ARTICLE 7: To see if the Town will vote to amend the code of the Town as follows:

(A) Amend Chapter 410 (Zoning) by deleting Section 410-3.13G(1)(2) and replacing it with a new Section 410-3.13(G) that will read as follows: (G): The

Planning Board may grant a special permit to a Marijuana Establishment that has been licensed and lawfully operating within the Town for at least one year to authorize adult use retail sales, subject to execution of a new Host Community Agreement, submission of new applications for site plan approval and special permit satisfying all of the requirements of Section 410-3.13H.

(B) Amend Chapter 410 (Zoning) by deleting Section 410-3.13F(6)(g) and replacing it with the following text: A Marijuana Establishment licensed after July 1, 2017 shall not convert to a Marijuana Establishment without following Special Permit and Site Plan Review procedures outlined in Subsection H.

(C) Amend Chapter 410 (Zoning) by adding a new Section 410-3.13H, as set forth below.

H. MARIJUANA ESTABLISHMENTS (RECREATIONAL MARIJUANA). Applicants seeking approval to operate a Marijuana Establishment, which definition specifically includes a Marijuana Retailer, as both are defined in Chapter 309-2, within the MOD shall proceed under the following regulations

(1) Use Regulations Marijuana Establishments are allowed only within the set boundaries of the MOD

(2) Host Agreement. Prior to application with the Planning Board applicants shall negotiate a host agreement with the Board of Selectmen

(3) Application. In addition to the materials required under § 410-3 5A(2) of the Zoning By-Law, the application for a Special Permit for a Marijuana Establishment shall include **(a)** Disclosure Statement-A notarized statement signed by the organization's Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers and directors, shareholders, partners, members, managers, directors, officers or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of all such responsible individual persons for such entity. **(b)** Description of Activities- A narrative describing the type and scale of all activities that will take place on the proposed site, including, but not limited to on-site sales of marijuana or marijuana infused products, off-site deliveries, distribution of educational materials, and other programs or activities.**(c)** Floor Plans- A floor plan of the premises of the proposed Marijuana Establishment that identifies the square footage available and describes the functional areas of the Marijuana Establishment.**(d)** Site Plans- A plan or plans depicting all proposed development on the property as required under §410-4.1 of this bylaw.**(e)** Service Area- A map and narrative describing the area proposed to be served by the Marijuana Establishment and the anticipated number of clients that will be served within that area. This description shall indicate where any other Marijuana Establishment exists or have been proposed within the expected service

area.**(f)** Transportation and Parking Analysis- A quantitative analysis prepared by a qualified transportation specialist acceptable to the Planning Board, modeling the expected origin and frequency of client and employee trips to the site, the expected modes of transportation used by clients and employees, and the frequency and scale of deliveries to and from the site.**(g)** Context Map- A map depicting all lots and land uses within a 500-foot radius of the premises.**(h)** Building Elevations and Signage – Architectural drawings of all exterior building facades and all proposed signage, specifying materials and colors to be used.**(i)** Licensure Materials: Marijuana Establishments shall be licensed by the Cannabis Control Commission and copies of the application materials issued for the purpose of seeking licensure included in the application to the Town.**(j)** Letters from the Police and Fire Departments indicating that they have reviewed the application materials and approve the safety and security measures of the Marijuana Establishment.**(k)** Executed host agreement.

(4) Dimensional Regulations. Dimensional Regulations are governed by the underlying zoning or applicable overlay district.

(5) Special Permit Criteria. In granting a Special Permit for a Marijuana Establishment, in addition to the general criteria for issuance of a Special Permit as set forth in § 410-3.5A(2) of this Zoning By-Law, the Planning Board shall find that the following criteria are met:**(a)** The building or buildings in which Marijuana Establishment activities take place shall not be located within, on the same lot as, or on a lot adjacent to a licensed pharmacy or within buildings that contain any pharmacy, medical doctor offices or the offices of any other professional practitioner authorized to prescribe the use of medical marijuana, which exist as of the effective date of this amendment to the Zoning By-Law.**(b)** The Marijuana Establishment shall establish policies and procedures to ensure that no marijuana is smoked, eaten or otherwise consumed or ingested on the Premises.**(c)** The hours of operation shall be set by the Planning Board, but in no event shall a Marijuana Establishment be open to the public, nor shall any sale or other distribution of marijuana occur upon the Premises or via delivery from the premises, between the hours of 8:00 p.m. and 8:00 a.m. **(d)** The Marijuana Establishment meets all of the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations.**(e)** The Premises have been designed to be compatible with other buildings in the area and to mitigate any adverse visual or design impacts that might result from required security measures and restrictions on visibility into the building's interior **(f)** The Marijuana Establishment provides a secure indoor waiting area for individuals and clients.**(g)** Site is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users.**(h)** Traffic

generated by client trips, employee trips, deliveries to and from the Marijuana Establishment, and parking and queuing especially during peak periods at the Marijuana Establishment, shall not create a substantial adverse impact on nearby uses. **(i)** Buffer Zone: A Marijuana Establishment Entrance may not be closer than 500 feet from the nearest School Entrance (as that term is defined by 953 CMR 500.002). **(a)** The buffer zone distance of 500 feet shall be measured in a straight line from the geometric center of the Marijuana Establishment Entrance to the geometric center of the nearest School Entrance, unless there is an Impassable Barrier (as that term is defined by 935 CMR 500.002) within those 500 feet; in these cases, the buffer zone distance shall be measured along the center of the shortest publicly-accessible pedestrian travel path from the geometric center of the Marijuana Establishment Entrance to the geometric center of the nearest School Entrance.

(6) Special Permit Conditions. Planning Board shall impose conditions reasonably appropriate to improve site design, traffic flow, public safety, air quality, and preserve the character of the surrounding area and otherwise serve the purpose of this Section. In addition to any specific conditions applicable to the Applicant's Marijuana Establishment, Planning Board shall include the following conditions in any Special Permit granted under this Section: **(a)** Hours of Operation, including dispatch of home deliveries. **(b)** Special Permit shall be limited to the current Applicant and shall lapse if the permit holder ceases operating the Marijuana Establishment. **(c)** Special Permit shall lapse upon the expiration or termination of the Applicant's license by the Cannabis Control Commission. **(d)** Permit holder shall provide to the Building Commissioner, Police and Fire Departments, and the Board of Health, the name, telephone number and electronic mail address of a contact person in the event that such person needs to be contacted after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder. **(e)** The designated contact person(s) shall notify in writing the Police and Fire Departments, Building Commissioner, Board of Health, and the Planning Board within a minimum 12 hours following a violation, a potential violation, or any attempts to violate any applicable law, or any criminal, potential criminal, or attempted criminal activities as a Marijuana Establishment permitted under this Section. **(f)** The designated representatives shall file an annual report (annually from the issuance of a Certificate of Occupancy) with the Office of Community Development providing a copy of all current applicable state licenses for the Marijuana Establishment and to demonstrate continued compliance with the conditions of Special Permit. **(g)** If Planning Board determines that provided parking is not adequate to address observed demand after operations have commenced the applicant agrees to meet with the Planning Board to explore options and make best efforts to resolve the issue. Or take any action relative thereto. (Inserted at the request of a Citizen's Petition by Bruce McWhorter and others).

MOVED:

Move that the Town vote to amend the Zoning Bylaw by deleting Section 410-3.13G(1)(2) and replacing it with a new Section 410-3.13(G), as printed in the Warrant, to allow an existing Registered Marijuana Dispensary to add adult use retail sales, subject to the Planning Board's (1) issuance of a special permit; (2) site plan approval; and (3) the execution of a new Host Agreement between the RMD and the Town.

Motion to Call the Question

VOTED: Motion passed by a vote of 336 to 19

Vote on Main Motion: Motion Passed by a vote of 283 to 60

ARTICLE 8: To see if the Town will vote to amend the code of the Town as follows:

(A) Amend Chapter 309 (Marijuana Establishments) of the town's General Bylaws by adding the following new section to be determined by Town Clerk:

Notwithstanding any other provision of the town Bylaws to the contrary, a Registered Marijuana Dispensary that has been licensed and lawfully operating in the Town for at least one year may engage in adult use retail sales, subject to execution of a new Host Agreement, compliance with all applicable Zoning Bylaws, and to final licensure and permission to commence operations from the Cannabis Control Commission, or take any other action relevant thereto. (Inserted at the request of a Citizen's Petition by Bruce McWhorter and others).

MOVED: To amend the code of the Town as follows:

Amend Chapter 309 (Marijuana Establishments) of the Town's General Bylaws by adding the following new section, numbering to be determined by the Town Clerk:

Notwithstanding any other provision of the Town bylaws to the contrary, a Registered Marijuana Dispensary and/or an applicant for a stand-alone adult use retail license may engage in adult use retail sales, subject to execution of a new or amended Host Community Agreement, compliance with all applicable Zoning Bylaws, and to final licensure and permission to commence operations from the Cannabis Control Commission.

Vote on Article 8: The motion passed by a vote of 263 to 40

A motion was made and seconded to dissolve the 2023 Special Town Meeting.

Vote: The motion to dissolve the Town of Hull 2023 Special Town Meeting passed unanimously.



TOWN OF HULL
Advisory Board

253 Atlantic Avenue
Hull, Massachusetts 02045

781-925 2000
Fax: 781-925-0224

To the Citizens of Hull,

The Advisory Board submits for your consideration our annual report for the year ending December 31, 2023.

The FY24 budget presented at Town Meeting provided for increased funding for General Government and School departments to provide level services and was balanced. It reflected a 3.11% increase in receipts and expenditures. Projections for FY25 show a Total Receipts increase of \$2,593,832 or 5.23%, which will enable the Town to continue operating all department level service budgets with 2 additional Firefighters. It is expected that no transfers will be made from the Stabilization Account; and currently there is a planned increase to its balance in the FY25 budget by \$100,000.. The Town also anticipates the creation of a Capital Stabilization Fund and a deposit of \$1,002,788.

The Advisory Board continue to feel it is in the Town's best interest to continue to grow the Stabilization Account whenever the opportunity arises, we are pleased to see the fund reach its goal of 3% to 5% of the total budget. We will continue to work with the Town Manager and Select Board to define our future expenses and revenue needs.

Respectfully Submitted,

Jason Frady, Chairman

Chad Wolfe, Vice Chairman

Robyn Healey, Clerk

Advisory Board terms:

Expire in 2024: David Clinton, Jason Frady, Steven Kiley, Peter Larsen

Expire in 2025: Chad Wolfe, Patricia Cormier, Robyn Healey, Jay Polito

Expire in 2026: Robert Carney, Moraiba Reyes, Daniel Sullivan

All applicable terms expire at the conclusion of the annual Town Meeting

TOWN OF HULL

AFFORDABLE HOUSING COMMITTEE

To the Select Board and Citizens of Hull:

The Affordable Housing Committee respectfully submits its report for the year ending December 31, 2023.

Significant highlights and accomplishments of the Affordable Housing Committee included having:

- 1) Achieved a quorum at monthly in-person meetings and expanded AHC membership from 7 to 9 members.
- 2) Adopted the following mission and vision statement:

Mission Statement

The Town of Hull Affordable Housing Committee works to create and maintain a vibrant, economically diverse community through community engagement, advocacy, and education about the need for and the benefits of preserving and developing affordable housing.

Vision Statement

We envision an equitable and inclusive community where all people have access to secure and affordable housing.

- 3) Worked with the Town to secure a Community Planning Grant from the Commonwealth of Massachusetts Department of Housing and Community Development, now known as the Executive Office of Housing and Livable Communities (EOHLC), to examine the feasibility of developing affordable housing on Town-owned parcels identified in the 2022 Housing Production Plan (> .5 acre).
- 4) Served as the Advisory Committee providing input to the RFQ, consultant selection and fulfillment of contract deliverables throughout the term of the grant.
- 5) Established an AHC Special Projects Sub-Committee to expand the AHC's capacity and knowledge of the development process, entities and resources to support the creation and preservation of affordable housing.
- 6) Worked with the South Shore Habitat for Humanity to publicize its Critical Home Repair Program serving low-income Hull residents in need of emergency repairs.
- 7) Worked with the Town to apply for technical assistance from the Massachusetts Housing Partnership (MHP) related to the disposition of public land for affordable housing and the request for qualifications for development of affordable housing.
- 8) Identified five (5) Town-owned parcels that could potentially be deemed surplus for the development of affordable housing subject to needed due diligence.

The AHC will build upon this progress in 2024 by: conducting extensive community outreach to residents regarding affordable housing and sites; working with other town committees and public officials to identify unmet needs and opportunities; and providing input to the disposition and request for qualifications of partners needed to develop and preserve affordable housing in Hull.



Town Of Hull

Michael Sampson
Animal Control Officer

2023 Town Annual Report

TO THE HONORABLE BOARD OF SELECTMEN AND THE CITIZENS OF THE TOWN OF HULL. SUBMITTED BY ANIMAL CONTROL OFFICER MICHAEL SAMPSON, HEREWITH IS THE ANNUAL REPORT OF THE ANIMAL CONTROL DEPARTMENT FOR THE YEAR ENDING DECEMBER 31, 2023.

It is the mission of the Animal Control Officer to promote and improve through education and training, the skills, professionalism, knowledge of applicable laws, personal safer; to inform and educate the general public of Hull, Massachusetts, on responsibilities of the animal ownership, and to assist state and local government bodies in enacting, improving and enforcing animal control laws that are reasonable and equitable.

The following are the activities of the Hull Animal Control Department from 2023:

There were approximately **481** calls requiring Animal Control response. The nature of these calls included (but is not limited to): loose dogs, lost dogs, barking dogs, nuisance dogs, dog bites, mistreatment of animals, distressed animals, animals struck by motor vehicles, nuisance wildlife injured and / or sick wildlife, wildlife attacks to pets.

(14) Quarantines were issued.

(549) Dog Licenses were issued.

(1) Wild animals were transported to the New England Wildlife center for evaluation.

Dog Statistics

Female (275)

Male (269)

Top 5 Breeds

MIXED (63)

Labrador retriever (46)

Golden retriever (28)

Chihuahua (22)

Yorkshire terrier (15)

TOP 5 NAMES

Bella (9)

Daisy (8)

Cooper (8)

Lucy (5)

Charlie (5)

NEW BYLAW CHANGE: DOG LICENSING PERIOD JANUARY 1ST – DECEMBER 31

If you are reading this and you have a dog that has not been licensed as of January 1, 2024, please bring a copy of your dog's current rabies certificate to the Town Clerk's office to obtain your dog license. In order to be in accordance with the Town of Hull bylaws and with Massachusetts General Law, 'all dogs six (6) months of age or older must be licensed annually'.

Respectfully submitted by,

Michael Sampson

Hull Police Animal Control Officer



Board of Assessors Town of Hull



To the Select Board and the Citizens of Hull:

The Board of Assessors respectfully submits its report for the year ending December 31, 2023.

Included significant activities and accomplishments, the Assessing Department:

- 1) Successfully completed a FY 2023 State certified Town-wide revaluation program. Total Real Estate count is 5,313, Exempt Properties total 352 and Personal Property 797 total accounts. The revaluation was completed with timely success thanks to the dedicated staff of the Assessors' Office.
- 2) The average assessed value for a single family home in FY 2023 is \$573,800. This is a 6.7% increase over FY 2022's average assessed value of \$537,600. The tax rate decreased from \$12.54 to \$12.17 per thousand.
- 3) Assessor's maps have been updated to reflect the FY 2023 new lots and other parcel changes. New Growth of new lots, new construction and personal property totaled 52,208,260 in valuation.
- 4) Our Computer program was converted to the newest Patriot Properties (Catalis) software. This is an ongoing conversion process that will continue over the next calendar year.
- 5) We welcomed Donna Sullivan appointed by the Select Board to fill Board of Assessor's vacancy. Donna retired after 32-years at the Assessor's Office and brings a wealth of assessing knowledge and history to the Board of Assessors.

Property Valuations:	<u>Fiscal Year 2022</u>	<u>Fiscal Year 2023</u>
Real Property:		
Residential:	2,565,855,106	2,754,972,466
Commercial:	70,883,894	72,677,334
Personal Property:	<u>42,785,320</u>	<u>45,579,520</u>
Total Taxable Property:	2,679,524,320	2,873,229,320
Tax Rate (Per Thousand of Valuation):	12.54	12.17
Revenue Sources:		
Estimated Receipts - State:	6,493,455	6,646,792
Estimated Receipts - Local:	3,595,235	4,028,088
Enterprise Funds:	7,819,057	9,066,459
Free Cash:	1,300,000	1,400,000
Other Available Funds:	598,252	471,648
CPA funds	469,100	938,357
Tax Levy:	<u>33,601,235</u>	<u>34,967,201</u>
Total Revenue:	53,876,334	57,518,545
Expenditures:		
Appropriations:	52,313,516	55,888,776
Deficits: Snow/Ice	89,216	181,943
Cherry Sheet Offsets:	15,775	18,295
State & County Charges:	807,827	704,531
Overlay Reserve:	<u>650,000</u>	<u>725,000</u>
Total Expenditures:	53,876,334	57,518,545

Respectfully submitted,

Pamela Sinton-Coffman
Mario Grieco
Richard Morris
Joseph Divito, Jr.
Donna Sullivan



Town of Hull

BOARD OF HEALTH
TEL: (781) 925-2224
HULL, MA 02045
FAX: (781) 925-2228

253 ATLANTIC AVE

ANNUAL REPORT January 2023-December 2023

The Board of Health works to improve and protect the health of the community. We work to provide services and enforce regulations in place to protect the public. We enforce the Massachusetts Department of Public Health's code 105 CMR for housing, hotels, rooming houses, food services, public and semi-public swimming pools, hot tubs, beach water quality, camps, burial permits and air quality. In addition to the state regulations we enforce local Town of Hull Bylaws and enforce Board of Health Rules and Regulations.

Under Chapter 274 of the Town Bylaws, we inspect approximately 1150 rental units annually. This Bylaw protects residents and families by ensuring the housing units are safe and in compliance with the State Code for Minimum Standards of Fitness for Human Habitation. This code provides for lead paint compliance, smoke and carbon detector requirements, safe egresses and general safe housing conditions. The program is funded by fees collected from the rental property applications. In addition, at these inspections we are able to interact with residents and landlords directly which often results in providing information or other services that may be needed.

We protect the health of the community by providing public health nursing services and wellness programs. We assist in emergency management and provide programs and trainings for volunteers through collaboration with our regional MRC (Medical Reserve Corp).

Services provided through the Board of Health include a Medical Waste Disposal Program (Sharp's Containers). Our Vaccine Management program provides flu vaccine to all residents of Hull. The Board of Health hosted 19 Flu clinics throughout town. Locations this year included Town Hall, Senior Center, Police/Fire station, condominium complexes, and places of worship. The school nurses administer flu vaccine that the Board of Health provides to the students and staff at the schools. We vaccinate approximately 800-1000 people for the flu annually. The Public Health Nurse also vaccinates during home visits to elderly and disabled residents. The Board of Health was able to partner with Nantasket Pharmacy to provide Covid-19 and RSV vaccinations to our homebound residents.

The Board of Health purchases vaccine at a reduced rate directly from the pharmaceutical companies. We participate in the vaccine reimbursement program and use the reimbursement funds to purchase vaccine for the following year through a vaccine revolving account.

Our Public Health Director, Joan Taverna, RN is a CPR instructor and has worked with public safety departments, local organizations and the public by offering 16 free CPR/AED training sessions in 2023.

The Board of Health distributed over 3000 free Covid-19 tests to residents. These tests were provided by the Massachusetts Department of Public Health.

Surveillance, management, investigation and reporting of communicable disease and food borne illness is managed through MAVEN. MAVEN is the Massachusetts Virtual Epidemiological Network. Illnesses range from Campylobacter, Salmonella, Hepatitis –A, B, C, Influenza, Pertussis, Legionellosis, Noroviruses, Shigella, Vibrio, Lyme disease and Covid-19.

Additional nursing services and programs include blood pressure clinics, home visits, Wellness Fairs, and facilitating the employee wellness programs (funded by grants from Mayflower Municipal Health Group).

The Board of Health continues to provide updates and educational materials about recycling. We participate in the South Shore Recycling Cooperative and attend regular meetings.

The Animal Inspector is a state appointed position that regulates the keeping of farm animals and domestic livestock under Section 7 under Chapter 129 of MGL. The Inspector is also responsible for barn inspections as well as rabies quarantine management.

The Board would like to thank Ellen Barone, Office Manager, Rachel Gerold, LPN, Public Health Nurse, Hannah Adams, Part time data assistant, Joan Taverna, RN, Health Director, the rental housing inspectors - Joan Taverna, Bart Kelly, and Rachel Gerold, for all of their hard work. The Board would also like to thank the town departments; Inspectional Services, Building, Fire, Police, Veterans Agent, Council on Aging and the School Nurses for their continued efforts in coordinating services.

Respectfully Submitted,

Jennifer Butler-Rickard, RN, MS, FNP-C
Virginia MacDonald, RN
Janet Scribner





Town of Hull

BUILDING DEPARTMENT
TEL: (781) 925-1330
FAX: (781) 925-2228

253 ATLANTIC AVE
HULL, MASSACHUSETTS 02045

REPORT OF THE BUILDING COMMISSIONER

To the Board of Selectmen and the citizens of Hull:

The following represents permits issued and fees collected, by the Building Department for 2023.

<u>TYPE</u>	<u>NUMBER ISSUED</u>	<u>FEES COLLECTED</u>
Building alterations	579	\$416,511
Building new construction	18	\$313,229
Electrical	447	\$49,975
Plumbing	260	\$27,410
Gas	214	\$10,340
Certificate of Inspection	44	\$5,928
TOTALS	1562	\$823,382

Building permit activity remains strong with residential projects throughout town. We continue to work with the citizens and property owners of Hull navigate the complexities of building and zoning regulations in a coastal community.

We have a wide range of construction projects in process including multi-family / mixed use buildings, single family construction along with renovations and additions. Annual Inspections for schools, hotels, restaurants, bars, and lodging houses continue. Call volumes were high throughout the year for inspection requests, flood zone determinations, zoning questions and complaints.

I would like to thank all Building Department Team Members, Jason Harris (Local Inspector), Janice Lichtenberger (Office Manager), Hannah Adams (Temporary Clerk), Leo Dauphinais (Plumbing & Gas Inspector), Patrick Cannon (Inspector of Wires), and Captain Roy Ahlquist (Fire Prevention Officer) for their dedicated efforts throughout this year.

Respectively Submitted,

Bartley Kelly
Building Commissioner

ANNUAL REPORT: JANUARY 1, 2023 - DECEMBER 31, 2023

To the Honorable Board of Selectmen and residents of the Town of Hull:

The Community Development and Planning Department (CDPD) herein submits its Annual Report for the year ending December 31, 2023.

The Department works with the Planning Board and community at large to create a framework for revitalization and move the Town closer to its goal of a sustainable economy which will help support all Town activities while protecting the Town's environment and historic character. The Department provides regulatory and planning services to the Planning Board including permitting, revisions to the Zoning By-Laws, and special projects. The CDPD works to improve the local economy, transportation infrastructure, housing, zoning and maintenance of the Town's coastal assets. The CDPD provides planning, permitting, project development and implementation for the Town's major planning and development projects. The CDPD develops partnerships and secures grant funds and budget allocations to plan and implement the revitalization strategy for the Town. The Director then oversees project implementation.

Through the Department, the Town received and/or is managing a series of grants including:

Mass Housing Partnership –MBTA Communities Technical Assistance, Mass Development - Business Improvement District Technical Assistance, and work continues with grants received from MassWorks – Two Way Roads 100% design and Seaport Economic Council for dredge work in the Steamboat Wharf area, MAPC grant to fund an Affordable Housing Feasibility Study. The Department submitted multiple applications for funding to the Community Preservation Committee. Applications submitted and approved by Town Meeting included Gun Rock Playground Rehabilitation, Hampton Circle Playground Rehabilitation, Engineering for the Fort Revere Tower, Village Fire Station, Jones Park, and the Village Playground Rehabilitation. These projects are now in various stages of development.

Projects completed or near completion:

Green Hill Playground Construction
Joe McLaughlin Playground Construction
Housing Production Plan



Green Hill Playground



Joe McLaughlin Playground

Projects in Progress:

Fort Revere Tower Historic Rehabilitation
Village Fire Station Historic Rehabilitation
Village Playground Design and Engineering
Jones Park Design and Engineering
L Street Playground Design and Engineering
L Street Playground Shade Structure
Waterfront Access Study

The CDPD develops and implements projects to help revitalize and build community. The continued dedication of the public, the support of the Select Board, the Planning Board and Community Preservation Committee make this work possible.

Respectfully submitted,

Christopher Dilorio, Director
Community Development and Planning

**HULL COMMUNITY PRESERVATION COMMITTEE
ANNUAL REPORT: JANUARY – DECEMBER 2023**

The Town obtains community preservation funds not only via monies from the Commonwealth by also from a 1.5% surtax on Town real estate taxes. The state matching grant is received each November and is based on the surtax revenues from the previous fiscal year and interest on the accumulated funds. The total amount collected by the Town Community Preservation Fund for the fiscal year that ended June 30, 2023, was approximately \$776,381. The Community Preservation Committee exercises a conservative approach in their annual allocation of funds. As such a surplus balance exists allowing the committee to fund larger projects. The projects for the 2023 fiscal year reflect use of these excess funds.

A total of \$886,000 was recommended and approved by the 2023 Annual Town Meeting for the following projects, any remaining funds will be left in the respective reserve and/or in the General Fund.

- \$99,000 for additional construction costs to the Hampton Circle Playground & Recreation area
- \$55,000 for the L Street Playground & Tennis Courts for design and engineering plans
- \$30,000 for the L Street Shade Structures
- \$28,000 for a Waterfront Access Consultant
- \$70,000 to the Friends of Paragon Carousel for Restoration of Carousel Windows
- \$500,000 for the Village Fire Station for historic preservation and rehabilitation plans *with bonding for \$1,000,000 additional funds
- \$70,000 will remain in the Community Housing Reserve
- \$34,000 will remain in the Community Administration Expenses Reserve

Town Adoption to CPA:

The Community Preservation Act (Massachusetts General Laws chapter 44B) (“CPA”) is a local option statute enacted by the State Legislature in 2000 and adopted by the Town in 2017. It enables municipalities to collect and expend funds (including matching funds from the Commonwealth) to maintain their character by supporting open space, affordable housing, historic preservation initiatives and recreation initiatives specifically defined by the CPA. The Community Preservation Act requires that at least 10% of each year’s Community Preservation revenues be spent or set aside for each of three Community Resource categories: Historic Preservation, Community Housing, and Open Space; up to an additional 5% can be set aside for Administration Cost to assist in running the program. The remaining 65% is available for spending on any one or more of these categories, or for recreational projects, as the Community Preservation Committee (CPC) and town residents, as voted on at Town Meeting, see fit.

CPC is comprised of seven Hull residents, five of whom are appointed by and from the Conservation Commission, the Planning Board, the Historical Commission, the Housing Authority and the Recreation Commission and two appointed by the Board of Selectmen. Committee reviews applications submitted by Town bodies, citizens, and other town entities, such as non-profits, to fund projects involving preservation of historic resources, creation of low- and moderate-income housing, acquisition of open space, and recreation. The CPC makes recommendations to Town Meeting regarding the use of the Town’s Community Preservation Fund for those purposes. The CPC works closely with CPC Administrator, Carol Costello, who assists in analyzing grant requests and guides the CPC through the operations of the CPA program.

Last year, the committee met at 13 scheduled meetings to include a public form, which was held on June 27, 2023. CPC received 8 preliminary applications, reviewed 7 final applications, and recommended a total of 7 allocations to the Advisory Committee and the Board of Selectmen.

July 2023 - May 2024	
Member	Board/Appointment
Tammy Best – Vice Chair	Conservation Commission
Rachel Gilroy - Chair	Board of Selectmen
Greg Grey, Selectman	Parks & Recreation Committee
Jim Ianiri	Board of Selectmen
Nathan Peyton	Planning Board
Jim Richman	Housing Authority
Dennis Riley	Historic Commission

CPC Administrator, Carol McGlone Costello

March 4, 2024

**HULL CONSERVATION COMMISSION
ANNUAL REPORT: JANUARY 1, 2023 - DECEMBER 31, 2023**

To the Honorable Board of Selectmen and the residents of the Town of Hull:

The Conservation Commission hereby submits our 2023 Annual Report. The Commission is composed of residents appointed by the Select Board to serve 3-year terms for seven available positions. There is currently one (1) vacancy. The Department recommends, in addition to filling this vacancy, two additional alternative positions be established to allow flexibility for Commissioners while ensuring meeting requirements are met as they serve on the Conservation Commission.

On March 7, 1966 annual town meeting, the residents of the Town voted, and directed by the then Board of Selectmen, to appoint this Conservation Commission “for the promotion and development of the natural resources and for the protection of watershed resources” (Hull Town Article 15). In 1972, conservation commissions were given responsibility to administer the state Wetlands Protection Act (WPA; G.L. Ch. 131 §40). Thus the Commission serves Hull in this regulatory capacity. Approximately 80% of the land in Hull is under the jurisdiction of the WPA. All properties in floodplain, near coastal areas, in or buffering a riverbank (e.g., the Weir River), pond (e.g., Straits Pond), and other wetlands resources (e.g., dunes, land-subject-to-coastal-storm-flowage, beaches) are subject to the regulations of the WPA (310 CMR 10). In addition to ensuring storm damage protection and flood control, our beaches, dunes, wetlands, and other unique resource areas protect our homes, businesses, and town infrastructure. The regulations also seek to prevent pollution, and protect fisheries, shellfish, and other wildlife habitat.

Any person who plans work that includes digging, filling, grading or otherwise disturbing the ground within the jurisdiction of the WPA, should check with the Conservation Administrator before work



begins to determine whether a wetlands permit is needed. Projects including, but not limited to, sheds, decks, piers, fences, driveways, patios, residential and commercial buildings may require a wetlands permit *in addition to* a building permit. A major aspect of the Commission's work is to review these proposed projects and, if approved, to establish conditions under which work may be conducted in accordance with the WPA.

COMMISSION MEMBERS

Paul Paquin, Chair; Tammy Best; Lou Sorgi; Katherine Jacintho; Sam Campbell, and Danielle Dolan

COMMISSION STAFF

Ian MacDonald, Conservation Administrator; Renee Kiley, Conservation Clerk; Christian Krahforst, Director, Climate Adaptation and Conservation

PUBLIC HEARINGS

Public hearings are typically held on the 2nd and 4th Tuesday evenings of each month. Prior to each public hearing, the Commission conducts site visits for each new permit request. Through site visits and meetings, each Commissioner can spend a minimum of 10-12 hours per month on the invaluable protection of land, water, and biological resources of our seaside community. The Commission addressed the following permit requests, needs, and issues in 2023:

- | | |
|---|--------------------------------------|
| 62 Notices of Intent | 4 Amendments to Orders of Conditions |
| 8 Requests for Determination of Applicability | 5 Notices of Potential Violations |
| 2 Requests to Extend Order of Conditions | 1 Enforcement Order |
| 24 Requests for Certificate of Compliance | |



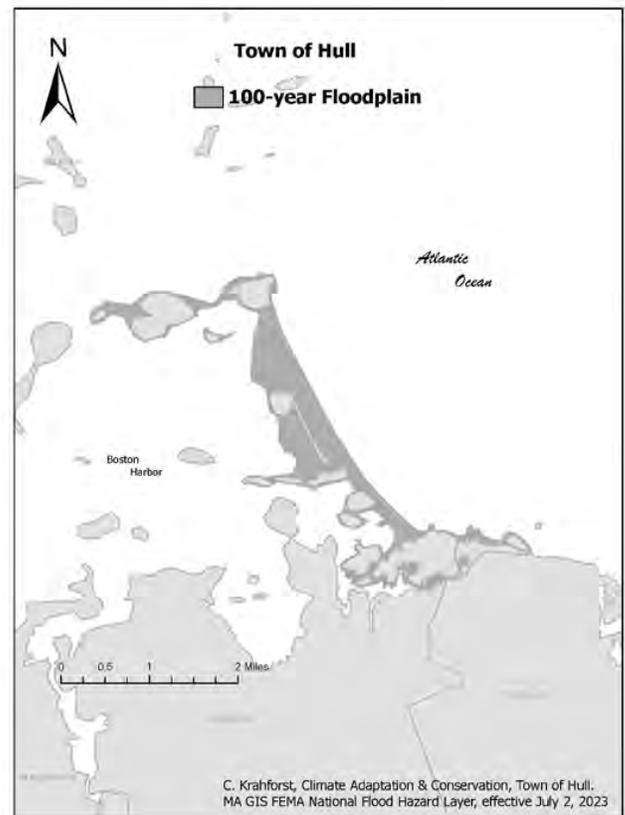
The number of Commission activities as captured by issuances listed above is similar (186) to last year's activities (189). Nine (9) Notices of Intent were after-the-fact filings (15%).

In addition to formal permitting, the Commission offers comment on town projects and works informally with the public to advise on projects and resolve potential violations.

CLIMATE ADAPTATION & CONSERVATION (CAC) DEPARTMENT MILESTONES & ACTIVITIES

The Commission is assisted with implementing the WPA, through an administrator in the Department of Climate Adaptation and Conservation (CAC). Some of the notable department activities from this past year include;

- Completing the Town's 5-year review and maintaining, implementing our good standing in the Federal Emergency Management Agency (FEMA) Community Rating System (CRS). The Department completed its annual recertification process for the CRS program in May 2022 as a Level 7 community which provides 15% discount for Hull residents on their flood insurance. Hull is 1 of 25 CRS-participating communities in Massachusetts.
- Local Hazard Mitigation Plan (HMP) development (required by FEMA for Fed. Funds, as well as a participating CRS community)
- Completed upgrades to Straits Pond tide gates and controls and restoring full automation
- N. Nantasket Beach Drone topographic survey, completed March 2023.
- Developed new Floodplain Overlay District Bylaw
- and received funds to:
 - a. develop adaptive strategies to mitigate flooding in the Hampton Circle Area through the MA Municipal Vulnerability Grant Program, [Hull Climate Adaptation Roadmap: Hampton Circle Area | Hull MA](#)
 - b. assess projected needs and develop alternatives for Critical Facilities (DPW and Light Plant) through a Coastal Zone Management's Coastal Resilience grant
 - c. MAPC Cadish Ave Nature Based Flood Control design through the "Accelerating Climate Resilience Municipal Grant Program (See discussion below)
 - d. Update Hull's HMP FEMA's Homeland Security Hazard Mitigation Grant Program
 - e. See [What We Do](#) for more details about the CAC Dept.'s roles and activities (*presentation to the Select Board, Feb. 2, 2022*)



Presentations/Outreach

- Managed Retreat Conference, Columbia University Earth Institute, 06/20-22/23
- massFM Fall Conference, College of Holy Cross 10/23/23
- MACC Fall Conference, Ft. Devens, 10/28/23
- Coastal Resiliency Cruise, Bill Golden, 10/13/23
- Stone Living Lab, 11/19/23
- Hazard Mitigation Plan Public Meeting 11/28/23

The Department director chairs the Stormwater Authority, which along with members from the Community Development and Planning, Building Dept., and Sewer Department implements the new Stormwater Regulations Bylaw (adopted by the Town in June 2021 and required under the new Municipal Small Separate Sewer System (MS4) permit from the Commonwealth).

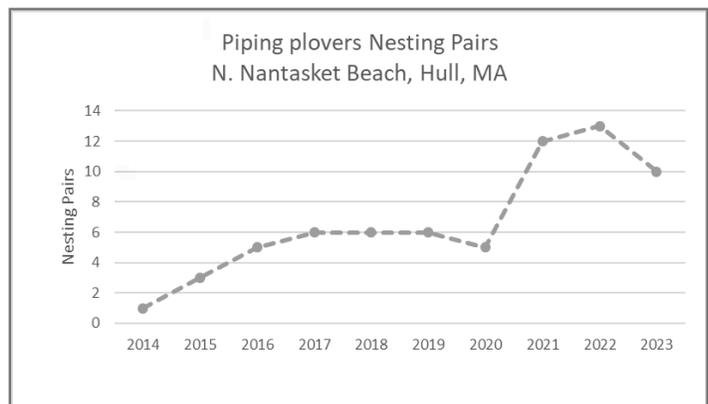
Typically, our CAC coordinates an annual spring beach grass planting effort to strengthen the primary dune on north Nantasket Beach and to engage the public in conservation efforts. This past year CAC worked with the Dept. of Public Works to plant minor repair areas along the dune. Since 2021 there has been no need to hold an annual grass planting event as the dune has become quite well-vegetated and the dune grass already there needs space to grow out into new areas in order for its better health.

For the 10th year in a row, piping plovers (*Charadius melodus*) were observed nesting on Nantasket Beach. Piping plovers are protected under state and federal laws. These laws designate them as a ‘threatened species,’ which means that the population would continue to decline if not protected. Piping plover chicks are particularly vulnerable because they cannot fly in their first 30 days. During the 2023 season, 9 piping plover pairs (plus 1 non-nested pair) made 13 nesting attempts at Nantasket Beach in Hull. Approximately 43 eggs laid, 3 chicks hatched, 1 chick fledged.

- ... Compare to 2022’s: 63 eggs laid, 20 chicks hatched, 5 chicks fledged.
- ... 5 nests were lost due to a major storm in June that included a moon tide
- ... 3 nests lost to predators
- ... 1 nest hatched
- ... 1 brood was negatively impacted during period around the 4th of July celebrations

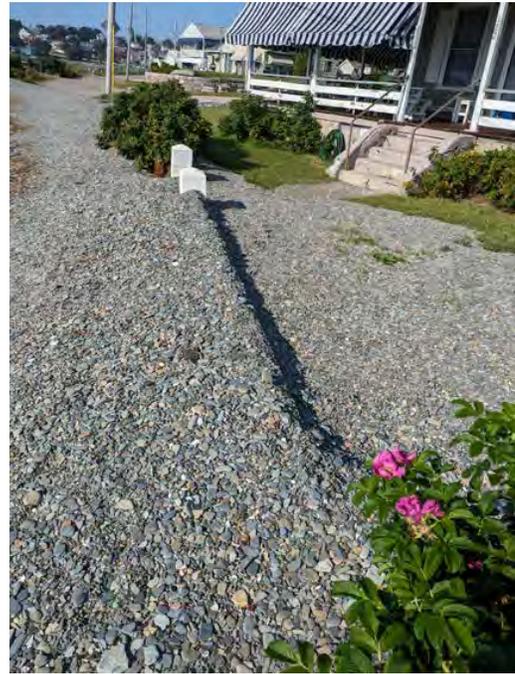
A July 4th Incident Report of a “taking” under the Endangered Species Act was submitted to State’s Natural Heritage & Endangered Species Program and was part of Mass Audubon’s annual Piping Plover report to the Town. A “taking” as defined of 1973 means “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct”.

As can be seen, Piping Plover activity continues to grow each year. However, July 4th celebrations were cited as having a negative impact to plover success. We wish to extend the most sincere thank you to the Plover



Ambassadors, Hull PD, residents, and visitors for their understanding and support in ensuring the protection to these shorebirds.

In 2023, the Department received a grant from the Metropolitan Area Planning Council's Accelerating Climate Resilience Grant Program to examine nature-based solutions for community resilience on North Nantasket Beach. This year, the Town will be working with consultants from the Woods Hole Group to examine nature-based strategies to enhance the beach and "dune" functions along the Hull Bay shores between O and P Streets



Efforts to address unpermitted openings and reducing vulnerabilities in the lower Beach Avenue area near Malta Street continues. This project received an Order of Conditions from the Commission and currently under review through appeal with MA DEP. The Town continues to work with individual Beach Ave residents to reduce the number of openings which make the dune system vulnerable. A story board link for this project is available for viewing on-line at: [Malta Street Area Dune Restoration Project | Hull MA](#)

The Department was also successful in obtaining continued funding from the Commonwealth's Municipal Vulnerability Program in developing measures identified by the climate adaptation roadmap for the Hampton Circle Area. Details of this project can be found at: [Hull Climate Adaptation Roadmap: Hampton Circle Area | Hull MA](#)

In 2022, the Commission applied and received funding from the Community Preservation Act to survey the public land between the tide gates of Strait Pond, along the shore side of Eastman Rd and out to the Straits Pond Island. In 2023, the CAC Department received a negative determination in their request of applicability to do minimal hand clearing along Eastman Road and on town-owned property along the shore of Straits Pond. A minimal pathway outside of delineated wetlands was established with volunteer help in November. Further permitting is required to complete this pathway along the northern most area to the Straits Pond Island.



Some New Efforts being pursued FY24:

- RR Bed topographic and boundary line survey
- Updated Nantasket Beach Management Plan
- Tide Gate O&M improvements to consider estuarine side water level monitor, address impacts to “downstream” marsh
- Local Wetlands bylaw to add “cumulative effect protective measures the WPA” and after-the-fact permit fees

We wish to acknowledge the following associations and committees for the service they contribute towards protection and restoration of our natural resources: Beach Management Committee (now known as the Beach Management Advisory Committee), Straits Pond Watershed Association, Weir River Watershed Association, Weir River Estuary Park Committee, Hull Land Conservation Trust and the Conservation Agents for the Towns of Cohasset, Hingham and Hull. We also wish to thank the citizens of Hull who, through their care and concern for the environment, are active participants in the stewardship (e.g., Plover Ambassadors) of our beautiful, fragile peninsula. We wish to thank all of the Town’s staff for their assistance during the year; their cooperation and aid are inestimable to the Commission as it affords us some ease in meeting the duties and responsibilities set forth by the Wetlands Protection Act of the Commonwealth.



Respectfully submitted,

Paul Paquin, Chair
Sam Campbell

Katherine Jacintho
Louis Sorgi

Tammy Best
Danielle Dolan



HULL CONTRIBUTORY RETIREMENT BOARD

253 Atlantic Avenue
 Hull, Massachusetts 02045
 (781) 925-2282 Fax (781) 925-2228

ANNUAL REPORT OF THE HULL CONTRIBUTORY RETIREMENT SYSTEM

To the Honorable Board of Selectmen and the Citizens of the Town of Hull:

The Contributory Retirement Board submits for your consideration their annual report for the year ended December 31, 2023.

The Hull Contributory Retirement System, having accepted the provisions of Section 1 through 28, under Chapter 32 of the Massachusetts General Laws, is one of 104 contributory retirement systems within the Commonwealth of Massachusetts, operating independently, however bound by one uniform retirement law. The administrator and governing authority is the Retirement Board. The Board consists of five-members:

- Ex Officio Member: A member by virtue of office, currently the Town Accountant
- Two elected members: Each is either an employee or a retiree within the system, and is elected by the employees and retirees
- Appointed member: Chosen by the Board of Selectmen
- Fifth Member: Chosen by the other four members and cannot be an employee, retiree or official of the Town

All Board meetings are open to the public and are generally held on the fourth Tuesday of each month at 9:00 am in the Louis C. Costa meeting room in Town Hall.

The retirement system covers all town employees and certain school employees working more than 20 hours per week, as well as any employees of the Hull Housing Authority. A retirement benefit is available to the members of the system after at least 10 years of employment and after reaching, age 55 if you were a member prior to April 2, 2012 and age 60 for members after April 2, 2012. As of December 31, 2023, there were 192 active members, including 15 members added in 2023, and 161 retired, beneficiaries and survivor members.

Net Plan Assets	
December 31, 2022	65,932,190.45
Employer Contribution	4,395,294.00
Employee Contribution	1,242,172.28
Other Revenue	298,609.70
Investment Income	6,718,588.86
Retirement Benefits Paid	(5,600,209.01)
Administrative Expenses	(460,858.35)
Management Fees	(292,222.08)
December 31, 2023	72,233,565.85

The system is monitored and reviewed by the Public Employee Retirement Administration Commission (PERAC) for compliance with all areas of MGL Chapter 32. They provide service to the Board, members and retirees, as well as oversight duties. To them, the Board must submit a comprehensive annual report regarding the financial condition of the system, including a full and correct exhibit of all assets, liabilities, income and disbursements, of any changes in fund balances, and of the conditions and affairs of the system. The Commission also approves all retirement allowances, coordinates the disability retirement process providing the final approval, monitors the post retirement disability process, audits the system for all operational and financial activities, and provides educational and legal support to the system and the members. In addition to the PEAC audit, the Retirement Board is audited by an independent Certified Public Account annually. These results are available upon request.

The most recent Actuarial Valuation study was completed as of 1/1/2022 by PERAC. To date, the system is 79% funded and is expected to be fully funded by 2030.

The Board extends a happy and healthy retirement to the members who retired during 2023:

Sean Conneely
Daniel Evans
Philip Lemnios
Craig Lepro

The Board offers their deepest sympathies to the families of the members and retirees who passed away in 2023:

Pamela Colley
John Gorham
James Greer
Kevin O'Brien

The Board expresses appreciation to the Board of Selectmen, Town Clerk, other Town departments and boards for their assistance and cooperation during the past year.

Respectfully submitted,

Darrell Bright
Retirement Administrator

On behalf of the Hull Contributory Retirement Board

J. Michael Buckley, Chairperson	Ex-Officio
Gregory Galvin	Fifth Member
Bartley Kelly	Elected
Christopher Dilorio	Elected
Eileen White	Appointed Member



Town of Hull

Council on Aging
Tel: 781-925-1239

197A Samoset Ave
Hull, MA 02045

To the Honorable Select Board, Town Manager and Citizens of the Town of Hull:

The Council on Aging is pleased to submit for your consideration its annual report for the year ending December 31, 2023.

The purpose of the Hull Council on Aging is to identify needs and implement programs that enhance the quality of life, promote independence and improve the physical and emotional wellness for Hull residents over 60 years of age. The center provides support, referrals and advice for family members and seniors. We promote awareness by educating our leaders and the community to the aging needs of the growing population of senior residents.

The senior center located at 197A Samoset Avenue is a resource and gathering center in the community, offering opportunities to participate in programs for engagement/connection, life-long learning, physical fitness, and support services for residents age 55 and over. The staff's primary responsibility is to develop, coordinate and implement programs, answer questions, provide solutions and resources, coordinate transportation that promotes and supports seniors in maintaining independence and overall wellness. The staff involved in this work at the center in 2023 includes: one full-time Director, one full-time Administrative Assistant, one full-time Outreach Coordinator, one full-time Activities Coordinator, and two part-time Van Drivers. The center is supported by numerous volunteers assisting staff with daily activities and special events offered by the center, detailed in the bi-monthly newsletter, the Hull Heartbeat.

COMMUNITY

There are approximately 5,100 resident's age 55+ who call this beautiful and unique seaside community, home. Within the next decade, considerable growth in the number of older Hull residents is expected. The following data and summary of 2023 reflects the increased usage of the programs and services offered by the senior center.

OUTREACH

Outreach activities consist of a wide variety of support services, referrals, and resource distribution. On any given day, the outreach office might assist with a fuel assistance application, refer a family member to home health care agencies, conduct research for emergency housing, complete a CHAMP application, deliver medical equipment to a senior, make a friendly call, or field questions regarding available food resources. While not every interaction is captured in the data (due to staffing shortages, brevity of interactions, or human error), the charts below show the methods of outreach and the assistance given during the 2023 calendar year, which has increased significantly from 2022. The majority of interactions occur via phone consultation and in office consultations.

Outreach Interactions 1/1/23 – 12/1/23

Interaction	Duplicated	Unduplicated
Email	19	13
Home Consultation	63	34
Office Consultation	135	75
Phone Consultation	388	133
Schedule Call Back	2	2
Senior Housing Office Hours	5	5
Unknown	2	2
Totals	614	190



Some of the most requested/needed assistance given throughout the year includes:

- home healthcare referrals
- fuel assistance
- general health services/mental health
- housing applications and referrals
- case management/advocacy
- financial and food insecurity

The Center received a generous Behavioral Health Grant (\$49,000) from the MCOA to provide individual counseling (in-person, telehealth with iPads for virtual visits at home). In addition to mental health counseling, this grant allowed the center to offer a 24-week (12 session) Clutter Reduction and Accountability Group, monthly Holistic Wellness Series (6, 2hr sessions) and a Mental Health Awareness Workshop, at no cost to participants. One of the residents who participated in this grant funded program shared the following thoughts, *“As a senior living in Hull and struggling financially to stay here in my hometown, I could never consider affording such a comprehensive wellness event in a private practice setting; to have such an incredibly professional and compassionate presentation right here in town and offered at no cost to me has made an enormously positive impact on me”*. Caregiver Respite Scholarships (\$8,000) were awarded to residents in Hull caring for loved ones through a grant with Massachusetts Council on Aging (MCOA).

Public Services increased in 2023 ---- monthly veterans hours, BOH town nurse clinics, financial services hours, as well as local state representative hours and SHINE Counselor appointments.

ACTIVITIES

The Senior Center offers daily, weekly and monthly programs with brand new programming being introduced throughout the year, attracting more of the ever growing older adult population to new experiences and activities. Many new offerings were introduced to the regular schedule, including four new weekly fitness classes, an additional writing class series, painting classes, monthly book group, bi-monthly café breakfast talks with guest speakers, and Tech Time with Hull High School Students. Special events such as the Winter Emergency Preparedness Workshop, Book Talk with the Hull Library, Meditation, Community Drum Circle, and Art Workshops (supported by Hull Artists/Local Cultural Council grant) provided various opportunities for fun and learning.



Also introduced in 2023 were more off-site events held at local businesses, such as a St. Patty’s Party at the Parrot Restaurant, Singo at the California Underground Restaurant, and an End of the

Summer Soiree (grant funded- Better Beaches/Save the Harbor) event with a food truck and entertainment at the DCR pavilion. In house special events such as the 3rd Annual Block Party and Holiday Parties were enjoyed by more participants than in previous years, as well as the ever popular Lunch at the Sandbar Restaurant. Grant funding, community donations, local business partnerships, individual donors/volunteers, and support in a variety of ways from organizations such as Wellspring Multiservice, Aspire Health Alliance, The Anchor, Allerton House-Hingham, Bridges by Epoch, Hull Garden Club, Rotary, Veteran Organizations, Porchfest, Michael Maloon Performance, and Peak Physical Therapy helped the center to shine in 2023.

Activities 1/1/23 – 12/1/23

Category	Duplicated	Unduplicated
Classes/Workshops	1858	322
Fitness/Exercise	3860	241
Health Education	139	72
Health Screenings	218	62
Nutrition	68	50
Public Services	144	126
Recreation/Entertainment	1026	185
Social Activity/Event	2096	223
Special Events	195	164
Special Groups	152	30
Total Event Signins	9756	772



Many of programs experienced more than 50% increases in participation from the previous year. Average daily attendance increased from 40 at the beginning of 2023 to 59 by the end of the year. The staff was also pleased that not only did our general attendance increase in all areas; many **new** residents took part in the Center’s activities. This can be seen in the “unduplicated” number 772, which increased by nearly 20% from the year before.

The Center was able to offer many more Off-Site Excursions in 2023; 14 day trips were planned, ranging from museums in Boston to the Marshfield Fair. Six coach tour bus trips to sites across New England were offered to the public as well, in collaboration with neighboring COA’s. Two favorite trips were to the Newport Flower Festival and the Boston Holiday Pops.

TRANSPORTATION



The Center coordinated 3,432 rides, plus 3,537 return rides home. These rides allowed 152 older adults in Hull to get around town, join activities at the center, go to off-site events/trips, grocery shop and get to medical appointments. These rides are a critical service provided by the Center. Rides are coordinated by the Administrative Assistant and are provided mainly by two part-time van drivers using senior center vans. Additional rides are accommodated by FISH volunteer drivers, Seaside Transport (grant funded- Taxi & Livery Partnership Program) and South Shore Community Action Council (SSCAC), funded through Title III grant. The new FISH (Friends in Service Helping) Program launched at the end of 2022 has

been well utilized throughout 2023, and has provided 100 rides to Hull seniors by three volunteer FISH drivers. These drivers have been instrumental in launching the program and making it a success. The MAP Program-SSCAC supplied rides for seniors with multiple health issues, providing 25 roundtrip medical rides to nearby towns and Boston. Seaside Transport, a local Hull business provided 163 medical rides. Rides requests can be made by phone or online.

VOLUNTEERS

In 2023 volunteers provided support to staff and seniors which is essential to the services the Senior Center provides. Volunteers provided more than 1,434 hours in 2023. Volunteering gives many seniors a social outlet, a purpose, and in some cases tax relief through the Tax Work-Off Program. ‘Senior Friends’, a dedicated volunteer group, grew in volunteer members and continued to assist seniors in Hull giving their valuable time and talents for programs like, Birthday Buddy, the Block Party, “Halloween” Party and “Senior Santa” to name a few. 125 gift bags full of goodies and 100+ gift cards were delivered during the holiday season generously donated from community. FISH drivers, volunteered over 200 hours.



OUR MEMBERS ENJOYING 2023



St. Patty's Day at the Parrot

Walking Group

Woodworking Workshop

Garden Therapy



Singo at California Underground

Holiday Celebration

Writing Group

Garden Therapy Boxwood Trees



Birthday Celebrations

Newport Flower Show Trip

Garden Therapy

Sandbar Lunch

Grilling with Mickey

Vision Boards

End of Summer Soiree



DAILY OPERATIONS

The Director oversees all aspects of the building, equipment, and day to day operations, manages and supports administrative staff, van drivers and outreach, prepares the budget and reports, collaborates with the activities coordinator to identify new programs/events, researches and writes grants and oversees grant implementation along with staff members, stays abreast of new initiatives and ideas on healthy aging to improve the lives of seniors living in Hull. Generous community donations and grand awards support new initiatives, programs/events, outreach, transportation, and food insecurity. The Director seeks out opportunities to collaborate with the COA Board, municipal departments, community organizations, schools, businesses, and the community at large, in creating a welcoming experience at the Center.

South Shore Elder Services (SSES) Meals on Wheels program is overseen by SSES's Nutrition Site Manager. This program delivered nearly 15,000 meals to 87 consumers by 20+ volunteers. 400+ congregate lunches were provided.

The staff and volunteers at the Anne Scully Senior Center are grateful for the ongoing community support and kindness we receive everyday! It is our pleasure to serve this beautiful community and provide resources, services, and programs to older adults and their families. We hope that you look to the Council on Aging as the best place to start for unique and engaging programs for the mind, body and soul! Our goal is to reflect your needs and interests in the programs and services we offer, to promote healthy active aging, social engagement and purposeful living. Don't be left out, give us a shout!

Respectfully Submitted,

A handwritten signature in cursive script that reads "Lisa Thornton". The signature is written in black ink and is positioned below the text "Respectfully Submitted,".

Lisa Thornton
Director
Hull Council on Aging | Senior Center



TOWN OF HULL DEPARTMENT OF PUBLIC WORKS

9 Nantasket Avenue
Hull, MA 02045
781-925-0900

2023 ANNUAL REPORT

To the Honorable Select Board and the Citizens of the Town of Hull, I hereby submit the 2023 Annual Report for the Department of Public Works:

The Department of Public Works

The Public Works Department is responsible for the general maintenance and upkeep of approximately 55 miles of municipal roads, 12 miles of sidewalks, numerous storm water drainage systems, recreation areas, beaches, parks and grounds. We also manage the Storm water Drainage Systems, the Village Cemetery and are responsible for snow and ice control on all public roadways and sidewalks, as well public buildings, schools and public parking areas. We oversee the operation of the Town's Wastewater Treatment Facility and the Permanent Sewer Commission Staff and the Town's Sanitary Landfill.

Storm water Management

The Department of Public Works is responsible for ensuring the Town remains in compliance with the federally mandated National Pollutant Discharge Elimination System General Permit for Storm water Discharges (MS4). New storm water regulations were put into place in 2018 which mandate numerous storm water improvements mapping, and documentation. Over the last five years, we have been working closely with the Town Manager and representatives of a number of boards, commissions, and departments to ensure the Town is in full compliance with the new requirements and regulations. In 2023, the town purchased a new electric pump to replace the one at the Lagoon at Draper Avenue and Newport Road that failed after 20 years of service. The new pump was installed in January of 2024.

For more information on storm water management in the Town of Hull, please visit the Town's Website at www.town.hull.ma.us and click on Storm water Management on the Department of Public Works web page.

Landfill

The Town of Hull is working closely with Sanborn Head Engineering for the upcoming closure of the Landfill. The Town of Hull expects to cease operations at the landfill in June of 2024, and closure and capping in 2025.

Trees

The Department of Public Works is responsible for all public shade trees in Town and we do all general trimming of trees and brush as needed.

Beach, Parks and Grounds

The Department of Public Works maintains a number of recreation areas including soccer, baseball fields, and tennis and basketball courts throughout the Town. Park maintenance includes mowing and weed whacking, minor repair or upkeep of play structures infield mix, mulching, weed control, maintaining irrigation, and scheduled fertilization of grounds. We also give assistance to the Hull Garden Club with their work improving the beautification of the numerous parks and islands throughout Town. After consulting with Conservation, We clean the Beach of litter and storm debris. The DPW repairs and maintains all Beach and Bay access points throughout Town. Included are repairs to beach fences , staircases and removing any debris that may wash up along the shore line. In 2023 the town installed two new playgrounds with money from CPA grants and FEMA public Assistance funds. One is at Greenhill and the other at Hampton Circle. The town is currently doing a study to replace the play structures at three other parks, which are George Jones Park off Packard Avenue, Robert B Neil Park in the village, and the Richard J Delmonico Park at N Street.

Roadway Construction

Considerable progress was made this year on the reconstruction and improvement of Atlantic Avenue under the Transportation Improvement Project (TIP) program. This long awaited and much needed project is scheduled to be completed this spring. Most other roadway reconstruction was delayed in 2023 due to unforeseen supply chain issues with the granite curbing for the Kenberma intersection. The Town will resume paving in the spring of 2024 with Nantasket Ave from Draper to Revere St, Revere St, Kenberma St, being first on the list.

Cemetery

In 2023, the Department performed 43 Interments at the Hull Village Cemetery, of which 12 were for Cremations, and 31 were full burials. There were 3 Internments of Cremations in the Columbarium. Work on the expansion was completed in 2023. The Department is working with Nantasket Survey to have the final section marked out for use in the future. With its panoramic views, the Hull Village Cemetery provides a tranquil setting where family, friends and mourners can gather.

Highway, and Drainage Maintenance and Special Projects

Highway and drainage maintenance activities include the sweeping of all public roads and sidewalks, cleaning of all catch basins and manholes, pothole patching, cleaning of pipes and drain lines, and the regular inspection and assessment of critical infrastructure systems including seawalls and foreshore structures. In 2023 the town continued to move forward with the Pt Allerton seawall project, with funding being provided by the FEMA public Assistance grant, FEMA pre disaster mitigation grant and the Massachusetts Dam removal and seawall repair grant thru EEA, and some partial funding from the town. The town is currently in the process of awarding contracts for this project.

Snow and Ice Controls

In 2023 we faced many challenges keeping the public roadways safe. There were multiple Town wide sanding and salting events, as well as numerous spot sanding calls. We ask that you please adhere to the Town's Snow removal and priorities policy, along with the Police Parking Ban, and request that all basketball hoops and other items be removed from the roadway to help us deal with snow and ice events.

New Equipment

New equipment acquired in 2023 includes:

- (1) 2023 Ford F 350 pickup (with plow)
- (1) 2022 Peterbuilt 6 wheel International Dump truck (Delivery date 2024)

2023 Year in Review

I would like to thank Richard Cleverly for all his hard work helping us to prepare and ready the Equipment for the winter seasons. His dedication to the town of Hull does not go unnoticed.

Road and drain work for 2023 consisted of numerous catch basin and drain pipe repairs throughout the Town. Also in 2023 the Cemetery Expansion was completed with the final section finished paved and surveyed with markers for use in the future.

I would like to also take this time to welcome Jeff Conti and Peter Gianibas as our newest employees. Jeff and Peter were both hired as a Heavy Motor Equipment in Operators in 2023 they are a welcome addition to our staff. I would also like to thank Mary Ellen White and Glen Comeau for their many years of service to the town of Hull. We wish them well.

I would like to welcome Jennifer Constable and congratulate her in her new role as Town Manager. I would also like to thank the Select Board, and all other departments, boards, and Committees that assisted the Department of Public Works, also a thank you to the members of the Permanent Sewer Commission and the Staff at the Waste Water Treatment Plant, especially for their assistance in helping to obtain and install the new electric pump at the lagoon. Thank you to the Hull Municipal Light Plant for help with some general tree trimming and the installation and removal of the nets at L Street Field.

Finally, I want to thank all of the faithful employees of the Department of Public Works. 2023 has been a year of challenges for all of us, but your dedication and hard work has shown this past year and I would like to thank you for that.

Respectfully submitted,



Chris Gardner

Contact info: Telephone: 781-925-0900

DPW Director

Email: cgardner@town.hull.ma.us

Website: <http://www.town.hull.ma.us>



The New Electric Lagoon Pump @ Draper and Newport. Replaced January 2024 and is up and running.



Cemetery expansion project. Finished up and fully asphalted in Summer of 2023



253 Atlantic Avenue Hull, MA 02045 www.town.hull.ma.us > Boards&Commissions>Historic Dist. Comm.

TOWN BOARD REPORT FOR 2023
2024 Town Meeting

Commission Members

Julia Parker, *Co-Chair*

Tom Burns, *Co-Chair*

Tory Lam

Fulvia Quilici Matteucci

Don Ritz

Alternates

Georgette Sullivan

Summary

The Design Review Board (DRB) reviews all new and modified buildings, sites, and signage throughout the town (only single and two-family homes exempted), working with the Planning Board, Zoning Board of Appeals, the Conservation Commission, and the Building Department to achieve quality design for our community.

Highlights of efforts of the DRB in 2023 include:

Paragon Dunes Mixed-Use Redevelopment

Residences at the Aquarium

Light Pollution Zoning Regulations

248 Atlantic Avenue

Fort Revere Tower

Hull Village Town Hall/ Fire Station

Dunkin' Donuts Sign

DRB encourages individuals to request appointment to our board in order to continue efforts to respect Hull's heritage of historic buildings and sites.

Julia Parker, *Co-Chair*, February 15, 2024

Contacts

Julia Parker, *Co-Chair*

julia.parker@att.net

203-444-7564

Tom Burns, *Co-Chair*

lifeboat1@me.com

617-970-6966

Department of Fire/Rescue & Emergency Service

**671 Nantasket Avenue
Hull, MA 02045
781-925-8111**



2023 ANNUAL REPORT

Fire Chief
Christopher J. Russo

Deputy Chief
William W. Frazier, III

Department of Fire/Rescue & Emergency Service

Citizens of Hull
Honorable Board of Selectman
Town Manager

On behalf of the Hull Fire Department and its members, I respectfully submit the 2023 Annual Report, which is a brief illustration of the Department's most significant accomplishments of the last 12 months.

This has been another busy year for the Hull Fire Department and our members. In addition to several major fires, your Command Staff & Firefighters also responded to various other types of emergencies such as medical calls, hazardous material incidents, water related incidents, and coastal storms. In all, Hull Firefighters responded to 2,459 incidents in 2023.

The calls for service, both emergency and non-emergency, are important to us and to the citizens of Hull. These calls represent when someone in our community has experienced an unexpected and unfortunate event, which led them to call us for assistance. We understand the loss and pain that is often associated with an incident that requires our services and it is my belief, and our department mission, that we have provided, not only the professional response necessary to mitigate these emergencies, but also compassion and empathy to our residents, their families, and visitors alike.

The Village Fire Station was approved by the Hull Historical Commission to use CPA funds to restore the building back to its original condition. This station has proven to be an invaluable asset for fire department operations during storms and major weather events. It allows the department to provide fire and emergency services to an area of town that can sometimes be isolated by flooding and other conditions.

Respectfully,
Christopher J. Russo
Chief of Department

Department of Fire/Rescue & Emergency Services

Included within the 2023 Annual Report is information and statistical data from both our EMS and Fire Prevention divisions, which serve as examples of the Department's various oversight and diverse activities within the community.

Budget Summary

The Fire Department's FY 2023 budget was \$3,938,444.00. This budget allowed for a minimal number of personnel available; to respond to emergencies day and night, as well as maintain all fixed assets such as the fire stations themselves. This also includes maintenance of the fire apparatus and equipment, ambulances, cardiac monitors, marine units, computer systems, and software.

Department Generated Fees

The Hull Fire Department generated \$685,051.47 in 2023 from ambulance fees. These revenues are allocated into the general fund.

Fire Protection

Fire response and mitigation services are provided by (2) staffed engines, (1) staffed aerial device, (1) staffed ambulance and (1) staffed command vehicle. This is done using a minimal level of staffing of 5 Firefighters and 1 Captain.

Certifications held by our members include, but are not limited to, NFPA FF I & II, Fire Officer I and Fire Instructor I.

Emergency Medical Services

The Department provides ambulance response and transport with (1) staffed transport unit and (1) non-transport ALS unit. The department also has (2) reserve units to cover EMS details and high call volume days. Both ALS and BLS levels of care are provided. All resources are deployed appropriately according to incident classifications and response levels.

Hazardous Materials and Disaster Response

We provide initial hazardous materials response, identification and, containment services with support from Plymouth County, Commonwealth of Massachusetts and surrounding mutual aid companies as requested from Chief of Department.

Special rescue resources are available upon request to respond to building collapses, confined space rescues, high & low angle rescue and, mass casualty incidents. The Department also prepares for and responds to both natural and man-made disasters.

Department of Fire/Rescue & Emergency Services

Marine and Waterfront Fire and Medical Response

The Department provides marine fire, medical and, environmental response and mitigation services via (2) fire department vessels. One of these vessels is in the water seasonally the other is a smaller vessel deployable by trailer year round. These vessels are staffed through on-duty personnel and call back as warranted by incident conditions. Our response area includes the Boston Harbor Islands, Nantasket Beach and we also to deploy for special events such as the Snow Row, Aqua-Palooza and the Weir River race. The Hull Fire Department works closely in conjunction with USCG for planning, training, and response activities.

Community Service

Investigation and safety services are provided by on-duty personnel as requested. These services include, but are not limited to, wires down, odor investigations, burning permits investigations, lift assists, and the treatment of minor medical issues.

Fire Prevention and Inspection

The Fire Prevention Captain oversees building and occupancy inspection, fire code enforcement, fire investigation services, and the fire and life safety education within our schools. This division works with the Board of Health and Building Department, on all annual license compliance requirements, and complaints.

DCR- Nantasket Beach EMS Program

The Department continued into the eleventh summer season of providing Emergency Medical Services at the Nantasket Beach Reservation. The staffing, provided with funding from the DCR Parking Lot Trust Fund, provides supplemental fire department/EMS services on weekends and high heat days. This service provides for a second Fire Department ambulance to be on detail at the Nantasket Beach Reservation, allowing the Fire Department primary ambulance to be available for the citizens of Hull as needed.

Department of Fire/Rescue & Emergency Services

Training

Training is the one of the highest priorities for members of the Hull Fire Department. Members train every shift on the varying aspects of the job. The Peninsula of Hull has many unique challenges that must be considered when training. Some daily training topics are; apparatus training, equipment training, scenario exercises, emergency medical services, paramedic training, hydrant locations, water rescue, and fire preplanning are just some of the topics covered.

Our dedicated members are continually bettering themselves by furthering their education and training, by attending courses at Massachusetts Fire Academy, National Fire Academy, on-line courses, as well as daily in-house programs.

The members of the Hull Fire Department, have always been very fortunate to have support and encouragement in regards to training opportunities from past fire chiefs. Fire Chief Chris Russo has continued this tradition.

Department of Fire/Rescue & Emergency Services

Emergency Medical Services

Paramedics and EMT-B's of the Hull Fire Department faced a challenging 2023 year with an increased call demand and a lack of newly appointed paramedics in the Hull Fire Department. Members of the Hull Fire Department are feeling the increased pressure from the National shortage of Paramedics. As a result of the Covid-19 Pandemic, EMTs & Paramedics have been leaving the occupation at an alarming rate. The number of students currently following a path in Emergency Medical Services represents just a fraction of those who have left the industry. With an ever-changing age demographic in town, we are seeing more complex medical cases that require Advanced Life Support. Another acute challenge our members face is the influx of patients in the greater area seeking treatment at South Shore Hospital. With the closure of Quincy Emergency Department a few years ago, South Shore Hospital has absorbed much of those patients. After disastrous emergencies at both Norwood Hospital and Brockton Hospital, they remained closed in 2023. These closures caused an enormous increase of patients to be seen at South Shore Hospital daily.

In 2023 members of the Hull Fire Department responded to over 2,459 plus calls for service with over 60% of those calls being for Emergency Medical Services. Hull Fire Department runs an Advanced Life Support Ambulance consisting of 1 Paramedic and 1 EMT-B. Of the 1,500 plus EMS calls for service, Hull Fire Department transported over 1,000 patients to the Emergency room. Of the 1,500 EMS calls Hull Fire Department responded to, we had to rely on our Mutual Aide Partners to transport 15% of our patients to local hospitals. While facing a challenging 2023 year our members always provided the highest quality of pre-hospital medical care to the residents and visitors of Hull. During 2023, the members working our Nantasket Beach DCR Ambulance made numerous water rescues, located multiple lost individuals, and provided Advanced Life Support to our residents and visitors. During 2023 Hull Fire Department was presented with the sickest patients out of all the surrounding communities with a 42.9% admittance rate. In 2023 The Hull Fire Department EMS Division had the highest out of hospital Cardiac Arrest save percentage out of our surrounding communities.

During 2023 we saw an increase of responsibilities issued by the Massachusetts Office of Emergency Medical Services to our Paramedics and EMT-B's. Hull Fire Department Paramedics and EMT-Bs were able to stay ahead of the curve utilizing a new training platform Prodigy EMS and modifying our rigorous in-house EMS training program. The Hull Fire Department conducted our first ever Nero's Law training with the support of Dr. Kussman from the Hingham Animal Clinic in 2023. This training educated our members on how to treat Police K-9 animals when injured in the line of duty. We also saw new training in the form of Active Shooter/Hostile Emergency Response and Secured Ballistic Equipment through grant funding.

Department of Fire/Rescue & Emergency Services

The Hull Fire Department members were able to demo many products this year including IV Pumps, Video Laryngoscopes, Mechanical CPR device, and EMS Extrication equipment.

This is all part of the daily commitment from our EMS - Research Training Quality Improvement division. I would like to thank Theodore Sapienza who serves as the Department's Assistant EMS Coordinator. He is responsible for our EMS Supplies as well as our inspection and maintenance of our medical equipment. The other invaluable members of the EMS-RTQI Division are Firefighter/Paramedics: Tyler Pari & Zach Caulfield, Firefighter EMT Lodovico Sestito and Captain/Paramedic Steve Johnson. The RTQI team meets every month to discuss training, policies, EMS education and other pertinent issues that relate to Emergency Medical Services. This division also assists with our community outreach program identifying vulnerable individuals in our community who suffer from mental illness, substance abuse and pediatric/elderly neglect or abuse.

In June of 2023, the Hull Fire Department established a full-time EMS Coordinator position to handle the complex issues of running a successful EMS program. This helped the Hull Fire Department in many ways to become compliant with the advancing protocols/science given to us by the state of Massachusetts, including a successful OEMS inspection. This position has also helped the Town of Hull become one step closer to being a Heartsafe Community. In collaboration with the Board of Health Director Joan Taverna we have been able to deliver many free CPR classes to our residents and frequent visitors to the town. The Town of Hull was able to place 3 public AED's (automated external defibrillator) in spring of 2023 at Emma Ryan Track, L St athletic facilities and the Kenberma courts. Hull Fire Department added a 4th Public AED at the Dust Bowl in late summer of 2023. We were also able to bring the File of Life back to our Senior Citizens in 2023 helping them fill out pertinent medical information to be placed in the File of Life. We were able to work closely with our partners at the USCG Point Allerton in 2023 collaborating on different trainings. I would like to thank the men and women of USCG Point Allerton for their continued dedication to the residents of Hull both on sea and land.

While the Hull Fire Department currently operates above the standard of care, we must stay up to date with the new science and guidance coming from some of the nation's best teaching hospitals right here in our backyard in Boston. The members of Hull Fire Department conquered many challenges in 2023, and I would like to thank them all for the continued success of the EMS division. Many of our members spend most of the time working on the ambulance which takes its toll physically and mentally on the body. Thank you for always going the extra mile and being an advocate for your patients.

Department of Fire/Rescue & Emergency Services

While we will see many challenges in 2024, the members of the Hull Fire Department are committed to providing exemplary care to our residents and visitors. The Members of the EMS-RTQI division will ensure we are trained and proficient as EMT's and Paramedics ready to tackle the challenges ahead. The members of the Hull Fire Department hold ourselves to a high standard and will be ready to respond to your emergency 24/7, no matter what!

Respectfully,
David E. Gibbons FF, NRP, IC EMS Coordinator
Hull Fire Department

Department of Fire/Rescue & Emergency Services

Office of Fire Prevention
253 Atlantic Avenue
Hull, MA 02045

Captain Roy Ahlquist
rahlquist@town.hull.ma.us

TEL: 781-925-1350
FAX: 781-925-2228

The Office of Fire Prevention

2023 was a successful year for the Fire Prevention Division of the Hull Fire Department. The fire department received the School S.A.F.E and Senior S.A.F.E. Grants to assist senior citizens by providing smoke and carbon monoxide alarms to seniors in need. The School S.A.F.E Grant helps to provide fire safety learning materials to students to reinforce learning objectives. Plans have been submitted for new construction of several multi-family dwellings, which will be sure to keep the Fire Prevention Office busy through 2024.

The Goal of Fire Prevention

The goal of Fire Prevention is to preserve the safety of its residents and the resources of the community from the effects of fire. The Fire Prevention Office follows a simple acronym when it comes to preventing fires. The "three E's of Fire Prevention"

Engineering- buildings that are designed and built to resist the spread of fire

Education- by teaching the community how to prevent fires, and what to do in case of a fire, is the key to being successful for fire prevention

Enforcement- Enforcing fire codes, laws and life safety issues when building are designed, during construction and when the structure is completed.

Public Outreach

There is no doubt the key to success in every aspect of life is the ability to effectively communicate and deal with the public. The Fire Prevention Officer has an opportunity to educate the public on important safety issues while performing the inspection. When constructed correctly, a fire inspection is as much a public fire education program, as it is a code enforcement program.

Department of Fire/Rescue & Emergency Services

The Scope of Inspections

The variety of properties a Fire Prevention Officer is responsible for inspecting is extensive. There are a multitude of codes and hazards that he/she must be familiar with. By working closely with the Building Department, the officer ensures that properties are constructed to provide the occupants with the utmost safety. This is accomplished by reviewing plans and visiting the sites during and after construction. After the building is occupied, he/she regularly inspects the property to ensure that it is being used as it was intended and within the design parameters, Code enforcement is part of the responsibilities of the Fire Prevention Officer. However; a more productive way to ensure the public's safety is to educate in ways to control hazards, evacuate properly, and to understand overall fire safety.

Plan Review for New Construction

The Office of Fire Prevention works closely with the Building Department reviewing all plans for construction. The advantage of this cooperative relationship is that it enables the fire department to raise concerns and point out discrepancies before construction begins. Correcting these problems before the start of construction, is the most effective way to ensure the project is compliant and completed in a cost efficient manner.

State-Required Inspections

The Fire Prevention Officer conducts annual, semi-annual and quarterly inspections of occupancies licensed by the state, such as schools, restaurants, night clubs, daycare centers, medical facilities, rooming and boarding houses and foster homes.

Senior Home Safety Program

This program is specifically designed for our senior residents. For residents age 65 or older we offer a free home safety visit. During our visit, we provide many services including installation of smoke and CO alarms, changing batteries in these alarms, as well as checking homes for general fire safety and trip hazards. We also assist residents in organizing their emergency medical information and also address any concerns a resident may have.

Department of Fire/Rescue & Emergency Services

Summary

All fires and natural catastrophes cannot be prevented. But, with a diligent program of education, training and enforcement, this office can mitigate the effects of these disasters. This office has a web page where safety information can be accessed at any time. Fire Prevention can be found on the town's website under Hull Fire Department or Fire Prevention and Inspections.

http://www.town.hull.ma.us/Public_Documents/HullMA_inspections/fireprevent

I would also like to thank the Building Department, as well as the Board of Health for their support and encouragement this past year. Without cooperation from all agencies, code enforcement would be virtually impossible. 2024 will be a challenging year, but the Hull Fire Prevention Office is ready! If I can be of any assistance, please feel free to contact me.

Thank you,

Captain Roy W. Ahlquist III
Fire Prevention Officer
781-925-1350
rahlquist@yown.hull.ma.us

Department of Fire/Rescue & Emergency Services

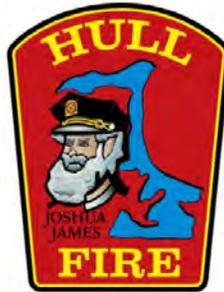
01/01/2023—12/31/2023
Incident Type Category Breakdown

<u>Incident Type Category</u>	<u>Occurrences</u>
Fire Explosion	11
Rescue Call	1,679
Hazardous Condition	138
Service Call	337
Good Intent Call	57
False Call	228
Severe Weather/Natural Disaster	8
Other Incidents	1
Total Emergency	2459
<hr/>	
<u>Inspectional Services</u>	
Permits (Burning)	10

01/01/2023—12/31/2023
NFPA Part: Fire and Incident Type Breakdown

<u>A: Structure Fires by Fixed Property Use</u>	<u>Number</u>	<u>Deaths</u>	<u>Injury</u>	<u>\$Loss</u>
1. Private Dwellings (1 or 2 Families)	5	0	0	\$316,060.00
2. Apartments (3 or More Families)	1	0	0	\$ 12,500.00
3. Hotels and Motels	0	0	0	\$ 0.00
4. All Other Residential	0	0	0	\$ 0.00
5. Total Residential Fires	6	0	0	\$ 328,560.00
6. Public Assembly	0	0	0	\$ 0.00
7. Schools and Colleges	0	0	0	\$ 0.00
8. Health Care and Penal Institutions	0	0	0	\$ 0.00
9. Stores and Offices	0	0	0	\$ 0.00
10. Industry, Utility, Defense, Laboratories	0	0	0	\$ 0.00
11. Storage in Structures	0	0	0	\$ 0.00
12. Other Structures	0	0	0	\$ 0.00
13. Total Structure Fires	6	0	0	\$ 328,560.00
 <u>B: Other Fire and Incidents</u>				
14a Fires in Highway Vehicles	1	0	0	\$ 0.00
14b Fires in Other Vehicles	1	0	0	\$ 1,000.00
15. Fires Outside Structures with Value Involved	3	0	0	\$ 0.00
16. Brush/Grass/Wild Land	0	0	0	\$ 0.00
17. Fires in Rubbish	0	0	0	\$ 0.00
18. All Other Fires	0	0	0	\$ 0.00
19. Total All Fires	11	0	0	\$329,560.00
20. Rescue, Emergency/Medical Responses	1,679	0	0	\$ 0.00
21. False Alarm Response	228	0	0	\$ 0.00
22. Mutual Aid	1	0	0	\$ 0.00
23a Hazmat Responses	41	0	0	\$ 0.00
23b All Other Hazardous Conditions	97	0	0	\$ 0.00
24. All Other Responses	402	0	0	\$ 0.00
25. Total For All Responses	2459	0	0	\$329,560.00

Department of Fire/Rescue & Emergency Services





TOWN OF HULL HARBORMASTER DEPARTMENT

Kurt P. Bornheim
(781) 925-0316
kbornheim@town.hull.ma.us

253 Atlantic Avenue
Hull, MA 02045

To the Honorable Board of Selectmen and the Citizens of Hull, I herewith submit the 2023 Annual Report of the Harbormaster Department.

Along with its regular patrol duties, the Harbormaster Department was very active during the 2023 boating season. The following is a summary of those activities.

The Harbormaster Department has ongoing maintenance of 13 town floats and gangways at Nantasket Pier, A Street, Allerton Harbor, James Ave and Pemberton Pier. These floats and gangways have given the town residents and recreational boaters 5 points of landing and debarkation throughout the town and direct access to the City of Boston and the Boston Harbor Islands National Park system.

The maintenance of the town owned MBTA commuter ferry terminal and waiting stations continue providing residents of the Town of Hull and the South Shore easy and affordable access to the Boston Harbor Islands and the City of Boston, as well as Logan Airport.

The Harbormaster Department also works closely with U.S.C.G Sector Boston, Station Point Allerton and the Environmental Police with maritime events in and around the water of Hull.

1. Harbor Illumination
2. Weir River Row
3. Ice Breaker rowing event
4. The Snow Row
5. Aquapolloza
6. The Great Chase Race
7. Veterans Wreath Ceremony Spinnaker Island Bridge

The Harbormaster Department saw mooring/slip permit applications increase to 874 vessels moored and slipped for the 2023 boating season, with nonresidents making up more than half of the vessels kept in Hull waters. The Department collected 98% of its mooring fees and is actively going after the remaining 2% with the help of the Environmental Police and the Hingham District Court.

The Town of Hull Pump-Out Boat was in operation for the 2023 boating season .The funding for the pump-out boat comes from a grant applied for every year through the Harbormaster Department from the Division Of Marine Fisheries, which covers 75% of the cost to operate the program with the Harbormaster Department paying the remaining 25%. Over the past 25 years, the Clean Vessel Grant program managed by the Harbormaster Department has removed over 117,950 gallons of waste water from vessels in and around Hull waters and has received over \$337,000.00 dollars in grant money to operate this program from Memorial Day to Columbus Day. Total number of vessels pumped out for 2023 boating season was 429 and the amount of waste water removed was 5,075 gallons.

Projects listed below were completed in 2023

- Repair and Resurfacing of the A Street Boat Ramp
- Structural survey of A Street Pier completed
- Removal and disposal of abandoned dinghies thru out the town.
- Continued rail and deck repair on A Street pier.
- Wall pointing on the north and south side of Nantasket Pier
- Mooringinfo on line payment system updated
- Replacement of piling chafe boards James Ave
- Repair of gangway James Ave
- Replacement of decking and dingy rack repair on the 2nd and 3rd public floats in Allerton Harbor
- Cross bracing replacement under the town pier in Allerton Harbor
- Topside structural survey of the town owned commuter float Pemberton Pier
- Installation of electrical service for pump out station in Allerton Harbor
- Replacement of 4 Mass Harbormaster Coastal Camera's
- Installation of Danger float river side West Corner culvert

Projects Listed Below to be completed in 2024

- Repair and replacement of deck boards and broken railings on A street pier ongoing
- Danger float installation pond side West corner culvert
- Complete installation of shore side pump out station in Allerton Harbor.
- Repair and painting of waiting station on Pemberton Pier
- Bid design, permitting, engineering and dredging of Steamboat Wharf ongoing
- Interior painting Harbormaster Office
- New electrical service and meter installation for the light poles on Pemberton Pier

The Harbormaster Department will continue to be involved in the maritime online training, as well as joint training with USCG Station Point Allerton and other Federal, State, and local Agencies. The Harbormaster Department is also a sitting member of the White Shark Regional working group out of

Chatham, MA which monitors white shark activity along the Massachusetts coastline. The Harbormaster Department deploys 4 receiver buoys each year, one off of Nantasket Beach, Gunrock Beach, Point Allerton and Hull Bay to detect tagged white shark movement on the south shore

The shellfish beds were opened for the 2023 season. The shellfish resource area on the bayside were opened for commercial digging only on January 1st 2023 and will be open for the next 12 months .There is no recreational digging allowed in Hull on the beach or bayside; only commercial/restricted digging is allowed with a State and local permit on the bayside. The Shellfish Department inspected 1,083 racks of clams, which equals 54,150 lbs. of shellfish that went for depuration at the Division of Marine Fisheries Purification Plant in Newburyport, MA.

I would like to thank the hard work and dedication of the Assistant Harbormasters, William Aucoin, and Paul Cummings. I would also like to thank the Citizens of Hull, the Select Board, the Town Manger and the Town Council for their continued support over the last 25 years. I would also like to acknowledge the cooperation of the Police Chief John Dunn, Fire Chief Christopher Russo, Director of Public Works Chris Gardner and Light Plant Operation Manager Panos Tokadjian, Conservation Officer Chris Krahforst , Director of Community Development Chris Dilorio and Director of the Waste Water Treatment Plant John Struzziery plus all the other town departments and employees that have assisted me in the past year.

Respectfully Submitted,

Kurt Bornheim
Harbormaster / Shellfish Constable



Harbormaster Office January 2024



**Vessel aground Boston Harbor
September 2023**



**Boat fire Weymouth Fore River
Basin August 2023**



**Kemp's Ridley turtle rescued
in the Weir River November
2023**



**Swamped Vessel
Peddocks Island July
2023**



Town of Hull **Historic District Commission**

253 Atlantic Avenue Hull, MA 02045 www.town.hull.ma.us > Boards&Commissions>Historic Dist. Comm.

TOWN BOARD REPORT FOR 2023 2024 Town Meeting

Commission Members

Julia Parker, *Chair*
Robert Pahl, *Vice Chair*
Robert Pezzini
Don Ritz

Alternates

Bruce Edgren

Summary

The Historic District Commission [HDC] reviews alterations to buildings and sites in Hull Village, Fort Revere and the Cemetery as a Chapter 40C Massachusetts local historic district established in 1994.

In 2023 HDC reviewed **2** projects requiring public hearings for major projects including demolition, new houses and additions; **6** projects were reviewed for minor work including ensuring appropriate windows & doors, stairs, porches/decks/railings, and siding/trim.

HDC looks forward to reviewing current and future historic preservation efforts in the district including town or state owned 1848 First Town Hall / Village Fire Station, 1889 Library, Cemetery, and 1903 Fort Revere including the tower and Officers' Quarters.

We welcome Bruce Edgren as a new member and thank Phil Maloney for his service.

HDC produced a short video about the district viewable at :
www.youtube.com/watch?v=TTw7paPq99YY
and also available as a DVD from Hull Public Library / OCLN.

The Town of Hull website has links to HDC Guideline handbook, application form and other information.

HDC encourages individuals to request appointment to our board in order to continue efforts to respect Hull's heritage of historic buildings and sites.

Julia Parker, *Chair*, February 15, 2024

Contacts

Julia Parker, <i>Chair</i>	julia.parker@att.net	203-444-7564
Bob Pahl, <i>Vice Chair</i>	bobpahlarchitect@gmail.com	617-435-9965



TOWN OF HULL HISTORICAL COMMISSION

253 Atlantic Avenue
Hull, Massachusetts 02045

781-925-2000
Fax: 781-925-0224

2023 Annual Report
2/27/2024

The mission of HHC is to provide for the preservation, protection and development of the historic and archaeological assets of Hull. It is responsible for community-wide preservation planning and is an advocate for historic preservation in Hull, including working for historic preservation in planning and development of the community.

In accomplishing this mission, the Commission:

- **Creates and maintains an inventory** of historic assets, including houses, barns, commercial buildings, cemeteries, military sites and artifacts, monuments and markers, railroad artifacts, landscapes, and more.
- **Seeks to protect the town's historic assets** from neglect, deterioration from the elements, development, and inappropriate uses.
- **Provides educational opportunities** to increase public understanding of the history of the town and the historic context of important assets.

The HHC is involved in a number of projects such as Fort Revere, The Old Town Hall, and the present Town Hall. We continue to be involved in the restoration of the Fort Revere Water Tower. We are active on both the Community Preservation Committee and the Fort Revere Park and Preservation Society. We have also begun exploration of a Townwide archive project and Historic Resources Survey.

We continue to work to identify projects that could provide the town with funds to be used for historic preservation.

We continue to work with the Commonwealth of Massachusetts Cultural Resource Information System (MACRIS) program on an Architectural Survey of houses that goes into this State-wide historical property registry. In addition, we provide owners of homes over 75 years registration for a plaque from the Historical Commission that they can display on their house. This promotes historic preservation and helps us document the history of Hull.

Dennis Riley - Chair
William Smyth
Don Ritz
Fulvia Quilici Matteucci
Steven Greenberg- Clerk

Town of Hull Municipal Lighting Plant

15 Edgewater Road Hull, Massachusetts 02045 Tel (781) 925-0051 FAX (781) 925-6125

PANOS TOKADJIAN
OPERATIONS MANAGER

To the Honorable Board of Selectmen and Citizens of Hull,

The Hull Municipal Lighting Plant submits its Annual Report for the year 2023.

The Hull Municipal Light Board voted again this year to bring the backup generators for the winter storm season. These generators give us the ability to provide electricity to the entire town in the event the National Grid lines that supply power to the town get damaged during a storm.

Hull Light wishes to thank the office staff of the Hull Municipal Lighting Plant Janis Ford, Anne Finley, Kristen Ennis, Debbie Gibbons, Michael Schmitt, and the entire line crew for their continued dedication to the ratepayers of the Town of Hull.

Finally, Hull Light would like to thank all other Town Departments and Boards for their assistance and cooperation during the past year,

Respectfully submitted,



Panos Tokadjian
Operations Manager

Patrick Carmon
Chairman; HMLB

Jennifer Constable
Town Manager



HULL REDEVELOPMENT AUTHORITY

March 2024

Dear Citizens,

The Hull Redevelopment Authority would like to thank James Tobin, who passed away on May 30, 2023, for his many years of service to the authority. In addition, the Chair would like to thank the members of the authority for the time and effort they have contributed to the HRA and the citizens of Hull.

The Hull Redevelopment Authority (HRA) worked diligently with consultants to create a draft Urban Renewal Plan for improvement of the HRA land. The draft plan was brought to the citizens for comment in two public presentations in February and March.

In the fall, the Hull Redevelopment Authority solicited citizen submissions for visions and ideas for the HRA land. There were twenty submissions and the authority moved forward with inviting the citizens to meetings in order to gather more information and ask questions.

The Hull Redevelopment Authority worked with a consultant on a real estate valuation report and are looking forward to its completion in 2024. The HRA also worked to update and release the parking lot lease and management request for proposals in preparation for the 2024 season. The HRA will continue to collect revenues for the lease of the parking lots and concession spaces.

The Redevelopment Authority continues to work diligently to fulfill our duties to the citizens of Hull.

Sincerely,

Dennis Zaia, Chair
Daniel Kernan, Vice-Chair
Adrienne Paquin, Clerk
Joan Senatore, Treasurer
Bartley Kelly, Member



TOWN OF HULL

Park & Recreation Commission

253 Atlantic Ave
Hull, Massachusetts 02045
Phone: 781-925-8100
Fax: 781-925-0224

To the Board of Selectman and the Citizens of Hull:

The Hull Park and Recreation Commission offers a wide variety of activities for our community and works closely with the D.P.W to keep our Parks in the best condition possible.

The beginning of each year the Commission works with the 50-60 teams in nine different leagues to coordinate field usage for them due to the limited amount of playing fields in town.

In the spring & fall we ran Men's Indoor basketball at the Jacobs & High School

After school Karate we ran at Jacobs school throughout the year

We did run our 7-week summer program. We had 250 campers and 25 staff and it was by far the best camp experience we have ever provided for the children.

South Shore Surf Camp ran a successful camp once again.

Pickleball courts at Kenberma continue to be packed seven days a week when the weather is nice.

We also ran a dance programs

We have a great working relationship with our D.P.W. who continues to go above and beyond with taking care of the long list of fixes we need done each year and keeping the town's parks looking great.

We will also continue working with the senior center to come up with ideas/programs for our senior population. We did supply some workout supplies this year for some of their programs.

Hampton Circle and Green Hill playgrounds were completed.

Studies for the Village (Mitchell) , N Street (Delmonico) & Jones (Friendship) Park are in process

Respectfully submitted,

Greg Grey, Chairman

Gary Trumbly

Ed Whelan, Treasurer

Michelle Leary, Secretary

Ann Marie Dunn



A Glimpse into Hull Park and Recreation events in 2023...





**TOWN OF HULL
Planning Board**

253 Atlantic Avenue
Hull, Massachusetts 02045

Tel: 781-925-3595
Fax: 781-925-8509

**HULL PLANNING BOARD
ANNUAL REPORT: JANUARY 1, 2023 – DECEMBER 31, 2023**

To the Honorable Board of Select Board, Town Manager and residents of Hull:

Over the past year the Planning Board, as individual members and collectively, has sought to steer development and the economic revitalization of properties in Hull by partnering with developers and community members to create projects that meet community needs and, we hope, will lead to a vibrant and sustainable future for our town. Within the constraints of law, we have adapted our process to ensure that the voices of residents and stakeholders, often our friends and neighbors, received a full and faithful hearing.

The Board wishes to acknowledge the many years of Planning Board service of Joseph Duffy who chose not to run for reelection this year. Joe was an outstanding member of the board for many years and brought great institutional knowledge to the position. The Board wishes him the best.

During 2023, the Board reviewed and approved two definitive subdivision plans. The Board also reviewed multiple Chapter 91 waterfront permits and provided comments to DEP when appropriate.

The Board reviewed and issued decisions on a variety of site plans and special permit development proposals as well as modifications to some projects including 248 Atlantic Avenue and 120 Nantasket Avenue and began permitting review of 189 Nantasket Avenue – Paragon Dunes.



248 Atlantic Avenue



120 Nantasket Avenue (Aquarium)

Although permitting kept the Board busy in 2023, the Board drafted and proposed zoning amendments and held multiple public hearings to review all proposed zoning amendments at the

Annual Town Meeting and the Special Town Meeting. For Annual Town Meeting hearings were held on amendments for: Lighting Pollution Prevention; Accessory Dwelling Units (ADU); easing of height requirements in flood zones; eliminating room/bedroom restrictions in the Business District; elimination of mixed use requirement in the Business District; Inclusionary Housing; Recreational Marijuana and rezoning of Hull Redevelopment Authority land to open space. For Special Town Meeting Amendment hearings were held again on recreational marijuana and Accessory Dwelling Units (ADUs).

Numerous members of the Planning Board have participated in focus groups and worked in collaboration with other Town Boards and Commissions. Additionally, members of the Board work with and on the following committees: the Community Preservation Committee, Design Review Board, Economic Development Committee, Capital Outlay Committee, Open Space and Recreation Committee, MAPC's South Shore Coalition Committee, Net Zero Committee and the Zoning Bylaw Committee.

The Board is pleased with the higher than usual levels of public involvement by residents in many of the critical projects, processes, and discussions held by the Board; and wished to convey its sincere appreciation to the residents of Hull for joining the Board in hundreds of hours of meetings and hearings this year.

Finally, we would be remiss if we failed to mention in the work of our partners committees and boards. Thank you to the Zoning Bylaw Committee and to the Design Review Board for their efforts, expertise, and enthusiasm.

Respectfully submitted,

Meghan Reilly -Chair

Steve White -Vice Chair

Nathan Peyton, Harry Hibbard, Jeanne Paquin, Jim Pitrolo, Nancy Boyce

Chapter 41 of the Massachusetts General Laws contains legislation dealing with municipal planning and subdivision of land. Under these laws the Planning Board is responsible for the Comprehensive or Master Plan, subdivision of land and site plan review. The Massachusetts Subdivision Control Act delegates municipal powers chiefly to the Planning Board. The Board adopts subdivision rules for the town of Hull and reviews definitive plan submittals. As the site plan review authority for the town, the Planning Board review plans for compliance with specific performance standards set forth in the Hull Zoning Bylaw.

Chapter 40A (the Massachusetts Zoning Act) places the Planning Board in several key roles including zoning and acting as a special permit granting authority. Under this section of the Massachusetts General Laws, the Board is authorized to produce a Zoning Map showing the locations of the different zoning districts within the town of Hull. The Board is also authorized to draft and submit zoning amendments for consideration by the town. When a zoning amendment has been proposed, the Planning Board holds a public hearing and reports its recommendation on the proposed amendment to Town Meeting. As the body responsible for long range planning, the Planning Board also advises the citizens on the potential impact of the proposed zoning changes on the community. The Planning Board also acts as a special permit granting authority for the establishment of certain uses specified in the Hull Zoning Bylaw.

In addition, under Chapter 40A the Planning Board is always a "party in interest" in administrative appeals, special permit applications, and variance petitions within the town of Hull and in adjacent towns (Hingham and Cohasset) and must consent whenever a repetitive zoning petition is considered within two years after initial rejection.

The Hull Planning Board is composed of seven residents elected to five year terms. The establishment of municipal Planning Boards is authorized under MGL, Chapter 41, Section, 81A. The Planning Board typically meets on the second and fourth Wednesday of each month at 7:30 PM. Christopher Dilorio, Director of Community Development & Planning, provides the Board with planning services and Sarah Clarren is the part-time Assistant. The Board works very closely with the Community Development & Planning Department on many initiatives, so please also review the Department's annual report.



**TO THE HONORABLE BOARD OF SELECTMEN AND THE CITIZENS OF THE TOWN OF HULL.
SUBMITTED BY CHIEF OF POLICE JOHN E. DUNN, HERewith IS THE ANNUAL REPORT OF
THE POLICE DEPARTMENT FOR THE YEAR ENDING DECEMBER 31, 2023**

Message from the Chief

The community and the police department have both adapted to the unique challenges we all faced in keeping our town and department as safe as possible. The summer months saw the return of more visitors to our beaches. In addition, the town in an effort to increase the overall safety of the town residents continued the town wide residential parking restrictions to again aid in the summer parking and traffic issues.

In June Sergeant Stephen Glavin was promoted to Lieutenant, and In September Detective Andrew Reilly was promoted to Sergeant.

In September Officer Andrew Ziniti and Officer Michael Cambra were sworn in as full-time officers.

It is and will continue to be an ongoing mission of the Hull Police Department to be a community minded, service first police department. The training and enhancement of our individual officers, as well as the department as a whole is an ongoing goal of the department. The more our staff is trained. The more confident and competent they will be in both protecting and serving the community of Hull.

The Hull Police Department continues to offer assistance to those struggling with addiction. We continued our participation in the Police Assisted Addiction and Recovery Initiative (PAARI) to assist in meeting these goals. In addition we continue to be an active member along with (27) other towns and police departments in Plymouth County of the "Plymouth County Outreach" (PCO) program which is another tool in assisting and offering persons afflicted with substance use disorders or (SUDS) options for them and their families in treatment and recovery.

The Hull Police Department regularly looks at how we operate and what we can do to make us a more efficient and effective policing agency. With public safety and community service as our main goals in helping make the Town of Hull a safe and enjoyable community to live and work in.

As always, keeping the community safe continues to be our priority. Our department handled 16,979 calls for service. Our police officers arrested 174 persons, applied for 201 criminal applications, and issued 1559 traffic citations from a total of 2,092 motor vehicle stops. In addition 1097 parking citations were issued.

During 2023 all officers completed in-service training. This consisted of course mandated by the Massachusetts Police Training Committee (MPTC), Criminal and Motor Vehicle Law updates, Defensive Tactics, Firearms Qualification, Cultural Competency, Emergency Response to People with Mental Illness, Communication/De-escalation, Less than Lethal Use Of Force, and Suicide

Awareness/Prevention Training. In the spring of 2023 we conducted tactical alert training for our personnel with our schools.

We strived to provide timely and focused training for our officers to keep up with the daily legal challenges that face officers.

We continued to be an active member with the Metropolitan Law Enforcement Council, The Metropolitan Law Enforcement Council (**MetroLEC**) is a consortium of 43+ local area police departments and law enforcement agencies. The member agencies work together to provide unique and highly specialized law enforcement resources to all of its member communities. In this age, law enforcement agencies are faced with an insurmountable number of unique crimes, and emergencies. It is unreasonable, and financially not possible, for every community to be fully trained and equipped for every possible contingency. Therefore, local communities have banded together, with organizations such as **MetroLEC**, uniting to help each other and making us all safer in the end. The member communities acknowledge that certain critical incidents call for a law enforcement response that may exceed the capabilities of any one single agency, now; they can call on the assistance of **MetroLEC** or other local, county and state agencies for such situations. In addition the METLEC offers PEER Support to officers and personnel whom may require their services. The Hull Police has (2) two officers trained in this specialty and are members of the Regional PEER Support Team.

I would like to recognize the support of the Board of Selectmen and the Town Manager. I am also grateful to all the Department heads, the many Town Boards, Committees and Town employees. I am proud of the many accomplishments of the good men and women of The Hull Police Department and greatly appreciate their efforts.

Thank you for taking the time to review the contents of our 2023 annual report. I hope that you will find this report informative and interesting; although, it is just a quick synopsis of our overall activity for the year.

The men and women of the Hull Police Department have great pride in what they do, and they demonstrate their commitment to this community 24 hours a day, seven days a week, 365 days a year. Our department is comprised of a group of individuals that truly care about our community and strive to make the right choices in every situation.

As your Chief of Police, I will continue to do my best to ensure each and every member of our department strives to accomplish our mission of keeping Hull a safe community, providing excellent customer service to all.

Yours for a safer Community,

John "Jack" Dunn
Chief of Police

Hull Police Department Mission Statement & Vision

All members of the Hull Police Department are committed to providing professional and progressive police services to enhance the quality of life in our community. In order to accomplish this mission, we strive to exhibit the following:

Mission Statement

Mission Statement

The mission of the Hull Police Department is to enhance the quality of life in the town of Hull by working in partnership with the community to enforce the law, preserve peace, reduce fear, and maintain order. We will enforce the law impartially; fighting crime both through deterrence and the relentless pursuit of criminals. The Department is committed to accomplishing its mission to protecting the lives and property of all citizens of the town of Hull by treating every citizen with courtesy, professionalism and respect.

Vision

United in a spirit of teamwork, the Hull Police Department will be an open, friendly, and community-minded organization devoted to quality public service, unyielding in purpose and dedicated to live by values reflecting a genuine desire to care for the safety and well-being of the public.

Community Policing

The Hull Police Department has adopted as a philosophy the principles of Community Policing. Community Policing redefines the police mission to focus on solving problems rather than simply responding to calls for service. It requires that in addition to responding to individual incidents, we examine series of calls to determine if a problem exists. The Police Department has worked to achieve relationships with a variety of public agencies, community organizations and citizens to allow us to work together to develop strategies to solve many of the problems that affect the safety and quality of life in Hull. The objective of Community Policing is to increase the ability of the citizens of Hull to reduce the opportunities for crime and disorder to occur in our community.

School Resource Officer

The Hull Police Department in collaboration with the school community is committed to ensuring that all students receive an education in a safe environment free from harassment or threat of crime.

Officer Joseph DelVecchio is the full time School Resource Officer. He worked to maintain a positive relationship between the police and the school community. His presence acts as a deterrent to crime and provides added security and safety for the school's students, faculty, and visitors.

Community Service Officers Program

The Hull Police Department added the Community Service Officer Program in 2023 to meet the ever changing needs of our community. They are trained in traffic direction, CPR/AED and parking enforcement. Although they are not police officers, they assist us greatly in summer months, and are a welcome addition to assisting in keeping our community safe. We look forward to enchainning this program in the coming years.

Oversight of liquor establishments

Inspections were conducted by our Crime Prevention Unit, Officer Steven O'Neill and Officer Garret Toner; on all liquor establishments in Town. These are usually conducted in the spring and fall of each year. All were found to be in compliance.

Grant Initiatives

Traffic Highway Safety Grant - \$19,831.15 to ensure highway pedestrian and bicycle safety.

Bullet Proof Vest Grant- \$9,336.60

Comfort Dog Program- \$5,000.00 provided by the Plymouth Country District Attorney’s Office

Total Funds Awarded- \$34,167.00

Detective Unit

The Detective Unit was comprised of Detective Andrew Reilly. Our Detective Unit ensured that all officers received the latest crime and officer safety information as well as regular updates of court decisions so that officers have the latest case law and law changes.

Many crimes that occur in Hull involve multiple jurisdictions and require that Detective Unit to maintain a relationship with Federal, State and other local law enforcement agencies. The Detective Unit was responsible for initiating or following up on investigations that ranged from identity theft, and credit card offences to, drug dealing, threats, serious assaults, sex offences, burglaries, and robberies. In addition our officers worked on a number of serious crimes.

HULL POLICE DEPARTMENT RANK STRUCTURE	
<i>Chief of Police</i>	1
<i>Deputy Chief</i>	1
<i>Lieutenant</i>	1
<i>Sergeants</i>	5
<i>Full Time Officers</i>	22
<i>Community Service Officers</i>	3
<i>Civilian</i>	5
HULL POLICE DEPARTMENT AT A GLANCE 2023	
SWORN PERSONNEL	29
CIVILIAN PERSONNEL	5
BUDGET FY24	\$3,590,215

CASE ACTIVITY STATISTICS 2023	
TOTAL OFFENSES COMMITTED	945
TOTAL ARRESTS	174
TOTAL SUMMONSES	201
TOTAL MOTOR VEHICLE STOPS	2092

TYPE OF OFFENSES REPORTED INVESTIGATED	
HOMICIDE(Includes vehicular homicide)	0
SEX OFFENSES	10
SIMPLE ASSAULT	19
AGGREVATED ASSAULT	7
ROBBERY/PURSE SNATCHING	1
THEFT FROM MOTOR VEHICLE	6
BURGLARY / BREAKING AND ENTER	22
SHOPLIFTING	6
THEFT FROM BUILDING	14
ALL OTHER LARCENY	37
ARSON	1
MOTOR VEHICLE THEFT	5
COUNTERFEITING / FORGERY	2
FALSE PRETENSES / SWINDLE / CO	28
CREDIT CARD / AUTOMATIC TELLER	3
DESTRUCTION / DAMAGE / VANDALISM	57
DRUG / NARCOTIC VIOLATIONS	25
IDENTITY /IMPERSONATION	1/24
WEAPON LAW VIOLATIONS	2
TRAFFIC, TOWN BY-LAW OFFENSES	143
DISORDERLY CONDUCT	7
DRIVING UNDER THE INFLUENCE	36
LIQUOR LAW VIOLATIONS	5
STOLEN PROPERTY OFFENSES	1
TRESPASS OF REAL PROPERTY	8
THREATS TO COMMIT A CRIME	39
INTIMIDATION	9
EXTORTION/BLACKMAIL	1

REGULAR ACTIVITIES OF THE POLICE DEPARTMENT 2023

TYPE OF ACTIVITY	POLICE RESPONSES
Complaints Received and Investigated	16,979
Domestic Violence complaints investigated	115
Domestic Abuse Orders served/received/vacated	24
Burglar Alarms Answered	213
Ambulance Requests, Assist to Fire Department	1417
Missing persons reported and investigated	23
Building/Area Security Checks	5783
Harassment	14
911 calls/Welfare Checks	615/300
Total Traffic Citations/Warnings issued	1559
Total Parking Citations issued	1097
Resident parking permits receipts	\$104,751.00
Firearms License receipts	\$8,890.00
Parking meter receipts	\$2,296.83
Receipts, insurance. Reimbursements. re damage Town property etc.	\$13,676.63
Court fines and/or costs, etc. returned to Town of Hull	\$14,190.75
Police detail surcharge	\$33,575.96
Parking Violation Receipts (collected by Town)	\$65,588.56

CRASH ANALYSIS 2023

MOTOR VEHICLE FATALITIES	0
PEDESTRIAN FATALITIES	0
INJURY MOTOR VEHICLE CRASHES	91
PROPERTY MOTOR VEHICLE CRASHES	72
TOTAL MOTOR VEHICLE CRASHES	163



To the Honorable Board of Selectmen and the Citizens of Hull: ANNUAL REPORT OF THE HULL SCHOOL COMMITTEE:

As we look back on the remarkable year of 2023, we take immense pride in the achievements and excellence of Hull Public Schools. Our unwavering commitment to the health and safety of our students and staff remained our top priority. To fortify this commitment, we engaged an outside consultant for a comprehensive safety review of the district. The outcomes led to the implementation of numerous safety enhancements, such as school speed zone signage, additional fencing for Jacobs playground, flashing one-way signs at Jacobs, rerouting of traffic at Hull High School, and reminders not to hold doors open. In all decisions, we prioritize what is in the best interest of our students, valuing and listening to their voices.

One of the most pivotal moments of 2023 was the unanimous decision made by the School Committee to embark on a transformative journey of reconfiguring our schools and, in two phases, bidding farewell to the Memorial Middle School. The first phase, meticulously executed, brought about significant changes – PreK-6 at the Jacobs School, grades 7 & 8 at the Memorial Middle School, and grades 9–12 at Hull High School. Looking ahead to Phase Two, set for the 2024 – 2025 school year, we envision Jacobs hosting grades PreK – 7 and Hull High School accommodating grades 8 – 12. The resounding success of Phase One is a testament to the detailed planning orchestrated by our adept leadership team and the unwavering commitment of our devoted teachers. This accomplishment at the Jacobs School involved the relocation of forty teachers, comprehensive classroom renovations, purchase of new furniture for Grade 6, and the installation of lockers, Smartpanels, and digital classroom clocks and bell system for upper school which also functions as an emergency alert system. We extend our deepest gratitude to our families for placing their faith in this visionary plan, making our journey toward educational excellence a collective success.

In our unwavering commitment to enhancing student performance, the focus remains on individualized learning and accelerating education to address learning gaps. Each school actively engages in continuous improvement cycles, with administrators and educators collaboratively setting learning targets and creating structures for the thriving success of all students. Data plays a pivotal role in our decision-making process.

With the help of a competitive grant, a substantial investment in early education was made with the addition of a second all-day 4-year-old classroom at the beginning of the 2023–2024 school year. This commitment stands as a hallmark of the district, making it an attractive option for young families.

The transition of all curriculum maps to Chalk, a central, adaptive, and analytical platform, continued throughout 2023. Supported by ESSER grant funding, curriculum leader positions for English Language Arts/Social Studies and Science/Mathematics in grades 9–12 were introduced for a second year, ensuring a robust academic foundation for our students.

Our students continue to receive a quality education, benefiting from small class sizes, diverse school activities, access to one-to-one technology, and participation in co-curricular activities across the district. Hull students actively contribute to the community through volunteering and donations, embodying the town's commitment to nurturing compassionate citizens.

As we express our heartfelt gratitude to the citizens of Hull for their continuous support, we also bid farewell to Superintendent Kuehn, who announced her retirement in June 2023 and will retire in June 2024. Superintendent Kuehn's legacy is etched in her remarkable journey of compassion, care, and dedication to the children of Hull. The School Committee wishes her well in her next phase of life.

Thank you for your continued support and partnership in the pursuit of providing each student with the knowledge and skills essential for success in reaching their goals.

Lillian M. Jacobs Elementary School Highlights 2023

- All communication from the school posted on website, *Facebook*. Parents can receive daily updates by registering their email with our website, liking us on *Facebook* at <https://www.facebook.com/Lillian-M-Jacobs-School-413161275541252/timeline/>
- Weekly *Blue Notes* newsletter communicates Jacobs School news and events, and highlights weekly student accomplishments; emailed to parents and posted to website and social media
- Physical Education teacher Mr. Hawes created monthly *Specialist Newsletter* to keep families apprised of lessons and activities in Art, Health, Music, Physical Education, STEAM and Technology classes
- Provided Chromebooks or iPads to every K-6 student
- Hosted Open House to welcome families to Jacobs School
- Expanded use of classroom platform *Seesaw* for parent communication, grades PK-6
- Continued using *Waggle Math*, a web-based adaptive learning platform providing differentiated math instruction to grades 2-5
- Implemented use of *IXL* for differentiated math instruction in grades K-6

- Continued using *Galileo*, an online comprehensive assessment system to inform educational decision making for student learning in grades 1-6
- Teachers meet tri-weekly with Curriculum Director to strengthen instructional practices and refine curriculum
- Teachers, Staff, and Curriculum Director meet quarterly to review assessment data & plan accordingly
- Implemented Renaissance STAR Dyslexia Screener for Kindergarten-Grade 3 to comply with Massachusetts Universal Dyslexia Screening Requirement
- Provided a high-quality, free, full-day kindergarten program
- Retained a full-time paraprofessional to each kindergarten class
- Added second full-day preschool class for 4-year-old students
- Rewarded students with “Pirates Gold” for demonstrating Core Values and being **RAD: *Respect each other, Act in ways that make our school safe, caring and welcoming, Do your best learning***
- Held Spirit Day assemblies each month to promote school pride and student accomplishments. Among the topics: *Toolbox Tools, Read-a-thon, Safety, Upstanders, Respect Quest*
- Created videos to align with Spirit Day Assembly topics
- Awarded monthly *Heart of the Pirate Awards* to recognize and emphasize positive behaviors
- Awarded Upstander certificates to students who stand up to bullying
- Produced monthly RAD photo video of students wearing their Core Value T-shirts in cool places outside of school to promote school spirit
- Continued school wide social-emotional program *Second Steps*
- Continued using *Toolbox Social-Emotional Curriculum*
- Incorporated Calm Classroom techniques into daily routine as well as whole school morning announcements, starting our day with a three-minute breathing activity that incorporates stretching, focusing, and relaxation to get our brains and bodies ready for learning
- Used online scheduling program *PTCFast.com* to arrange in-person parent-teacher conferences
- Continued beloved tradition, *Jacobs Express Day*
- Through the PTO, offered many terrific programs including a Scholastic Book Fair & Summertime Bingo for Books
- Held annual PTO Read-A-Thon, during which students raised a record \$24,000 by reading 251, 586 minutes
- All staff engaged in professional development workshops
- Celebrated Literacy/Read-A-Thon Week with book-themed dress-up days
- Maintained *Chill Zones* in each classroom as well as the school office
- Forsyth Dental program offered at the Jacobs School, giving students access to free dental program that offered dental exams by licensed dentists, teeth cleanings, fluoride treatments, sealants, temporary fillings and referrals to local dentists for follow-up
- Grade 5 Composting Team maintained the compost collection
- Collected 1,575 non-perishable food items for Wellspring Food Pantry during Annual Thanksgiving Food Drive
- The flu vaccine was again made available to all students and staff through the nurse’s office
- Nurse Keegan keeps Jacobs community informed of health issues and updates via email and Blue Notes
- Continued second recess in schedule for grades K-5
- Continued partnering with Jon Belber of Holly Hill Farm to guide students in composting cafeteria waste and creating grade level gardens
- Students harvested lettuce, garlic, carrots, pumpkins, gourds, and potatoes from Jacobs Garden, some of which were subsequently served as part of lunch in the Jacobs cafeteria
- Used art room kiln for ceramics projects in each grade
- Repeated *Summer Reading Challenge* to encourage each student to read 20 books during the break
- Provided learning/training opportunities to college, graduate level, and HHS student interns and student teachers
- Through outside donations, offered free backpacks, school supplies and winter jackets to students in need
- Jacobs students created cards and letters for military veterans on Veterans Day and Memorial Day to thank them for their commitment, leadership and sacrifice
- Continued Before and After School Childcare Program
- Three student interns work under our School Social Worker, Dr. Rosenplanter, participating in running whole class social-emotional lessons in some classrooms, leading various lunch groups throughout the year, and working individually with students to provide counseling support
- Focusing on school-wide COMMITTED/Having the Best Year Ever initiative, incorporating the book *One Word for Kids: How to Have Your Best Year Ever* by Jon Gordon, Jimmy Page, and Dan Britton

- Mrs. Rajan guided PK-6th students in creating a large mural depicting the school word for the year, “COMMITTED” written in large block letters. Within the letters of *COMMITTED*, each student wrote their own word. The completed piece is approximately 4’ tall by 20’ wide and includes roughly 400 words of inspiration
- Offered counseling groups focused on various topics such as self-esteem, improving attention, coping strategies, developing friendships, and more
- Continued K-6 Pirate Time model, a 35 minute block of explicit instruction addressing each student’s needs based on supporting data
- Maintained a sensory-motor pathway for students Pre-K through first grade, and motor stations for students in grades two through six to help students take a break and refocus their brain on learning
- All students participated in bus and fire safety evacuation drills
- Students were provided enrichment activities through field trips which had kindergarteners traveling to a farm to pick pumpkins, first graders visiting the Franklin Park Zoo, and fifth graders walking the Freedom Trail, among many other trips
- Taught students about local treasures with various field trips around the community, including the Hull Lifesaving Museum and Paragon Carousel
- Continued partnership with Raising Multicultural Kids (RMK). RMK is an educational-based non-profit organization that focuses on cultivating racial and cultural competence in schools. The mission of this program is "to provide individuals with a multicultural mindset, which celebrates differences and fosters the skills and tools necessary to take action on issues of equity"
- 4th, 5th and 6th graders ran our annual Turkey Trot through the pouring rain
- Held all-school Turkey Trot Pep Rally to cheer on runners
- K-5th grade students participated in the Hour of Code
- Continued weekly kindness challenge. Students are acknowledged for acts of kindness noticed by teachers and staff
- Created a paper chain, each link representing an act of kindness, stretching the full length of the cafeteria
- Preschool Open House held for potential preschool families to visit our preschool classrooms in person and meet our staff
- Art teacher Mrs. Pestone led a 5th grade field trip to the South Shore Arts Center to watch an artist demonstrate her art style and then practice her techniques while creating their own project
- Hosted Kindergarten 101 Information Night for incoming kindergarten families
- Practiced lockdown/shelter-in-place drills with guidance from SROs Marshalsea and Mahoney
- School Resource Officer DeVecchio gave presentation on Bike Safety to all students grades K-5
- School Resource Officer Mahoney gave presentation on cyber bullying to 6th grade students
- Graduating seniors from the high school paraded through the school in their caps and gowns while students and staff lined the hallways to cheer them on
- Students K-4 visited their next year’s classrooms and met their new teachers and classmates
- Sixth-grade teachers from Memorial Middle School visited 5th grade students for a step-up day meeting
- Students welcomed summer by ending the school year with a Field Day
- Offered JASPER (Jacobs After School Program for Enrichment & Recreation) and Intramural Sports with a wide range of offerings led by Jacobs staff and community members
- Held Winter and Spring schoolwide concerts
- Hosted PTO-sponsored school dances
- Kindergarten classes walked to Hull Public Library to get library cards
- Held Pajama Story Hours, offering story time and crafts after school hours for 3-5 year olds
- Worked with Hull Fire Department to hold fire safety training and poster contest during Fire Safety Week
- 5th & 6th grade students elected Jacobs Student Council officers and members following campaigns and elections
- Welcomed Jacobs families to view their students’ art work at Jacobs School Art Show & Ice Cream Social
- With assistance from SRO DeVecchio and HPD, held Bike To School Day in May
- Recognized World Down Syndrome Day with Rock Your Socks Day
- Celebrated “High-5 Friday” with many Hull Police Department officers greeting students with high fives as they entered school
- Kindergarteners enjoyed a visit from therapy dogs from Plymouth County Extension 4-H Program to learn about dog safety
- Team Based Learning Programs enjoy monthly visits from therapy dogs
- Continued “Toolbox Tuesday” to remind and emphasize the various tools in students’ Social-Emotional Toolboxes
- School Social Worker Dr. Rosenplanter continued JES Holiday Giving Program, arranging gifts from anonymous staff members to anonymous students in need
- Began Phase 1 of Reconfiguration Plan, by adding grade 6
- Welcomed new Assistant Principal Lindsey Rajan
- Moved most teachers, classrooms, offices and grade levels as part of Phase 1

- Painted and installed lockers for middle school students
- Purchased new molecule-style furniture for grade 6 classrooms
- Hired library paraprofessional for fully staffed library
- Purged many old & purchased many new library books
- Fully implemented a new literacy program, CKLA, for grades K-6
- Added collaborative work spaces outside the classrooms for middle school students
- Provided leadership opportunities for 6th grade students through Bus Buddy Program and Respect Quest
- Celebrated Star Wars Day (May the Fourth Be With You) with Chewbacca Challenge
- Added Recess Equipment including Gaga Ball Pit, Embankment Slide, Monkey Bars, Rings, and Picnic Tables
- Brought back the Jacobs School Talent Show starring students in grades 3-5
- Via PTO-obtained STARS Residency Grant, Crocodile River Music Co conducted a 3-day workshop in West African drumming & dance, and rope-drum tuning, followed by a schoolwide concert
- STEAM Challenges included the Pringles Drop & Flying Machines
- National School Safety and Security Services conducted an assessment of school security systems and protocols

Memorial Middle School Highlights 2023

- Stay connected to Memorial Middle School by signing up for our daily emails. Please go to our website at <https://www.hullpublicschools.org/middle-school> click on “Subscribe” in the upper right-hand corner. Then, follow the instruction to receive our daily emails.
- Chromebooks were distributed to all students as we completed the 11th year of the 1:1 device initiative.
- Grade 8 students had the option of participating in high school sports when additional students were needed to field a team.
- Students in grades 7 and 8 had the opportunity to participate in Hull High School’s production of “*Grease*” and also participated in the Spring Festival presentation of “*And Others*” in March and finished the year with “*Almost Maine*” in May.
- In honor of Veteran’s day, students created greeting cards to express their gratitude to our veterans.
- Students recognized World Down Syndrome Day with “Rock Your Socks” day.
- Galileo, a formative assessment tool, continues to be used to improve student performance in Science
- IXL was introduced to students and staff as a new formative assessment tool for ELA and Math.
- The Thanksgiving Pep Rally was a huge success this year. The Jazz Band and the Cheerleading Squad performed. Student Government hosted a second rally before the December vacation with winter-themed events.
- Spirit Weeks were organized by the Student Council.
- Through outside donations, students were offered free backpacks, school supplies, and winter jackets if needed.
- The Enrichment and Intervention program continued to provide students and teachers with the opportunity to share different talents outside of the classroom. Students also have the opportunity to receive additional instruction on challenging content. Some of the activities offered included ping pong, coding, board games, Ultimate Frisbee, music studio, drawing studio, fantasy sports, and others. The cooking club, a new activity, was a huge success among students.
- Grade 8 students participated in a promotion ceremony in June to mark the transition from middle to high school. To celebrate their promotion, students enjoyed a day at Canobie Lake Park, a trip to the Museum of Science, a bagel breakfast to sign each other’s year books, a field day and the annual grade 8 dance. Rain caused the dance to be moved indoors this year. Regardless, the students had a great time.
- Band and Chorus continue to host concerts in the spring and fall.
- Graduating seniors visited the middle school to parade by the school, see their former middle school teachers, and say goodbye.
- Scarlett Arevalo, a grade 8 student, represented Memorial Middle School and the Town of Hull by participating in *Project 351*, a state-wide community service program. Every middle school in the state sends one student ambassador to this event to foster leadership, community service, and gratitude.
- Each day, students are recognized with a Pirate Pride award. Teachers and other members of the school community nominate students. At least one student is selected each school day.
- Memorial Middle School publishes an Academic Honor Roll four times a year. Students must earn an A- in all courses to be named to the High Honor Roll. Students must earn a B- or higher to be named to the honor roll.
- NJHS newly-inducted members are: Juliet Bellew, Francis Bernard, Anibelle Chiba, Aiden Gibbons, Olivia Michaelides, McKenzie Neal, Patience Nielsen, Thomas O’Connor, Rylie O’Hara, Ava Palermo, Cassady Reilly, Luisa Rizzo, Angelina Sharkey’ and Robin Timins.
- The middle School practiced lockdowns and fire drills with the School Resource Officer and other members of Hull’s Police and Fire Departments.

- The Forsythe Kids Dental program was offered at the Memorial Middle School, giving students access to their free dental program that offered dental exams by licensed dentists, teeth cleanings, fluoride treatments, sealants, temporary fillings and referrals to local dentists for follow-up.
- The flu vaccine was again made available to all students and staff through the nurse's office.
- Our School Resource Officer, Joseph DelVecchio, has been a noticeable presence in the building and will be conducting sexual harassment, internet, and social media safety training with the students. The School Resource Officer position transitioned from Officer DelVecchio to Officer Jake Mahoney for the current school year.
- The following after-school activities were offered to students: Yearbook, Homework Zone, Open Gym, Student Council, Jazz Band, Newspaper Club, National Junior Honor Society, Robotics, the Green Team, and HHS Theatre Arts Program.
- The Newspaper Club produced a quarterly newspaper highlighting student accomplishments and activities.
- Advocacy in Action (AiA), created by Raising Multicultural Kids (RMK) continues at MMS. Advocacy in Action provides a platform to develop youth voices by fostering an understanding of identity development and the value of community. Students will gain a greater understanding of the self and of others while learning to appreciate differences. All middle school students will be introduced to the course and be given the option to self-select into the program. Students who self-select into the weekly sessions with Perla Castaneda, Mrs. MacDonald's Adjustment Counselor intern this year, will build relationships, strengthen skills, and be empowered to lead on issues within the community. The program will end with a student-led event to raise awareness and inspire community connection.
- The Diversity Club was formed as a result of Advocacy in Action to continue and expand the work of this group.
- Ms. O'Duggan, our Speech & Language Pathologist, arranged for comfort dogs to visit the school on a regular basis.
- Esports is open to all students in grades 8 through 12. Teams compete on the "Super Smash Brothers" and "Mario Kart" on Nintendo Switch, and "Rocket League" on PC.
- The late bus runs every Monday, Tuesday, and Thursday to provide students with transportation home after clubs, activities, or after-school help.
- Grade 6 students participated in Nature's Classroom, a three-day/two-night environmental educational program fostering social and personal growth.
- Grade 7 student resumed their two-day field trip to Bridgewater State University to participate in college-level science experiments through BSU's CityLab project.
- Student Council organized a school dance in October.
- Ms. Cicalese, our art teacher, set up displays of student work in the halls to be viewed by students and parents during the holiday concerts.
- Students practiced the annual school bus emergency evacuation drills.
- Adjustment Counselor Ms. MacDonald, and School Nurse, Sharon Striglio continued with the MMS Holiday Giving Program, arranging gifts from anonymous staff members to anonymous students in need.
- John Galluzzo resumed his annual Hull-o-ween presentation to students. Mr. Galluzzo shared local Halloween themed stories with students.
- The 7th grade class participated in an introductory rowing program coordinated by Mike McGurl of the Hull Lifesavings Museum. Students spent three ½ days on the water learning the basics of rowing. On a 4th trip, students rowed to Peddocks Island and spent the day exploring.
- To foster community between the 7th and 8th grade, grade-level teachers created whole school presentations. This will foster relationships between students as both grades will transition to the high school at the end of the 23-24 school year.

Hull High School Highlights 2023

- Students at Hull High School continued to excel in all areas of the MCAS despite the academic recovery of students affected by the global pandemic:
 - * 50% of grade 9 students scored either Advanced or Proficient on the Introductory Physics MCAS, Scoring 3% above the state average
 - * 69% of grade 10 students scored either Meeting or Exceeding Expectations on the English Language Arts MCAS, Scoring 10% above the state average.
 - * 63% of grade 10 students scored either Meeting or Exceeding Expectations on the Mathematics MCAS, Scoring 13% above the state average.
- 53% of students opted into online independent courses, immersing in the curriculum outside of HHS in various academic areas including Anatomy & Physiology, Animal Behavior & Zoology, Cyber-Security, Business & Personal Law, Early Childhood Education, Oceanography, Java, and Investment in the Stock Market., and More.

- In our Advanced Placement Program we have 166 enrollments with some students taking multiple courses in AP; over 40% of our student population taking college-level courses, and are eligible for college credit, while in high school.
- Our new woodshop program encompassing courses in Woodshop I, II, III, Applied Physical Science, and Principles of Engineering has 29 students scheduled among the various opportunities.
- Boat Building is a new course in partnership with the Hull Lifesaving Museum. A powered Clam Skiff was built in the spring of 2023 and two rowers will be finished by the spring of 2024.
- Two seniors entered Career Training in the trade fields through a new partnership with MassHire. The students are being trained in welding and automotive repair.
- Our Internship program has 14 seniors in systemic leadership and applied experiential programs. These placements include: Athletics, Woodshop, Yearbook, Elementary Education, Hull Fire Department, South Shore Collaborative, and other early childhood centers.
- Sophomore Victory Healey was accepted into the Southeastern Massachusetts School Bandmasters Association (SEMSBA) Senior Festival. Victor was able to earn a seat in the trumpet section in the Junior District Concert Band. Junior Monica DelGuidice deserves recognition for earning a very respectable score on her audition.
- The Band performed once again at Hull's Annual Veteran's Day Ceremony at the Veteran's Memorial Gazebo.
- The Hull High School Band Winter Concert was live in December in the school cafeteria and viewable through HullTV's Videos On Demand feature starting in December.
- In the Fall of 2023, the Hull High School Theatre Arts program returned to the stage and performed a live production of *Grease* to a full auditorium for three shows.
- There were 16 HHS students inducted into the National Honor Society Corona Chapter in November 2023
- **HHS was recognized once again as one of the best high schools in the nation by US News and World Report for 2023** All Rankings #2,952 in National Rankings out of more than 22,000 ranked in the nation, #119 in Massachusetts High Schools out of 641 high schools in the state, #81 in Boston, MA Metro Area High Schools
- Thanks to the generosity of the Hull community and beyond, more than \$285,700 in scholarships was awarded to the members of the Class of 2023 at the annual Senior Awards and Scholarships Event.
- The Class of 2023 was honored once again with individual senior banners lining Nantasket Avenue.
- 80% of the graduates in the class of 2023 went on to study at a 4 or 2-year college, 10% went on to other post-secondary programs, 2% went into the trades (apprenticeship program or a specific trade), and 7% joined the work force.

IN SPORTS

WINTER

- Our Co-op Hockey team finished the season strong at 12-5-3 making it to the second round of the state tournament
- Rob Casagrande, Matt Mahoney and Luke Dunham were selected as South Shore League (SSL) All-Stars.
- The Girls' Basketball Team finished the season with a 6-12 record, battling through rebuilding with only 2 returning seniors, 2 ACL tears, and a new Coach.
- Hull made the State Tournament and recorded a first round win.
- Lucy Peters was selected as an SSL All-Star and 1st Team Patriot Ledger All Scholastic
- Emily Punched broke the Hull girls rebounding record 2 times, first was a game with 22 rebounds and then beating her own record later in the season with a 25 rebound game.
- Your boys' basketball team finished the season with an 5-15 record and a first round win against Athol in the state tournament..
- Tyler Sordillo and Tommy Burke were named SSL All-Stars.
- 2023 was the inaugural year for the co-op Hingham-Hull varsity gymnastics team.
- 2 Hull students Leah Frady and Sofi Zalduondo were welcomed to the team.
- The co-op is looking forward to many future seasons together.
- Our co-op gymnastics team, with Hingham,
- Our Winter Track teams found success yet again!
 - The boys finished second in the SSL with a record of 4-4, losing out on defending their league title by one point.
 - The girls' team won their first indoor league title with a 5-3 record. They also won the SSL Tobin Championships
 - Winter Track had 9 league all-stars, Elsie Harper, Mattie Tuchmann, Lilly Copenheaver-Smith, Veronica Fleming, Bridget Fleming, Allegra Whelan, Sam Tuchmann, Tony ALibrandi, and Chris Resnick
 - 9 Winter Track athletes participated in the state tournament

SPRING

- Boys Lacrosse had a strong season and finished with a 10-7 record.
- The team experienced comeback wins over East Bridgewater, Quincy, and South Shore Vo-Tech
- The boy's lacrosse team qualified for the playoffs in a tough South Shore league. The team lost in the first round against Wahconah.

- Junior Sean Walsh and Senior John Gianibas were selected as South Shore League All-Stars.
- Junior Sean Walsh was named South Shore League Player of the Year
- Girls Lacrosse here at Hull was 14-5 on the season and lost to Georgetown in the state tournament
- The girls played as a team with excellent team chemistry, and notable assist/passing stats..
- Senior Brigid Fleming, Junior Maeve White, Sophomore Fallon Ryan, and Freshman Erin Walsh were selected as South Shore League All-Stars.
- Freshman Erin Walsh was named a top 12 Overall SSL All-Star (#9), voted by the SSL coaches, as recognized by the Eastern Mass Girls Lacrosse Coaches Association (EMGLCA)
- Sophomore Elly Thomas was named 1st Team Patriot Ledger All-Scholastic and Junior Maeve White was an Honorable Mention.
- Junior Maeve White, and Sophomores Fallon Ryan and Elly Thomas all hit 100 point career milestones
- Outdoor Track's inaugural season on our own, no longer part of the co-op with Cohasset, had a strong season with the Girls' team finishing 1-3 and the Boys 2-2.
- There were five all-stars between the teams: Lily Copenheaver-Smith, Veronica Fleming, Tony Alibrandi (Captain), Sam Tuchman, and Chris Resnick.
- Baseball finished their season with a 3-14, winning their last two games 6-3 over Cohasset, and 12-2 over Holbrook under the lights on the high school field.
- Junior Nick Tiani was selected as a South Shore League All-Star.
- Hull's co-op sailing team, the Nantasket Nor'easters, had another successful season.
- The Nor'easters finished 2nd place in Mass Bay League B Division South for the third year in a row.
- In addition to the 6 division matches (3-3), the team travels to many weekend regattas.
- Hull sailors include James Frady, Leah Frady, Will Hnath, and Grace Naylor.
- Freshman Leah Frady and Sophomore Grace Naylor came in third in the annual L. Julian Women's Team Race Regatta.
- Coach Bob Foley retired at the end of the season after more than a dozen years coaching.
- The support of Sail Nantasket and the Hull Yacht Club is greatly appreciated for their sponsorship of the boats, docks, and facilities.

FALL

- Girls Soccer had a historic season, finishing 13-2-2 (16-3-2 including tournament) and being a number 3 seed in the state tournament.
- The girls had a 16 game undefeated streak, tied Norwell 0-0 (Norwell went on to win the Division 3 State Championship), tied Cohasset 4-4 (Cohasset were the defending Division 4 State Champs), and the girls were undefeated at home all season, including 3 state tournament victories.
- The girls made it to the round of four for the first time in school history, losing in the semi-finals to the eventual Division 5 state Champion Monson.
- Fallon Ryan, Elly Thomas, Elsie Harper, and Veronica Fleming were all recognized as SSL All-Stars.
- Fallon Ryan and Elly Thomas were recognized as a First Team Patriot Ledger All-Scholastics and Elsie Harper and Veronica Fleming were named Second Team Patriot Ledger All-Scholastics.
- Junior Fallon Ryan was also selected as an Eastern MA All-Star.
- Coach Stew Bell was named Eastern MA Division 5 Coach of the Year and was named Division 5 Coach of the Year by the Boston Globe.
- Boys' soccer had another successful season finishing 7-10-1.
- The boys headed to the tournament for the second straight year, earning a 23 seed this year.
- They lost in the 3rd round (round of 16) to a talented, and eventual champion, Westport team.
- This was the furthest Hull Boys Soccer ever made it in the state tournament in school history.
- 4 athletes, Seniors Sean Walsh and Rob Casagrande, and Juniors Max Day and Oliver Szabo, were recognized as SSL All-Stars.
- Max Day was also named to the Eastern Massachusetts Boys All-Star Team.
- The Hull High School cheerleading team had a successful season and competed well at both the South Shore League Competition and State Regional Competition.
- Captains Maeve Mulvihill, Madelynne Pearson, and Ruby Schultz, along with new coaches, John Gilbert and Taylor Rothwell brought great energy and leadership to the team.
- The girls had a record number of participants, allowing them the opportunity to compete in both Varsity and Game Day teams.
- Football graduated a number of all-stars, and rose to the challenge with an impressive 5-5 record.

- The upset of the season was the huge Thanksgiving Day win over Cohasset, 10-3. This marks back to back Thanksgiving wins.
- We had 2 South Shore League All-Stars with seniors Sean Reilly and Nick Tiani earning the honors.
- Nick Tiani earned Honorable Mention as a Patriot Ledger All-Scholastic
- We had 2 players named Honorable Mentions from the Massachusetts High School Coaches Association, Nick Tiani and Sean Reilly.
- The Hull High School Graduation ceremony was held on June 4th on the turf at Finlayson Field.

Class of 2023

Juliet Sandra Adams
 Benjamin Phillips Alexander
 Anthony Constantino Alibrandi
 Santiago Aleph Andrews-Mundo
 Sean Michael Angellis
 Luciano Angelo Berardi
 Leo Mark Bergen
 Austin James Bongo
 John Joseph Burke
 Thomas Joseph Burke
 Ethan Alexander Campbell
 Lily Marie Capuzzo
 Dylan Morgan Cavicchio
 Logan Joseph Chenette
 Amelia Osborn Donovan
 TD Doty
 Colleen Brigid Dunne
 Patrick Timothy Peter Dwyer
 Anthony Lucas Fanning
 Bridget Catherine Fleming
 Lucia Elena Foresta

John Robert Gianibas
 Hailey Josephine Gould
 Sasha Roland Green
 Summer Rose Hill
 Nicholas James Hortaridis
 Bryan Joseph Kennedy
 Madeleine Rose Kirk
 Sienna Lipsky-Sullivan
 Ryan James Maher
 Matthew Christian Mahoney
 Ava Sofia Malfregeot
 Deanna Marie Malvesti
 Morgana Morgan Manning
 Maddox Ryan Martin
 Sam Henry McDonnell
 Makayla Kathleen McDonough
 Anthony David McLellan
 Peter James Menice
 Brennan Michael Minucci
 Riley Megan More
 Aidan James Murphy

Brandon James Parsons
 Lucy Marie Peters
 Maria Roisin Polito
 Luke Patrick Richardson
 Ethan Zachary Ray Rickard
 Mary-Kate Roche
 Josephine Ann Saide
 Sydney Grace Self
 Matthew Alan Shaffer
 Tyler Mark Sordillo
 Austin Rian Strong
 Matthew Warren Sullivan
 Alessandra Marie Truglia
 Mattie Rita Tuchmann
 Roman Aletto Wainwright
 Anthony Michael Wakefield
 Caleb James Whelan
 Katelyn Tague Whelan
 Benjamin Arthur Williams
 Ethan Palmer Williams

2023 Scholarships and Awards

Juliet Adams

Hull Youth Football Association Scholarship
 Robert & Marylou Galluzzo Scholarship

Benjamin Alexander

Hull Pirate Youth Basketball Scholarship

Anthony Alibrandi

Timothy Patrick Morrissey Memorial Fund Scholarship
 EM20 Awards
 Jason Mazzeo Memorial Award

Santiago Andrews-Mundo

Carol & Frank Infusino Continuing Education Scholarship
 Hull Scholarship Fund, Inc. Award
 Kelly-Ann Resnick Memorial Scholarship

Sean Angellis

EM20 Awards
 Nantasket Beach Salt Water Club Scholarship
 Nantasket Fellowship Society Scholarship

Austin Bongo

Alison Schnipper Memorial Award
 Michael F. Powers Memorial Award
 Scholarship in Memory of Leo Liatsos

Jack Burke

Catherine Coccimiglio Nantasket-Hull Rotary Club
 Scholarship Fund
 Hull Boosters Scholarship
 Hull United Youth Soccer Scholarship

Ethan Campbell

Michael F. Powers Memorial Award
 Treston O'Hare Memorial Scholarship

Lily Capuzzo

Hull Nantasket Chamber of Commerce Scholarship
 Hull Youth Football Association Scholarship

Logan Chenette

Hull Pirate Youth Basketball Scholarship
Nantasket Beach Salt Water Club Scholarship
Stew Curran Hull Youth Lacrosse Scholarship

Amelia Donovan

Danielle E. Struzziery Memorial Scholarship
Hull Pirate Youth Basketball Scholarship
Hull Police Union Lodge 66 Scholarship
Hull Scholarship Fund, Inc. Award
Joe Elisii Scholarship of the Hull Lions Club

TD Doty

Beatrice Satter Kaye Scholarship
Cynthia Kellem Musical Theatre Scholarship
EM20 Awards
Hull Nantasket Chamber of Commerce Scholarship
Joseph C. Doniger Theatre Scholarship

Patrick Dwyer

Jason Mazzeo Memorial Award

Bridget Fleming

Ernest Leonardi Memorial Award
Hull Garden Club Scholarship
Hull Scholarship Fund, Inc. Award
Jake's Scholarship
Kenneth R. Cowen "Mr. C" Scholarship
Rachel Von Tungeln Memorial Scholarship
Reuben & Lizzie Grossman Foundation Award

Lucia Foresta

Cynthia Kellem Musical Theatre Scholarship
Devitt & Troy Family Memorial Award
Hull Scholarship Fund, Inc. Award

John Gianibas

Nantasket Beach Salt Water Club Scholarship
Sidney Rubenstein Math Scholarship

Hailey Gould

EM20 Awards
Hull Boosters Scholarship

Sasha Green

Hull Teachers Association Scholarship

Summer Hill

Beatrice Satter Kaye Scholarship

Madeleine Kirk

Paula Vinton Memorial Scholarship

Sienna Lipsky-Sullivan

Timothy Patrick Morrissey Memorial Fund Scholarship

Matthew Mahoney

Cohasset-Hull Hockey Boosters Scholarship
Hull Firefighters Local 1657 Scholarship

Deanna Malvesti

Emma B. Ryan Memorial Award
Hull Pride, Acceptance & Inclusion Scholarship
Jake's Scholarship

Sam McDonnell

Cohasset-Hull Hockey Boosters Scholarship
Dorie Mahoney Saville Memorial Award

Makayla McDonough

Hull Boosters Scholarship
Hull Firefighters Local 1657 Scholarship

Anthony McLellan

Naval Reserve Officer Training Corps Scholarship

Peter Menice

Danielle E. Struzziery Memorial Scholarship
Hull Scholarship Fund, Inc. Award
Hull Teachers Association Scholarship

Brennan Minucci

Danielle E. Struzziery Memorial Scholarship
Devitt & Troy Family Memorial Award
EM20 Award
Hull Boosters Scholarship
Hull Nantasket Chamber of Commerce Scholarship
Hull Youth Baseball League Award
Hull Youth Football Association Scholarship
Joe Elisii Scholarship of the Hull Lions Club

Riley More

Boretti-Condon-Grey Scholarship

Aidan Murphy

Danielle E. Struzziery Memorial Scholarship
Hull Boosters Scholarship
Hull Scholarship Fund, Inc. Award
Hull Youth Baseball League Award
Hull Youth Football Association Scholarship
Reuben & Lizzie Grossman Foundation Award

Lucy Peters

Nantasket Beach Salt Water Club Scholarship
Emma B. Ryan Memorial Award
Hull Boosters Scholarship
Hull Pirate Youth Basketball Scholarship
Hull Youth Football Association Scholarship

Maria Polito

Alison Schnipper Memorial Award

Luke Richardson

Cohasset-Hull Hockey Boosters Scholarship
 Emma B. Ryan Memorial Award
 Hull Boosters Scholarship
 Hull Youth Baseball League Award
 Hull Youth Football Association Scholarship
 Nantasket Beach Salt Water Club Scholarship
 Wallace and Elinor Richardson Scholarship

Ethan Rickard

Jake's Scholarship

Mary-Kate Roche

Carol & Frank Infusino Continuing Education Scholarship

Josephine Saide

Allison M. Haake Memorial Award
 Jake's Scholarshie

Sydney Self

Paul F. Dunphy, Jr. Memorial Award

Tyler Sordillo

EM20 Award
 Hull Boosters Scholarship
 Hull Pirate Youth Basketball Scholarship
 Hull Youth Football Association Scholarship

Matthew Sullivan

Hull Scholarship Fund, Inc. Award
 Hull Teachers Association Scholarship

Alessandra Truglia

Emma B. Ryan Memorial Award
 Hull Boosters Scholarship
 Hull PTO Award
 Hull Scholarship Fund, Inc. Award
 Hull United Youth Soccer Scholarship

Mattie Tuchmann

Hull United Youth Soccer Scholarship
 EM20 Award

Caleb Whelan

EM20 Award

Katelyn Whelan

Emma B. Ryan Memorial Award

Student Services Highlights 2023

- A successful summer school program was implemented.
- Provided 20 scholarships for students to participate in the Hull Summer Recreation Program to address the social-emotional needs created by the pandemic.
- Maintained a partnership with Raising Multi Cultural Kids to bring Diverse Student Leaders to Jacobs and Advocacy in Action program to Memorial Middle School.
- Continued to enhance our post-secondary transition planning through efforts such as establishing a partnership with Best Buddies Integrated Employment supports, direct referrals to Massachusetts Rehabilitation Commission and individualized transition plans using the MyCAP for all students.
- Implemented conducting a student interview prior to each team meeting at all grade levels.
- Continued to refine our team meeting format to a facilitated model to increase our focus on building upon students' strengths and interests to address noted areas of challenge.
- Increased our training to staff specific to using Safety Care protocols as de-escalation strategies to address and reduce behavioral crises.
- Expanded our field trip opportunities for students in the Team Based Learning program at the secondary level to enhance transition planning.
- Continued to strengthen comprehensive in house programs special education programs across the district.
- Adjustment counselors and guidance counselors district-wide collaborated on 504 plans.
- Special education staff across the district were supervised and supported by the leadership team and additional supports were provided to new staff.
- Special Education legal issues were effectively managed across the district.
- Director of Student Services consistently communicated with student services staff to collaborate on challenging student issues.
- Director of Student Services read and edited each Individual Education Program (IEP) and IEP Amendment prior to mailing them to parents. This ensures consistency in writing IEP's as well as consistency in following special education regulations throughout the district. Shift to emailing documents to parents for efficiency with permission occurred.
- Director of Student Services collaborated consistently with principals and assistant principals regarding student services across the district.

- Director of Student Services attended many initial and re-evaluation Team Meetings, especially those that were contentious or complicated, in order to monitor consistent district eligibility standards.
- Director of Student Services closely collaborated with the Team Based Learning (TBL) teachers, TIDES teachers, and the Lighthouse teacher to support students being educated in the District's in-house special education programs.
- As the out of district liaison, the Director of Student Services has partnered with out of district programs to support students when they are able to return to Hull Public Schools.
- The Hull Special Education Parent Advisory Council (Hull SEPAC) met several times throughout the year and provided educational programs to parents.

Professional Development and Curriculum Highlights 2023
Pre-Kindergarten to Grade 12

- Learning Ally program training.
- IXL for Intervention II PD 6-12.
- Staff collaborated on updating curriculum mapping for subject areas using the Chalk Platform and PD.
- Trauma, Stress, Poverty and Behavior, Meeting a Culture of Success workshop for all teachers.
- Safe Schools Program for LGBTQ Students workshop for all teachers.
- Safety Care Crisis Prevention Training for selected educators.
- Offered Summer EdTEch Online Courses for staff to participate in.
- Offered summer paid curriculum opportunities.
- New staff induction program training.
- Elementary staff held grade level collaboration to include, teachers, special educators, school psychologist, adjustment counselors and paraprofessionals.
- Middle school staff held grade level team collaboration.
- Smart Panel training (basic and advanced) provided by Valley Communication.
- Guidance Counselors continue to build schedule for next year and plan scholarships/award ceremony.
- Grades 5, 6 & 7 teachers worked on transitioning by sharing engagement scale with the next grade.
- For a third year, leadership team in collaboration with Teaching and Learning Alliance INC. participated in development around learning walks, focusing on identifying trends and patterns in our instructional program, prek-12 and create a common understanding among the leadership team regarding the nature of teaching and learning across the district.
- High school teachers participated in Teachers as Scholars, in small, multiple-day seminars led by university faculty.
- Educators in need of recertification in SEI were offered the workshop Incorporating Social-Emotional Learning for English Learners.
- The Jacobs School continued Raising Multi Cultural Kids (RMK) program with the goal of increasing racial and cultural competency through diversity in classroom leadership and literature.
- Piloted 2 elementary literacy curriculums.
- Adopted new literacy curriculum – Amplify, Prek-5 (CKLA) Core Knowledge Language Arts, 6 - 7 – Amplify ELA.
- IXL Digital Math Pilot and PD grades 1-5.
- IXL Digital ELA licenses and PD 6-12.
- Spanish curriculum Pilot grades 7-12 Encuentros.
- Adopted vocabulary Power Plus and PD grades 8-12.
- Adopted Gizmo and PD for teachers 6-12.
- Implemented Renaissance Star CBM Reading Screener K-3.
- Adopted Ellipsis – computer science curriculum platform K-5.
- Comprehensive school threat assessment guidelines training – administrators/nurses/social worker/school psychologists and guidance.
- Kami PD 6-12.

Technology Implementation Highlights 2023

Jacobs Elementary School - Technology implementation for the Jacobs Elementary School is maintained and upgraded on a regular basis

- Library Media Center with three (3) teacher computers and one (1) network color laser printer and one (1) wireless color printer.
- Thirty (30) Smartboard Interactive Displays located in classrooms for “digital classrooms”.
- One Hundred and Thirty-Three (133) iPad Tablets for administrative and student use on a one-to-one basis.
- Two Hundred and Ninety (290) Chromebooks for administrative and student use on a one-to-one basis.
- One (1) computer per teacher.
- Two (2) general use computers in the teacher workrooms
- Two (2) Laptops, LCD Projectors and Laser Printer for Special Education Conference Room.
- Computers for all administrative staff.
- Two (2) fiber Internet connections with gigabit capacity.
- Digital phone system in all classrooms and offices.
- Voice over IP Telephony.
- Fortigate Firewall with anti-virus, content filtering and usage logging.
- Three (3) File Servers for data and applications, telephony, anti-virus and asset management.
- Cloud Based Library Software
- Fifty (50) Fortigate Wireless Access Points.
- A HP Color Laserjet printer for administration.
- VPN capability for remote access by key personnel.

Memorial Middle School - Technology implementation for the Memorial Middle School is maintained and upgraded on a regular basis.

- Fifteen (15) Smartboard Interactive Displays located in classrooms for “digital classrooms”.
- Thirty-Three (33) iPad Tablets for administration and teacher use.
- One Hundred and Seventy-Two (172) Chromebooks for administrative and student use on a one-to-one basis.
- Two (2) high capacity wireless color network laser printers for iPad and Cloud Printing.
- Thirty (30) Fortigate Wireless Access Points.
- Nine (9) LCD projectors.
- One (1) Laptop, LCD Projector for Special Education Conference Room
- A HP4700n color laser printer for administration.
- Computers for every teacher and administrative staff member in their classrooms or offices.
- Two (2) Fiber Internet connections with gigabit capacity.
- Digital phone system in all classrooms and offices.
- Voice over IP Telephony.
- Fortigate Firewall with anti-virus, content filtering and usage logging.
- Four (4) File Servers for data and applications, telephony, key fob door security system, food services management, anti-virus and asset management.
- VPN capability for remote access by key personnel.

Hull High School - Technology implementation for the High School is maintained and upgraded on a regular basis.

- Library Media Center with thirty-one (31) student computers, one (1) teacher computer, one (1) scanner, one (1) network laser printer and one (1) high capacity wireless color network laser printer for iPad, and Cloud Printing.
- Macintosh Music Lab with sixteen (16) Apple workstations, one (1) network laser printer and one (1) teacher computer with one (1) printer.
- Forty-One (41) iPad Tablets for administrative and teacher use.
- Two Hundred and Fifty-Four (254) Chromebooks for student use on a one-to-one basis.
- Thirteen (13) Chromebooks for staff use.
- Eighteen (18) Smartboard Interactive Displays located in classrooms for “digital classrooms”.
- Fifty-One (51) Fortigate Wireless Access Points.
- Computers for every teacher and administrative staff member in their classrooms or offices.
- Two (2) Fiber Internet connections with gigabit capacity.
- Digital phone system in all classrooms and offices.
- Voice over IP Telephony.
- Fortigate Firewall with anti-virus, content filtering and usage logging.

- Three (3) File Servers for data and applications, telephony, antivirus and asset management.
- VPN capability for remote access by key personnel.

District Wide Area Network (WAN) — All schools and the Central Office are connected to the town WAN via a fiber optic backbone. A Windows Active Directory Network connects all schools and the Central Office. All servers are backed up to a Barracuda backup system which is then replicated to offsite cloud storage for Disaster Recovery. Servers in each school provide students with electronic portfolio space to store their work and save it throughout their education. At each location a Fortigate Firewall provides security and internet content and site filtering. Microsoft Defender provides virus protection. The district utilizes Follett’s cloud based Aspen Student Information System for school management, a Microsoft Exchange Server for email, an Abila Client Server for accounting purposes over the town wide fiber-optic WAN as well as the remote hosted town and school web site. Various software systems are installed and supported such as Microsoft Office Professional, the Follett Destiny Cloud Based Library Electronic Catalog System, Nutrikids, Edgenuity, OverDrive (eLibrary) and other curriculum integrated software packages. Cloud based services such as GSuite for Education (manages Chromebooks) and ClassLink (manages application passwords) are used on all mobile devices.

Communications — The School Messenger telephone communication system is maintained and updated with all student’s home phone numbers and parent’s cell phone numbers and email addresses. A single message can be sent out from school administrators to all parents within seconds. All school administrators have iPhones to communicate with all town emergency personnel. The web site and Social Media are maintained and updated on a daily basis by teachers and staff. Anyone can subscribe electronically to Hull Public Schools News and Announcements via the web site to receive information directly to their email account. Online Meeting and Conferencing Licenses are provided for remote and synchronous learning, as well as meetings and professional development. Additional equipment such as Web Cams, wired headset and wireless headsets are provided to teaching and non-teaching staff.

Operations Highlights 2023

School Food Service:

- As of August 2023, our food service program is run by a new vendor, Fresh Picks Café.
- Every 5 years, we are required by the state to go out to bid and investigate new vendors to run our program at each school. August 2023 is the 1st year of a new contract with Fresh Picks Café.
- Fresh Picks Café is offering our students many healthy choices each day for breakfast and lunch.
- Again, this school year, all breakfast and lunch meals are free to all students. Funding for free meals are reimbursed by the state and federal governments for each meal we serve students.

Facilities Maintenance and Upkeep:

- At the November 2023 special town meeting, the residents of Hull funded a bond to help with the temporary stabilization of the front masonry gable end wall at the front entrance of Memorial Middle School. The 2 front entrances were closed from August through December while the temporary repairs were being made.
- Engineering firm Gale Associates has been hired to assist and oversee the permanent fix of the front masonry gable end wall at the front entrance of Memorial Middle School which will take place during the summer of 2024.
- We are fortunate to have our custodial crew who work so hard every day to keep our facilities clean and well-maintained.
- Completed annual roof maintenance and inspections
- Refinished gymnasium wood floors at the high school and Lillian M. Jacobs School
- Completed required elevator inspections
- Completed bleacher and basketball hoop inspections
- Replaced old, outdated, non-working audio equipment with new updated audio equipment for the high school auditorium. This new equipment allows our theater arts and music departments many opportunities to create professional shows, musicals, plays, concerts and other events. A wonderful experience for all attendees. Also a great learning experience for the students of Hull to have the opportunity to use this new state of the art audio equipment. Town meeting and other town events will also see great improvements in presentations to the residents of Hull. Funding for this project was from the Elementary and Secondary School Emergency Relief Stabilization Fund.
- The custodial and maintenance staff have also completed the following summer projects:
 - Stripped, washed, and waxed all vinyl flooring at all schools
 - Painted walls in miscellaneous classrooms, corridors
 - Shampooed carpets at all schools
 - Washed windows
 - Cleaned and washed furniture, fixtures, and kitchen equipment

- Maintained lawns and athletic fields and turf field
- Deep-cleaned rubber gymnasium floor at Memorial Middle School
- Moved furniture back into the classrooms
- These projects are also ongoing throughout the school year.
- We are fortunate and grateful to have our custodial/maintenance staff who work so hard every day, keep our facilities clean, well-maintained and safe for all students, staff, and the public.

Energy Management:

- Continued maintenance of roof exhaust fan units, by replacing v-groove belts, oil mechanisms, cleaning coils, and changing filters.
- Continued maintenance of classroom unit ventilators through checking belts, and oil mechanisms, cleaning, and changing filters.
- Continued to use our software program that programs times to turn on/off heat in the buildings when necessary or when buildings are not being used; thereby becoming more efficient. We continue to update this program to stay efficient and up-to-date.
- Continue to change lighting with LED light fixtures where feasible; thereby saving energy and becoming more efficient.
- Continue to manage our HVAC systems as recommended throughout the school year.

Financial:

- Continue to rent classroom space to the South Shore Education Collaborative. These funds are used to offset the budget request to the town, and also help fund the maintenance of the school buildings.
- Continue to reallocate resources to meet student needs.
- The Ad Hoc Committee, was formed to study the recommendations made by the MARS Consulting Group on the Best Educational Use of School Facilities, analyzed the focus groups and community survey data, met with the School Committee and recommended repurposing the Memorial Middle School as a mixed-use facility controlled by the School Committee. In January 2023, the School Committee voted to implement phase one of the reconfiguration during the 2023-2024 school year. Beginning August 2023, the Jacobs School now houses grades PreK – 6 students, the Memorial Middle School houses grades 7 & 8 students, and Hull High School houses grades 9-12. The implementation of the final phase of repurposing Memorial Middle School is ongoing this current school year. Full implementation of reconfiguring student grade levels per school is expected to be the summer of 2024.

Student Transportation:

- Our student transportation company continues to be First Student Inc. They began transporting our students in September 2020. So many of the drivers have experience driving in the town of Hull and are very familiar with our students. We are currently in the 4th year of our contract and have an option for 1 additional year with First Student.





TOWN OF HULL
Sewer Department

1111 Nantasket Avenue
Hull, MA 02045
Tel: (781) 925-1207
Fax: (781) 925-3771
Email: sewer@town.hull.ma.us
www.town.hull.ma.us

2023 ANNUAL REPORT

To the Honorable Select Board and Citizens of Hull:

The Hull Sewer Department is pleased to submit our 2023 Annual Report.

The Sewer Department operates as an enterprise account and as such is required to raise all revenue to cover operating expenses. These revenues are raised through sewer user fees and permit receipts. In addition, every year we seek out low-interest loans and grants to help fund our capital improvements, amounting to over \$16.5M the past five years.

In 2023, the average flow to the plant was approximately 1.48 million gallons per day (mgd) which is up from 1.35 from 2022. The reason for this increase in flow is likely due to additional infiltration and/or inflow into the system since there was over 20 inches more rain in 2023 compared to 2022. The Wastewater Treatment Facility was designed to treat an average of 3.07 mgd.

PERMANENT SEWER COMMISSION

Rick Mattila (Chair), Peter Pyclik (Vice-Chair), B. Scott Taylor, and Paul Norton.
Resigned: Andrew Grosso. There is one vacant position on the Commission. Please consider being a member and send a letter of interest to Lori West, the Town Clerk, at lwest@town.hull.ma.us.

SEWER DEPARTMENT STAFF

John Struzziery (Director), Tom Molinari (Assistant Director), Catherine Joaquim (Bookkeeper/Clerk), and Michael McDonough (Facility Coordinator). Tom Molinari, who had previous experience as a Town Engineer in Hingham and Marshfield, was hired as the Assistant Director in August 2023. Brian Kiely resigned as Assistant Director in June 2023.

CONTRACT OPERATOR

Woodard & Curran is our contract operator for the treatment facility and collection system and staffs the facility seven days a week, 365 days per year. Woodard & Curran also provides some of our engineering services related to the treatment facility and collection system. This is Year 9 of their 10 year contract. We expect to issue an RFP for O&M Services for the plant in 2024.

SEWER DEPARTMENT PROJECTS

Many of our priority projects have started construction or are about to. We have two other projects that are in the grant approval stages with MassDEP and FEMA. We are anticipating approval of both those projects this year.

- **Construction**
 - WWTF HVAC Upgrades: This project, which is part of the bigger Influent Process and Control Building Upgrades Project, was completed in November 2023. This project relocated essential electrical and control equipment to the second floor of the wastewater facility to protect them from future flooding concerns.
 - Influent Process and Control Building Upgrades Project: This is the Sewer Department's largest project with replacements and upgrades of the major influent and control building systems in the wastewater facility. This project is funded by FEMA, MassDEP, and the \$9.5M Bond approved at the June 2020 Town Meeting. Construction started in 2023 with an expected completion date sometime in late 2024.
 - Ocean Outfall Rehabilitation Project: The Ocean Outfall was installed over 44 years ago and needs to be restored to its original condition to ensure reliability, public health, and environmental integrity. Semper Diving is the awarded contractor and started work on the Outfall in December 2023. This project is expected to be complete by April 2024. It was partially funded by an ARPA grant through Plymouth County.
 - Pump Station 9 Replacement Project: The replacement of Pump Station 9, located in the municipal parking lot across from Hull High School, was bid in the fall of 2023. D & C Construction, the awarded contractor, is set to begin work in Spring 2024. We anticipate the completion of this project in the summer of 2025. The Pump Station 9 Replacement Project is partially funded by a \$2M Federal Stimulus Grant.
- **Pending Projects**
 - Sewer Asset Management Program: In August 2023, we submitted an application to the MassDEP for \$250,000 for our Sewer Asset Management Program. This program will help inventory, map, and assess the condition of sewer laterals and mains throughout Hull. We anticipate grant approval of this program by March 2024.
 - Coastal Resiliency Berm Project: An application was submitted to the FEMA Hazard Mitigation Program (HMGP) for our Coastal Resiliency Berm Project. This project will create a combination of vegetated earthen berms and gravity walls around the wastewater facility to provide a flood barrier protecting the plant. We anticipate grant approval sometime in 2024.

MAINTENANCE AND UPGRADES

Our Operations and Sewer Department staff routinely maintains and upgrades our treatment facility and collection system to keep our wastewater system reliable, efficient, and resilient to storm events.

Highlighted work items include:

- Purchase of sewer inspection pole camera for previewing sewer conditions from manholes.
- Grouting and sealing of Pump Station 3 to prevent Inflow & Infiltration (I&I)

- New gas metering system installed in Grit Pump Room and Headworks
- Installation of new rebuilt motor for Influent Pump #2
- Collaboration with Weston & Sampson Engineers for inspection and cleaning out of low-pressure system areas where residences have grinder pumps.

OPERATIONS

In 2023, we conducted the following inspections:

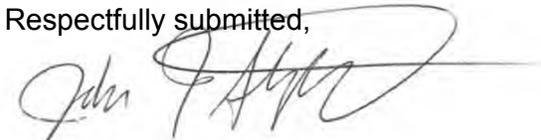
- 116 sump pump inspections (time of home sales), generating \$5,800
 - Identified 3 illicit sump pump connections to the sewer which were all corrected.
- 13 new property inspections which generated \$21,000 in sewer rehab fund revenue
- Sewer inspections for private properties
 - 14 second meter inspections, generating \$700 in revenue
 - 40 sewer permits generating \$5,590 in revenue

In addition, we responded to 2 sanitary sewer overflows, 22 resident backup calls, inspected 18 loud manhole frame and covers called in by residents, marked out 477 DigSafes, and responded to 24 grinder pump calls.

We also responded to a sewer collapse at the corner of Nantasket Avenue and Edgewater Road in June 2023. This project took several weeks to complete with a new sewer pipe installed and the line flowing freely.

We once again thank Woodard & Curran our contract operators, the Permanent Sewer Commission, and our office staff. We also thank the Town for your support of our goals and mission to improve the resiliency and reliability of the Town's sewer system for years to come.

Respectfully submitted,



John J. Struzziery, P.E.
Director of Wastewater Operations



TOWN OF HULL
Town Accountant
253 Atlantic Avenue
Hull, Massachusetts 02045
(781) 925-2256





TOWN OF HULL
Town Accountant
253 Atlantic Avenue
Hull, Massachusetts 02045
(781) 925-2256

To the Honorable Board of Selectmen and the Citizens of the Town of Hull:

I hereby submit the Annual Financial Report for the Town of Hull for the fiscal year ending June 30, 2023.

This Annual Financial Report consists of a Combined Balance Sheet, the Statement of Appropriations and Expenditures for the General Fund, General Fund Revenue Statement, a Statement of Account Activity for all the other funds classified according to the requirements of the Department of Revenue, Bureau of Accounts, and also the Statement of Indebtedness. A page of historical financial information is also provided for a multi-year comparison. Additional financial information is available at any time from our office.

In addition, I certify that I have examined the cash and receivable records of the Town Treasurer/Collector and that these records are in agreement with the records maintained by the Accounting Department.

I would like to take this opportunity to thank the Board of Selectmen and Town Manager for giving me the opportunity to serve the residents of Hull and also thank the many people who have assisted my office over the past year.

Respectfully submitted,

Michael Buckley
Town Accountant

**TOWN OF HULL
COMBINED BALANCE SHEET
JUNE 30, 2023**

	General	Special Revenue	Capital Projects	Enterprise	Trust and Agency	Long-term Debt	Totals
ASSETS							
Cash and Cash Equivalents	12,030,720.18	7,492,072.58	13,133,548.69	2,774,098.71	1,142,882.07		36,573,322.23
Cash Held by Others							0.00
Receivables:							
Personal Property Taxes	12,378.70						12,378.70
Real Estate Taxes	482,254.34						482,254.34
Deferred Taxes	102,757.07						102,757.07
Allowance for Abatements and Exemptions	(1,105,229.79)						(1,105,229.79)
Tax Liens	514,973.48						514,973.48
Tax Foreclosures	503,565.03						503,565.03
Motor Vehicle Excise	284,412.10						284,412.10
User Fees				495,043.06			495,043.06
Utility Liens Added to Taxes				80,689.60			80,689.60
Departmental	217,131.08	7,842.42		1,047,931.31			1,272,904.81
Intergovernmental				1,196,106.87			1,196,106.87
Amounts to be Provided - Debt Service						58,359,990.80	58,359,990.80
Total Assets	13,042,962.19	7,499,915.00	13,133,548.69	5,593,869.55	1,142,882.07	58,359,990.80	98,773,168.30
LIABILITIES AND FUND EQUITY							
Liabilities:							
Warrants Payable	1,289,806.57						1,289,806.57
Accrued Payroll	1,927,223.10						1,927,223.10
Accrued Payroll Withholdings	558,531.56						558,531.56
Other Liabilities					35,154.75		35,154.75
Agency Funds							0.00
Deferred Revenue:							
Real and Personal Property Taxes	(610,596.75)						(610,596.75)
Deferred Taxes	102,757.07						102,757.07
Tax Liens	514,973.48						514,973.48
Tax Foreclosures	503,565.03						503,565.03
Motor Vehicle Excise	284,412.10						284,412.10
User Fees				495,043.06			495,043.06
Utility Liens Added to Taxes				80,689.60			80,689.60
Departmental	217,131.08	7,842.42		1,047,931.31			1,272,904.81
Intergovernmental				1,196,106.87			1,196,106.87
Bonds Payable						57,939,990.80	57,939,990.80
Notes Payable						420,000.00	420,000.00
Total Liabilities	4,787,803.24	7,842.42	0.00	2,819,770.84	35,154.75	58,359,990.80	66,010,562.05

	General	Special Revenue	Capital Projects	Enterprise	Trust and Agency	Long-term Debt	Totals
Fund Equity:							
Reserved for Encumbrances	700,807.61						700,807.61
Reserved for Expenditures	2,157,097.00			30,000.00			2,187,097.00
Reserved for Continuing Appropriations			13,133,548.69	2,694,322.68			15,827,871.37
Reserved for Snow and Ice Deficit	(48,408.79)						(48,408.79)
Reserved for Other Liabilities							0.00
Undesignated Fund Balance	5,445,663.13	7,492,072.58		49,776.03	1,107,727.32		14,095,239.06
Unreserved Retained Earnings							0.00
Investment in Capital Assets							0.00
Total Fund Equity	8,255,158.95	7,492,072.58	13,133,548.69	2,774,098.71	1,107,727.32	0.00	32,762,606.25
Total Liabilities and Fund Equity	13,042,962.19	7,499,915.00	13,133,548.69	5,593,869.55	1,142,882.07	58,359,990.80	98,773,168.30

General Fund Summary
Revenue, Expenditures and Change to Fund Equity
Fiscal Year Ending June 30, 2023

Revenue		Total
Real Estate Tax	34,377,567	
Unrestricted State Aid	6,648,021	
Motor Vehicle Excise Tax	1,490,160	
Charges for Services	694,389	
Personal Property Tax	555,227	
Licenses and Permits	657,513	
Return of Benefits	486,664	
Local Room Excise Tax	295,519	
In Lieu of Taxes	200,000	
Medicaid Reimbursements	167,466	
Penalties and Interest	248,238	
Local Meals Tax	216,881	
Interest on Investments	887,805	
Tax Liens and Foreclosures	52,874	
Fines and Forfeitures	105,090	
Departmental Revenue	35,368	
Rentals	33,311	
Cemetery Revenue	24,045	
Miscellaneous Revenue	44,676	
Total Revenue		\$47,220,814
Expenditures		
Education	16,637,219	
Public Safety	7,641,460	
Health & Life Insurance	5,465,161	
Retirement	4,203,845	
Debt Service	3,617,326	
General Government	2,915,522	
Public Works	1,328,602	
Intergovernmental Assessments	1,321,351	
Other Town Insurances & Other Expenses	1,255,368	
Health & Human Services	722,847	
Culture and Recreation	390,410	
Total Expenditures		\$45,499,111
Total Excess (Deficiency) of Revenues over Expenditures		1,721,703
Transfers/Other Financing Sources (Uses)		
Transfer from Other Funds	635,867	
Other Financing Sources	0	
Transfer To Stabilization Fund	(200,000)	
Transfer To Capital Project Funds	(50,000)	
Total Transfers/Other Financing Sources/Uses		\$385,867
Fund Equity		
Total Excess (Deficiency) of Revenues over Expenditures and Other Financing Sources (Uses)		2,107,570
FY2022 Fund Equity		6,147,589
FY2023 Fund Equity		\$8,255,159

	Beginning Balance	ATM Appropriation	Transfers	Total Available	Expended	Encumbered	To Free Cash
<i>Select Board</i>							
Wages & Salaries	0.00	394,121.00	65,512.00	459,633.00	459,632.14	0.00	0.86
General Expenses	0.00	27,250.00	14,000.00	41,250.00	35,639.87	4,637.96	972.17
Capital Projects	0.00	100,000.00	0.00	100,000.00	10,294.64	89,705.36	0.00
	0.00	521,371.00	79,512.00	600,883.00	505,566.65	94,343.32	973.03
<i>Advisory Board</i>							
General Expenses	0.00	6,750.00	0.00	6,750.00	4,782.59	0.00	1,967.41
	0.00	6,750.00	0.00	6,750.00	4,782.59	0.00	1,967.41
<i>Town Accountant</i>							
Wages & Salaries	0.00	173,815.00	0.00	173,815.00	171,613.99	0.00	2,201.01
General Expenses	0.00	12,750.00	0.00	12,750.00	6,647.58	51.75	6,050.67
Stabilization Fund	0.00	200,000.00	-200,000.00	0.00	0.00	0.00	0.00
	0.00	386,565.00	-200,000.00	186,565.00	178,261.57	51.75	8,251.68
<i>Assessors</i>							
Wages & Salaries	0.00	180,889.00	2,546.01	183,435.01	183,435.01	0.00	0.00
General Expenses	0.00	68,425.00	-2,546.01	65,878.99	53,303.33	12,000.00	575.66
	0.00	249,314.00	0.00	249,314.00	236,738.34	12,000.00	575.66
<i>Treasurer/Collector</i>							
Wages & Salaries	0.00	358,993.00	-19,125.34	339,867.66	321,066.26	0.00	18,801.40
General Expenses	0.00	44,050.00	19,125.34	63,175.34	49,626.34	13,626.29	-77.29
	0.00	403,043.00	0.00	403,043.00	370,692.60	13,626.29	18,724.11
<i>Town Counsel</i>							
Wages & Salaries	0.00	137,124.00	0.00	137,124.00	136,542.03	0.00	581.97
General Expenses	0.00	7,400.00	24,959.00	32,359.00	28,919.59	2,000.00	1,439.41
Encumbered Expenses	1,417.72	0.00	0.00	1,417.72	1,417.72	0.00	0.00
	1,417.72	144,524.00	24,959.00	170,900.72	166,879.34	2,000.00	2,021.38
<i>Data Processing/MIS</i>							
Wages & Salaries	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Expenses	0.00	44,000.00	0.00	44,000.00	40,599.10	0.00	3,400.90
Capital Projects	0.00	60,000.00	0.00	60,000.00	44,197.49	5,000.00	10,802.51
Encumbered Expenses	3,000.00	0.00	0.00	3,000.00	3,000.00	0.00	0.00
	3,000.00	104,000.00	0.00	107,000.00	87,796.59	5,000.00	14,203.41
<i>Town Clerk</i>							
Wages & Salaries	0.00	69,140.00	8,479.85	77,619.85	77,619.85	0.00	0.00
General Expenses	0.00	34,300.00	-3,279.85	31,020.15	29,578.68	8.99	1,432.48
Encumbered Expenses	22,014.33	0.00	0.00	22,014.33	16,111.23	5,317.36	585.74
	22,014.33	103,440.00	5,200.00	130,654.33	123,309.76	5,326.35	2,018.22
<i>Conservation</i>							
Wages & Salaries	0.00	165,581.00	-804.00	164,777.00	134,644.65	300.00	29,832.35
General Expenses	0.00	14,900.00	804.00	15,704.00	8,462.93	6,000.00	1,241.07
	0.00	180,481.00	0.00	180,481.00	143,107.58	6,300.00	31,073.42
<i>Planning Board</i>							
Wages & Salaries	0.00	184,586.00	-13,817.05	170,768.95	119,772.26	300.00	50,696.69
General Expenses	0.00	14,600.00	13,817.05	28,417.05	8,417.05	20,000.00	0.00
	0.00	199,186.00	0.00	199,186.00	128,189.31	20,300.00	50,696.69
<i>Appeals Board</i>							
Wages & Salaries	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<i>Public Buildings</i>							
Wages & Salaries	0.00	19,905.00		19,905.00	19,601.00	0.00	304.00
General Expenses	0.00	206,780.00	80,077.00	286,857.00	285,906.01	0.00	950.99
Encumbered Expenses	312.72	0.00	0.00	312.72	312.72	0.00	0.00
	312.72	226,685.00	80,077.00	307,074.72	305,819.73	0.00	1,254.99
General Government	\$26,744.77	\$2,525,359.00	-\$10,252.00	\$2,541,851.77	\$2,251,144.06	\$158,947.71	\$131,760.00
<i>Police Department</i>							
Wages & Salaries	0.00	3,223,487.00	270.93	3,223,757.93	3,206,577.22	17,180.71	0.00
General Expenses	0.00	169,090.00	25,482.07	194,572.07	192,984.28	1,587.00	0.79
Capital Projects	0.00	102,000.00	0.00	102,000.00	102,000.00	0.00	0.00
Encumbered Expenses	52.98	0.00	0.00	52.98	51.98	0.00	1.00
	52.98	3,494,577.00	25,753.00	3,520,382.98	3,501,613.48	18,767.71	1.79

	Beginning Balance	ATM Appropriation	Transfers	Total Available	Expended	Encumbered	To Free Cash
<i>Fire Department</i>							
Wages & Salaries	0.00	3,518,300.00	-92,467.62	3,425,832.38	3,423,047.00	0.00	2,785.38
General Expenses	0.00	278,048.00	92,467.62	370,515.62	370,515.62	0.00	0.00
Capital Projects	0.00	10,000.00	0.00	10,000.00	10,000.00	0.00	0.00
Encumbered Expenses	8,134.52	0.00	0.00	8,134.52	3,472.02	0.00	4,662.50
	8,134.52	3,806,348.00	0.00	3,814,482.52	3,807,034.64	0.00	7,447.88
<i>Building Commission</i>							
Wages & Salaries	0.00	249,916.00	-915.02	249,000.98	246,445.90	0.00	2,555.08
General Expenses	0.00	9,400.00	915.02	10,315.02	10,315.02	0.00	0.00
	0.00	259,316.00	0.00	259,316.00	256,760.92	0.00	2,555.08
<i>Emergency Preparedness</i>							
Wages & Salaries	0.00	31,000.00	0.00	31,000.00	29,880.44	0.00	1,119.56
General Expenses	0.00	4,885.00	0.00	4,885.00	0.00	0.00	4,885.00
	0.00	35,885.00	0.00	35,885.00	29,880.44	0.00	6,004.56
<i>Animal Control</i>							
Wages & Salaries	0.00	29,004.00	0.00	29,004.00	28,750.72	0.00	253.28
General Expenses	0.00	2,500.00	0.00	2,500.00	2,367.10	0.00	132.90
	0.00	31,504.00	0.00	31,504.00	31,117.82	0.00	386.18
<i>Shellfish Warden</i>							
Wages & Salaries	0.00	15,054.00	0.00	15,054.00	15,053.18	0.00	0.82
	0.00	15,054.00	0.00	15,054.00	15,053.18	0.00	0.82
Public Safety	\$8,187.50	\$7,642,684.00	\$25,753.00	\$7,676,624.50	\$7,641,460.48	\$18,767.71	\$16,396.31
<i>Hull Public Schools</i>							
School Committee	0.00	16,829,840.00	0.00	16,829,840.00	16,510,647.43	317,703.94	1,488.63
Encumbrances	138,318.24	0.00	0.00	138,318.24	126,571.18	0.00	11,747.06
Education	\$138,318.24	\$16,829,840.00	\$0.00	\$16,968,158.24	\$16,637,218.61	\$317,703.94	\$13,235.69
<i>Public Works</i>							
Wages & Salaries	0.00	941,116.00	0.00	941,116.00	898,272.52	0.00	42,843.48
General Expenses	0.00	284,115.00	0.00	284,115.00	221,077.58	62,305.70	731.72
Capital Projects	0.00	20,000.00	0.00	20,000.00	825.85	0.00	19,174.15
Encumbrances	33,881.51	0.00	0.00	33,881.51	32,500.31	0.00	1,381.20
	33,881.51	1,245,231.00	0.00	1,279,112.51	1,152,676.26	62,305.70	64,130.55
<i>Snow & Ice</i>							
Wages & Salaries	0.00	20,000.00	0.00	20,000.00	32,503.45	0.00	-12,503.45
General Expenses	0.00	54,830.00	0.00	54,830.00	90,735.34	0.00	-35,905.34
	0.00	74,830.00	0.00	74,830.00	123,238.79	0.00	-48,408.79
<i>Highway Park Maintenance</i>							
Wages & Salaries	0.00	12,600.00	0.00	12,600.00	12,600.00	0.00	0.00
General Expenses	0.00	59,733.00	0.00	59,733.00	39,736.16	250.00	19,746.84
Encumbered Expenses	350.94	0.00	0.00	350.94	350.94	0.00	0.00
	350.94	72,333.00	0.00	72,683.94	52,687.10	250.00	19,746.84
Public Works	\$34,232.45	\$1,392,394.00	\$0.00	\$1,426,626.45	\$1,328,602.15	\$62,555.70	\$35,468.60
<i>Board of Health</i>							
Wages & Salaries	0.00	197,814.00	995.88	198,809.88	198,809.88	0.00	0.00
General Expenses	0.00	11,634.00	-995.88	10,638.12	10,208.32	0.00	429.80
	0.00	209,448.00	0.00	209,448.00	209,018.20	0.00	429.80
<i>Council on Aging</i>							
Wages & Salaries	0.00	291,219.00	-9,000.01	282,218.99	281,432.27	0.00	786.72
General Expenses	0.00	33,264.00	9,000.01	42,264.01	42,264.01	0.00	0.00
Encumbered Expenses	70,560.00	0.00	0.00	70,560.00	34,606.00	35,954.00	0.00
	70,560.00	324,483.00	0.00	395,043.00	358,302.28	35,954.00	786.72
<i>Veterans' Services</i>							
Wages & Salaries	0.00	29,118.00	0.00	29,118.00	28,978.56	0.00	139.44
General Expenses	0.00	1,030.00	0.00	1,030.00	161.96	0.00	868.04
	0.00	30,148.00	0.00	30,148.00	29,140.52	0.00	1,007.48
Human Services	\$70,560.00	\$564,079.00	\$0.00	\$634,639.00	\$596,461.00	\$35,954.00	\$2,224.00

	Beginning Balance	ATM Appropriation	Transfers	Total Available	Expended	Encumbered	To Free Cash
<i>Library</i>							
Wages & Salaries	0.00	280,699.00	-13,305.01	267,393.99	242,227.55	0.00	25,166.44
General Expenses	0.00	79,000.00	13,305.01	92,305.01	91,958.53	346.48	0.00
Encumbered Expenses	130.00	0.00	0.00	130.00	130.00	0.00	0.00
	130.00	359,699.00	0.00	359,829.00	334,316.08	346.48	25,166.44
<i>Parks & Recreation</i>							
Wages & Salaries	0.00	52,395.00	0.00	52,395.00	52,295.00	0.00	100.00
General Expenses	0.00	5,000.00	0.00	5,000.00	3,798.74	0.00	1,201.26
	0.00	57,395.00	0.00	57,395.00	56,093.74	0.00	1,301.26
Culture & Recreation	\$130.00	\$417,094.00	\$0.00	\$417,224.00	\$390,409.82	\$346.48	\$26,467.70
<i>Debt Service</i>							
Principal-Excluded	0.00	910,000.00	0.00	910,000.00	910,000.00	0.00	0.00
Interest-Excluded	0.00	321,269.00	0.00	321,269.00	321,268.76	0.00	0.24
Principal	0.00	1,693,690.00	0.00	1,693,690.00	1,693,688.98	0.00	1.02
Interest	0.00	689,822.00	0.00	689,822.00	688,618.28	0.00	1,203.72
Short Term Interest	0.00	125,000.00	-50,000.00	75,000.00	3,750.01	0.00	71,249.99
Debt Service	\$0.00	\$3,739,781.00	-\$50,000.00	\$3,689,781.00	\$3,617,326.03	\$0.00	\$72,454.97
<i>Health & Life Insurance</i>							
General Expenses	0.00	6,159,933.00	-243,873.00	5,916,060.00	5,465,160.84	0.00	450,899.16
Health & Life Insurance	\$0.00	\$6,159,933.00	(\$243,873.00)	\$5,916,060.00	\$5,465,160.84	\$0.00	\$450,899.16
<i>Workers' Compensation</i>							
General Expenses	0.00	52,265.00	5,285.00	57,550.00	53,450.00	4,000.00	100.00
Encumbered Expenses	3,418.80	0.00	0.00	3,418.80	3,418.80	0.00	0.00
	3,418.80	52,265.00	5,285.00	60,968.80	56,868.80	4,000.00	100.00
<i>Uninsured Medical</i>							
General Expenses	0.00	86,410.00	0.00	86,410.00	82,819.34	3,000.00	590.66
Encumbered Expenses	703.00	0.00	0.00	703.00	703.00	0.00	0.00
	703.00	86,410.00	0.00	87,113.00	83,522.34	3,000.00	590.66
<i>Unemployment Assessment</i>							
General Expenses	0.00	73,004.00	0.00	73,004.00	4,875.97	0.00	68,128.03
	0.00	73,004.00	0.00	73,004.00	4,875.97	0.00	68,128.03
<i>Medicare Tax</i>							
General Expenses	0.00	358,024.00	0.00	358,024.00	347,015.08	0.00	11,008.92
	0.00	358,024.00	0.00	358,024.00	347,015.08	0.00	11,008.92
<i>General Town Insurance</i>							
General Expenses	0.00	726,000.00	37,087.00	763,087.00	763,086.16	0.00	0.84
	0.00	726,000.00	37,087.00	763,087.00	763,086.16	0.00	0.84
<i>Veteran's Benefits</i>							
General Expenses	0.00	200,000.00	0.00	200,000.00	126,386.31	4,070.00	69,543.69
	0.00	200,000.00	0.00	200,000.00	126,386.31	4,070.00	69,543.69
<i>Other Townwide</i>							
Hydrant Availability	0.00	270,787.00	0.00	270,787.00	255,065.40	0.00	15,721.60
Other Townwide Expenses	0.00	139,602.00	4,455.99	144,057.99	138,886.26	5,171.73	0.00
Audit/Consultants	0.00	73,000.00	-4,455.99	68,544.01	67,766.50	0.00	777.51
Derelict Properties	0.00	2,000.00	0.00	2,000.00	920.00	0.00	1,080.00
Capital Outlay	0.00	165,000.00	0.00	165,000.00	83,528.41	81,471.59	0.00
Reserve Fund	0.00	25,000.00	-14,000.00	11,000.00	0.00	0.00	11,000.00
Fuel Reserve Fund	0.00	74,917.00	0.00	74,917.00	58,708.63	8,818.75	7,389.62
Encumbered Expenses	46,008.70	0.00	0.00	46,008.70	46,008.70	0.00	0.00
Encumbered Capital	13,493.66	0.00	0.00	13,493.66	13,493.66	0.00	0.00
	59,502.36	750,306.00	-14,000.00	795,808.36	664,377.56	95,462.07	35,968.73
Insurance & Other	\$63,624.16	\$2,246,009.00	\$28,372.00	\$2,338,005.16	\$2,046,132.22	\$106,532.07	\$185,340.87
<i>Retirement</i>							
Non-Contributory	0.00	24,522.00	0.00	24,522.00	0.00	0.00	24,522.00
Contributory	0.00	4,203,845.00	0.00	4,203,845.00	4,203,845.00	0.00	0.00
	0.00	4,228,367.00	0.00	4,228,367.00	4,203,845.00	0.00	24,522.00

	Beginning Balance	ATM Appropriation	Transfers	Total Available	Expended	Encumbered	To Free Cash
Retirement	\$0.00	\$4,228,367.00	\$0.00	\$4,228,367.00	\$4,203,845.00	\$0.00	\$24,522.00
General Fund Total	\$341,797.12	\$45,745,540.00	-\$250,000.00	\$45,837,337.12	\$44,177,760.21	\$700,807.61	\$958,769.30

**General Fund Expenditures
Local and State Assessments
Budget to Actual**

	Fiscal 2023 Budget	Fiscal 2023 Actual	Variance
County Tax	49,350	49,350	0
Mosquito Control	33,939	33,939	0
Air Pollution Control	4,110	4,110	0
Metro Area Planning Council	5,625	5,625	0
Registry Non-Renewals	17,960	15,120	2,840
MBTA	232,585	232,585	0
School Choice Tuitions	31,976	21,205	10,771
Charter School Tuitions	328,986	429,439	-100,453
S. S. Regional Emergency Comm.	530,000	529,978	22
Assessment Totals	\$1,234,531	\$1,321,351	-\$86,820

General Fund Revenue
Receipts Received as of June 30, 2023

Revenue Source -		Percent
Real Estate Tax	34,377,567	
Personal Property Tax	555,227	
Tax Liens	52,874	
Tax Deferrals		
Total Property Taxes	\$34,985,668	73.11%
Chapter 70 Education Aid	3,948,836	
Charter School Reimbursements	74,975	
Unrestricted General Govt. Aid	2,454,919	
Veterans Benefits	90,452	
Elderly & Veterans Reimbursements	25,514	
State Owned Land	35,861	
Miscellaneous	17,464	
Total Unrestricted State Aid	\$6,648,021	13.89%
Excise Taxes -		
Motor Vehicle Excise Tax	1,490,160	
Local Meals Excise Tax	216,881	
Local Room Excise Tax	295,519	
Penalties & Interest		
Property Taxes	128,827	
Excise Taxes	79,762	
Tax Liens	39,649	
Payments In Lieu of Taxes -		
Hull Municipal Light Plant	200,000	
Hull Redevelopment Authority	0	
Hull Housing Authority	0	
Charges for Services -		
Off Duty Details	25,331	
Ambulance Revenue	669,058	
Treasurer/Collector	23,025	
Rentals -		
General Rentals	33,311	
Departmental Revenue -		
Assessors	554	
Constables	68	
Police Department	651	
Building Department	5,594	
Shellfish	1,976	
Weights & Measures	680	
Planning Board	2,770	
Town Clerk	50	
Cemeteries	24,045	

General Fund Revenue
Receipts Received as of June 30, 2023

Licenses & Permits -		
Alcohol	62,774	
Board of Health	17,800	
Building Department	500,228	
Fire Department	17,165	
DPW	12,564	
Select Board	37,056	
Town Clerk	9,926	
Fines and Forfeits -		
Parking Tickets	67,033	
Court Fines	15,859	
Tailings	22,198	
Investment Income -	887,805	
Medicaid Reimbursements -	167,466	
Miscellaneous Revenue -	44,676	
Return of Benefits -		
Hull Municipal Light	413,531	
Hull Contributory Retirement	55,746	
Inspectional Departments	4,293	
School Department	13,094	
Total Local Receipts	\$5,587,125	<u>11.67%</u>
Transfers From Other Funds -		
Sewer Enterprise	310,781	
Harbor Enterprise	67,000	
Cable Enterprise	50,000	
High School Field Funds	96,648	
Dog Fee Fund	5,000	
Sale of Graves Fund	10,000	
Municipal Parking Fund	10,000	
Opioid Settlement Funds	86,438	
Total Interfund Transfers	\$635,867	1.33%
Total General Fund Revenue	\$47,856,681	100.00%

**General Fund Revenue
Local and State Receipts
Budget to Actual**

Local Receipts	Fiscal 2023 Budget	Fiscal 2023 Actual	Variance	%
Motor Vehicle Excise	1,263,089	1,490,160	227,071	117.98%
Other Excise - Meals	170,000	216,881	46,881	127.58%
Other Excise - Room	220,000	295,519	75,519	134.33%
Penalties and Interest	200,000	248,238	48,238	124.12%
Payments in Lieu of Taxes	240,000	200,000	(40,000)	83.33%
Other Charges for Services	30,000	25,331	(4,669)	84.44%
Ambulance Revenue	620,000	669,058	49,058	107.91%
Fees	48,000	35,368	(12,632)	73.68%
Rentals	25,000	33,311	8,311	133.24%
Departmental Revenue - Schools	0	0	0	-
Departmental Revenue - Libraries	0	0	0	-
Departmental Revenue - Cemeteries	20,000	24,045	4,045	120.23%
Licenses and Permits	370,000	657,513	287,513	177.71%
Fines and Forfeits	62,000	105,090	43,090	169.50%
Investment Income	130,000	887,805	757,805	682.93%
Return of Benefits	480,000	486,664	6,664	101.39%
Medicaid Revenue	150,000	167,466	17,466	111.64%
Miscellaneous Non-recurring	<u>0</u>	<u>44,676</u>	<u>44,676</u>	-
Total - Local Receipts	\$4,028,089	\$5,587,125	\$1,559,036	138.70%
Unrestricted State Aid Detail				
Education				
Chapter 70	3,948,836	3,948,836	0	100.00%
Charter School Reimbursement	<u>15,232</u>	<u>74,975</u>	<u>59,743</u>	<u>492.22%</u>
Total Education	3,964,068	4,023,811	59,743	101.51%
General Government				
Unrestricted General Government Aid	2,454,919	2,454,919	0	100.00%
Veterans' Benefits	86,329	90,452	4,123	104.78%
Exemptions: Vets, Blind, & Surviving	87,320	25,514	(61,806)	29.22%
State Owned Land	35,861	35,861	0	100.00%
Miscellaneous	<u>0</u>	<u>17,464</u>	<u>17,464</u>	-
Total General Government	2,664,429	2,624,210	(40,219)	98.49%
Total - Cherry Sheet Revenue	\$6,628,497	\$6,648,021	\$19,524	100.29%
Total - Local and State Revenue	\$10,656,586	\$12,235,146	\$1,578,560	114.81%

Special Revenue Accounts								
Gifts/Donations and Other Special Revenue								
Fiscal Year Ending June 30, 2023								
<u>Account</u>	<u>G.L.</u>	<u>Beginning Balance</u>	<u>Revenue</u>	<u>Payroll</u>	<u>Expense</u>	<u>Transfer</u>	<u>Accrual</u>	<u>Ending Balance</u>
Gifts & Donations								
War Monument Donations	550	14,766	0	0	8,300			6,466
Band Concert Fund	551	13,014	0	0	0			13,014
NPFH Donations	552	778	0	0	0			778
K-9 Dog Donations	553	834	0	0	0			834
Police Donations	554	10,143	1,841	0	3,390			8,594
HRA Donations	555	19,700	0	0	19,700			0
Police Comfort Dog Donations	556	0	5,000	0	5,000			0
Fire Department Donations	557	822	0	0	0			822
Animal Control Gifts	558	2,537	0	0	0			2,537
Health Education Donations	559	1,776	0	0	0			1,776
School Donation Fund	560	617	1,320	0	0			1,937
Select Board Donations	561	0	2,880	0	0			2,880
Council on Aging Gifts	566	35,952	43,423	0	600			78,775
Library Gift Fund	567	7,258	20,958	0	14,263			13,953
COA Better Together	568	2,461	0	0	2,124			337
COA Live Your Best Life Gifts	569	577	0	0	0			577
COA Nutrition Fund	571	11,983	0	0	1,000			10,983
Hull Beautification Fund	573	3,978	0	0	2,300			1,678
Veteran's Council Fund	574	42,803	8,659	0	4,381			47,081
Hull Theater Arts Fund	578	13,224	16,642	9,000	6,039			14,827
Athletic Donations	579	5,934	27,336	0	22,895			10,375
Family Network Donations	580	1,732	15,945	4,099	1,081			12,497
Hull Hero Donations	587	1,139	0	0	0			1,139
Trolley Gift Fund	588	10,000	0	0	7,500			2,500
375 Anniversary Fund	589	18,956	20	0	3,150			15,826
Historic Plaque Program	590	216	0	0	0			216
Artwalk Donations	591	1,223	0	0	0			1,223
No Place For Hate Gifts	592	127	246	0	0			373
Hull Pride Gifts	594	825	0	0	0			825
Community Center Fund	526	8,238	0	0	0			8,238
Total Gifts & Donations		\$231,612	\$144,270	\$13,099	\$101,723	\$0	\$0	\$261,060
Other Special Revenue								
School Lunch Fund	220	57,317	468,759	0	455,949			70,127
Land Use Deposits	523	40,502	34,900	0	13,528			61,874
Law Enforcement Trust	537	67,087	305	0	5,200			62,192
Allerton Bluff Fund	624	6,277	0	0	0			6,277
Law Enforcement Fund	632	3,435	0	0	0			3,435
Fort Revere Restitution	636	1,515	2,574	0	0			4,089
Police Technology Fund	637	9,284	10,265	0	11,868			7,681
Handicap Parking Fund	638	5,150	1,546	0	0			6,696
Quincy School Health Grant	645	947	0	0	0			947
301 Nan Ave Escrow Fund	647	14,645	0	0	0			14,645
A.P. Connor Foundation	649	6,764	2,600	0	4,195			5,169
HRA Surf Side Fund	651	29,222	0	0	0			29,222
Connecting Activities	655	4,000	0	0	419			3,581
Shoreline Access Fund	656	4,770	0	0	0			4,770
Planning Vacant Properties	657	250	0	0	0			250
West Corner Tidal Gate	660	-20,809	21,333	4,976	8,354		12,806	0
Community Preservation	680	2,352,046	776,381	0	383,422			2,745,005
Total Other Special Revenue		\$2,582,402	\$1,318,663	\$4,976	\$882,935	\$0	\$12,806	\$3,025,960
Totals		\$2,814,015	\$1,462,933	\$18,075	\$984,658	\$0	\$12,806	\$3,287,021

Special Revenue Accounts								
General Federal and State Grants								
Fiscal Year Ending June 30, 2023								
<u>Account</u>	<u>G.L.</u>	<u>Beginning Balance</u>	<u>Revenue</u>	<u>Payroll</u>	<u>Expense</u>	<u>Transfer</u>	<u>Accrual</u>	<u>Ending Balance</u>
<u>Federal Town Grants</u>								
Coronavirus CLFRF Assistance	400	544,702	548,201	0	0			1,092,903
Nonpoint Source Pollution Grant	405	4,805	0	0	0			4,805
FEMA Point Allerton	410	69,897	0	0	0			69,897
FEMA Emergency Protection	412	0	76,655	0	0	-21,038		55,617
FEMA Playgrounds	414	47,906	0	0	47,906			0
FEMA Port Protection	417	-21,038	0	0	0	21,038		0
FEMA Gunrock Seawall	420	59,813	0	0	0	0		59,813
A Street Boat Ramp	425	0	150,000	0	150,000			0
MSC Program Income	496	143	0	0	0			143
Total Town Federal Grants		\$706,228	\$774,856	\$0	\$197,906	\$0	\$0	\$1,283,178
<u>State Town Grants</u>								
National Opioid Settlement	366	0	86,438	0	0	-86,438	0	0
Fire Equipment Grant	431	48,434	56,905	0	57,852			47,487
Fire Education Grant	432	7,430	4,058	1,433	3,820			6,235
Traffic Safety Grant	435	1,815	4,454	6,269	0			0
Police Vest Grant	437	6,151	2,369	0	2,553			5,967
Police Training Grant	438	0	9,000	0	0			9,000
Hampton Circle MVP Grant	441	0	0	0	150,150		150,150	0
Housing Production Grant	442	0	16,746	0	16,746			0
Two Way Street Grant	445	0	60,969	0	71,049		10,080	0
CZM Dune Restoration	447	0	60,175	0	103,225		43,050	0
Recycling Dividend Program	450	3,200	980	0	0			4,180
Local Health Grant	451	522	0	0	0			522
Harborview Seawall Grant	452	80,879	0	0	24,097			56,782
Nantasket Ave Seawall Grant	453	60,825	0	0	60,825			0
Beach Ave Dune Grant	455	5,896	0	0	0			5,896
Pedestrian Safety Grant	456	1,474	0	0	0			1,474
Library Incentive Aid	460	3,087	12,795	0	355			15,527
Library Equalization Aid	461	4,268	4,580	0	2,937			5,911
Non-Resident Library Aid	462	2,855	800	0	0			3,655
MCOA Behavioral Health	470	0	0	0	12,908	12,908		0
COVID-19 Health Grant	472	7,229	0	0	7,229			0
S.S. Elder Services Grant	473	0	0	0	854	854		0
COA Caregiver Respite Grant	474	0	0	0	6,739	6,739		0
Nantasket Pier Dredging	476	0	28,777	0	29,853		1,076	0
Arts Lottery Grant	477	12,133	6,770	0	8,825			10,078
Clean Vessel Grant	478	27,147	10,000	0	30,596			6,551
COA Formula Grant	480	43,759	39,099	0	21,681	-20,501		40,676
COA Transportation Grant	484	285	35,479	0	9,683			26,081
Nan Beach Restoration Grant	486	8,402	0	0	0			8,402
Sewer Electrical Grant	491	2,806	0	0	6,847		4,041	0
Winter Recovery Grant Ch. 90	766	0	169,899	0	169,899			0
Atlantic Ave Engineering Ch. 90	780	(89,846)	104,269	0	28,480	0	14,057	0
Beacon Road Drainage Ch. 90	791	(16,195)	16,195	0	0	0	0	0
Stormwater Management Ch. 90	790	(7,949)	45,503	0	51,562	0	14,008	0
Total Town State Grants		\$214,607	\$776,260	\$7,702	\$878,765	-\$86,438	\$236,462	\$254,424
<u>Federal Education Grants</u>								
Title 1	301	2,161	139,394	134,504	26,043		18,992	0

Special Revenue Accounts								
General Federal and State Grants								
Fiscal Year Ending June 30, 2023								
<u>Account</u>	<u>G.L.</u>	<u>Beginning Balance</u>	<u>Revenue</u>	<u>Payroll</u>	<u>Expense</u>	<u>Transfer</u>	<u>Accrual</u>	<u>Ending Balance</u>
Title 2A	302	1,867	7,550	3,090	11,000		4,673	0
Title V	304	1,000	10,099	10,000	0		0	1,099
PL 94-142	306	3,748	199,081	66,181	118,404		0	18,244
SPED Early Childhood	307	(2,935)	16,547	15,372	0		1,760	0
FY22 ARPA IDEA 254	309	(699)	699	0	0		0	0
FY22 ARPA IDEA 252	310	(6,498)	6,498	0	0		0	0
ESSER Grant II	312	(56,301)	190,516	92,803	29,372		0	12,040
ESSER Grant III	319	79,809	105,032	166,907	107,313		89,379	0
Instructional Material Grant	321	0	15,000	10,000	14,664		9,664	0
Total Federal Education Grants		\$22,152	\$690,416	\$498,857	\$306,796	\$0	\$124,468	\$31,383
State Education Grants								
Behavioral Health Grant	331	0	20,000	0	20,000			0
MYCAP Grant	334	(787)	13,225	14,238	0		1,800	0
Evidence Based Practice	335	0	3,000	4,000	0		1,000	0
Middle School Grant	336	0	6,295	0	13,097		6,802	0
Family Network	351	0	47,690	43,457	4,233			0
Big Yellow School Bus	360	200	0	0	0			200
PHRMA Opioid Prevention	367	4,895	0	0	4,895			0
School Safety Grant	368	0	0	0	15,250		15,250	0
E. Rate Grant	370	20,640	12,824	0	1,000			32,464
Circuit Breaker Grant	395	754,482	718,580	0	754,482			718,580
Total State Education Grants		\$779,430	\$821,614	\$61,695	\$812,957	\$0	\$24,852	\$751,244
Total Federal & State Grants		\$1,722,417	\$3,063,146	\$568,254	\$2,196,424	-\$86,438	\$385,782	\$2,320,229

Special Revenue Accounts								
Revolving Funds								
Fiscal Year Ending June 30, 2023								
<u>Account</u>	<u>G.L.</u>	<u>Beginning Balance</u>	<u>Revenue</u>	<u>Payroll</u>	<u>Expense</u>	<u>Transfer</u>	<u>Accrual</u>	<u>Ending Balance</u>
Ch 44 Section 53 E 1/2								
Board of Appeals	201	1,579	5,775	0	2,488			4,866
Building Inspectional	202	10,941	91,812	87,371	3,174			12,208
Health Services Fund	203	13,924	44,827	485	23,740			34,526
Animal Control	204	975	428	0	255			1,148
Integrated Preschool	205	70,908	70,789	35,902	76			105,719
Health Inspectional	206	14,093	90,510	62,219	3,643			38,741
Parking Sticker Fund	207	63,782	99,573	119,254	23,035			21,066
Tax Title Revolving	208	361	2,457	0	856			1,962
Library Fines	209	192	1,085	0	0			1,277
Parks & Recreation								
Recreation Revolving	251	181,858	163,705	46,113	103,065			196,385
Other Revolving Funds								
Wetlands Fund	250	39,043	9,064	0	0	-6,000		42,107
Bond Premiums	252	6,225	0	0	3,000			3,225
Community Development	253	255,166	14,000	0	1,195			267,971
Bay Ave East Project	254	16,433	0	0	0			16,433
High School Field Revenue	256	74,111	27,200	0	1,545			99,766
Law Enforcement Trust	537	67,087	305	0	5,200			62,192
Police Insurance	501	1,992	25,955	0	27,947			0
Fire Insurance	502	16,446	119,187	0	110,531			25,102
DPW Insurance	503	0	160,948	0	9,098			151,850
School Insurance	504	0	0	0	0			0
COA Insurance	508	0	0	0	0			0
Town Buildings Insurance	509	950	0	0	950			0
Sewer Insurance	506	0	0	0	0			0
Reserved For Appropriation								
Dog License Fees	511	13,795	9,745	0	0	-5,000		18,540
Sale of Cemetery Lots	512	27,877	11,500	0	0	-15,000		24,377
Municipal Parking Fund	513	5,563	3,664	0	0	-5,000		4,227
Waterways Improvement	514	305,529	138,445	0	0	-103,053		340,921
Education								
Lost Book Fund	230	7,789	1,507	0	7,860			1,436
Athletic Revolving	231	5,210	53,686	22,822	26,249			9,825
AM/PM Childcare	232	42,070	65,282	40,787	1,138			65,427
JASPER	234	7,968	11,350	6,675	1,618			11,025
Use of School Property	236	473,145	187,268	0	20,181			640,232
Jacobs Math League	239	2,724	0	0	0			2,724
Drama Revolving	241	800	5,105	0	573			5,332
Activity Revolving (Athletic)	242	9,717	12,994	0	11,601			11,110
Summer Music Program	244	667	255	0	0			922
Summer Fitness Program	245	2,098	545	800	0			1,843
High School Field	246	110,602	14,182	0	3,666			121,118
Total Revolving Funds		\$1,851,620	\$1,443,148	\$422,428	\$392,684	-\$134,053	\$0	\$2,345,603

Trust Funds									
Fiscal Year Ending June 30, 2023									
		<u>Beginning Balance</u>	<u>Revenue</u>	<u>Investment Income</u>	<u>Payroll</u>	<u>Expense</u>	<u>Transfer</u>	<u>Accruals</u>	<u>Ending Balance</u>
Town Trusts									
Stabilization Fund	821	440,444		24,830			200,000		665,274
D. Cushing Perpetual Care	822	490		14					504
R. Bryant Perpetual Care	823	491		13					504
Conservation Fund	824	72,031		1,977					74,008
Elderly & Disabled Fund	831	29,669	2,152	842					32,663
Scholarship Fund	832	14,212	1,013	488					15,713
Educational Fund	833	7,641	505	215					8,361
Scholarship Funds	835	13,073	18,185	288		13,350			18,196
Post Employment Benefit Fund	840	256,236		11,267			25,000		292,503
Town Totals		834,287	21,855	39,934	0	13,350	225,000	0	1,107,726
Hull Light									
HMLP Depreciation Fund	830	2,018,908		42,314			(1,250,000)		811,222
HMLP MMWEC Reserve Fund **	842	1,180,924		23,231			45,000		1,249,155
HMLP Decommission Fund **	844	1,421,540		25,595			100,000		1,547,135
HMLP OPEB Reserve Fund **	846	555,314		41,678			35,000		631,992
HMLP Pension Reserve Fund **	848	783,757		13,724			60,000		857,481
Hull Light Totals		5,960,443	0	146,542	0	0	(1,010,000)	0	5,096,985
Total Trust Funds		\$6,794,730	\$21,855	\$186,476	\$0	\$13,350	(\$785,000)	\$0	\$6,204,711
** Cash Held by Others (MMWEC) Market Value									
Agency Funds									
Fiscal Year Ending June 30, 2023									
		<u>Beginning Balance</u>	<u>Revenue</u>	<u>Interest</u>	<u>Payroll</u>	<u>Expense</u>	<u>Transfer</u>	<u>Accruals</u>	<u>Ending Balance</u>
General Agency Funds									
Police Outside Detail	801	(225,531)	531,431		552,766			246,866	0
Fire Outside Detail	802	(6,563)	80,946		82,696			8,313	0
HCRS-Payroll Account	803	2,005	68,671		66,474				4,202
DPW Outside Detail	804	0	690		690				0
Deputy Collector	806	1,483	35,952		0	37,083			352
Columbarium Account	808	0	3,456			3,456			0
HMLP Consumer Deposit Account									
Consumer Deposits	805	240,507	40,322			56,205			224,624
Student Activity Accounts									
Savings	850	53,328	70,325			68,997			54,656
High School	851	5,000	40,413			40,413			5,000
Memorial School	852	1,000	24,299			24,299			1,000
Jacobs School	853	500	4,285			4,285			500
Total Agency Funds		\$71,729	\$900,790	\$0	\$702,626	\$234,738	\$0	\$255,179	\$290,334

Capital Projects								
Fiscal Year Ending June 30, 2023								
<u>Account</u>		<u>Beginning</u>	<u>Revenue</u>	<u>Bond & Note Proceeds</u>	<u>Expense</u>	<u>Transfer</u>	<u>Accrual</u>	<u>Ending</u>
Other Projects								
HMLP Offshore Project	650	78,625	0	0	0	0	0	78,625
Memorial School	700	105,078	0	0	101,822	0	0	3,256
Cemetery Expansion	705	121,977	0	0	22,806	0	0	99,171
Seaport Bond Pier Project	706	34,712	0	0	0	0	0	34,712
Cadish Ave. Seawall	707	42,252	0	0	4,405	0	0	37,847
Landfill Capping	708	174,298	0	0	40,551	50,000	0	183,747
Nan. Avenue Seawall	711	79,633	0	0	48,985	0	0	30,648
Dept. Equipment - Fire	712	6,258	0	0	400	0	0	5,858
Seawall Reconstruction	724	528,415	0	0	355,923	0	0	172,492
High School Field	726	23,619	0	0	0	0	0	23,619
Dept. Equipment - DPW	728	24,943	0	420,000	171,712	0	0	273,231
Roadway Maintenance	782	2,769,595	0	0	1,214,898	0	0	1,554,697
Atlantic Ave Easements	788	1,370,042	0	0	386,762	0	0	983,280
Total Capital Projects		\$5,359,448	\$0	\$420,000	\$2,348,264	\$50,000	\$0	\$3,481,184
Harbor Projects								
Town Float Improvement	607	1,780	0	0	0	0	0	1,780
Pumpout Boat	608	3,697	0	0	0	0	0	3,697
Total Harbor Projects		\$5,477	\$0	\$0	\$0	\$0	\$0	\$5,477
Sewer Projects								
Sewer Repair & Upgrade	612	60,514	15,118	0	0	-20,000	0	55,632
IMA Sewer Account	613	870	24	0	0	0	0	894
Sewer Damaged Property	614	1,325,000	0	0	845,189	0	0	479,811
Sewer Plant Repairs	616	372,393	0	0	140,256	0	0	232,137
Sewer Treatment Plant Repairs	622	0	0	0	0	1,262,662	0	1,262,662
Sewer System Improve	730	373,399	0	0	373,399	0	0	0
Sewer System Improvements	735	3,542,029	0	0	2,765,711	0	0	776,318
Sewer System Improvements	736	9,476,793	0	0	754,258	0	0	8,722,535
Total Sewer Projects		\$15,150,998	\$15,142	\$0	\$4,878,813	\$1,242,662	\$0	\$11,529,989

Statement of Indebtedness
Fiscal Year Ending June 30, 2023

	<u>Outstanding June 30, 2022</u>	<u>New Issue</u>	<u>Subsidy Retired Debt</u>	<u>Town Retired Debt</u>	<u>Outstanding June 30, 2023</u>	<u>Net Interest</u>
Long Term Debt -						
High School (FY06) Excluded	970,000			250,000	720,000	16,900
High School (FY11) Excluded	240,000			60,000	180,000	8,400
Road Reconstruction (Excluded)	1,605,000			135,000	1,470,000	63,676
Road Reconstruction (Excluded)	2,940,000			230,000	2,710,000	112,719
Road Reconstruction (Excluded)	3,245,000			235,000	3,010,000	119,575
Excluded	\$9,000,000	\$0	\$0	\$910,000	\$8,090,000	\$321,270
Memorial Middle School (FY06)	490,000			125,000	365,000	8,550
Memorial Middle School (FY09)	110,000			30,000	80,000	2,800
Jacobs Elementary School (FY06)	185,000			50,000	135,000	3,200
Jacobs Elementary School (FY08)	1,868,698			169,882	1,698,816	37,374
Jacobs Elementary School (FY09)	1,360,000			200,000	1,160,000	36,850
Jacobs Elementary School (FY10)	1,060,000			195,000	865,000	28,050
Land Acquisition - 767 Nan Ave	120,000			30,000	90,000	3,000
Town Building Repairs	660,000			60,000	600,000	15,090
D.P.W. Equipment	40,000			10,000	30,000	750
D.P.W. Equipment	45,000			15,000	30,000	1,125
D.P.W. Equipment	30,000			15,000	15,000	1,125
D.P.W. Equipment	240,000			60,000	180,000	4,200
Crescent Beach Seawall (State)	1,145,090			68,808	1,076,282	22,560
Crescent Beach Seawall	2,990,000			120,000	2,870,000	95,625
Crescent Beach Seawall	480,000			20,000	460,000	16,882
Seawall Repair & Reconstruction	1,140,000			45,000	1,095,000	39,632
High School Field Complex	1,850,000			155,000	1,695,000	73,325
D.P.W. Equipment	130,000			25,000	105,000	5,050
D.P.W. Equipment	40,000			10,000	30,000	1,525
Landfill Capping	45,000			15,000	30,000	1,500
Ladder Truck	945,000			55,000	890,000	34,125
Pumper Truck	140,000			20,000	120,000	6,500
Memorial School	1,595,000			5,000	1,590,000	52,625
DPW Equipment	320,000			30,000	290,000	13,450
Fire Hydrants	180,000			20,000	160,000	8,300
Atlantic Avenue Reconstruction	3,000,000			100,000	2,900,000	148,507
D.P.W. Equipment	415,000			45,000	370,000	28,100
General Debt	\$20,623,788	\$0	\$0	\$1,693,690	\$18,930,098	\$689,820
Sewer Projects						
Sewer Projects	940,000			90,000	850,000	21,428
Sewer Pump Station	390,000			40,000	350,000	8,852
Emergency Plant Repairs	300,000			300,000	0	4,500
Sewer Plant Upgrades	2,820,000			235,000	2,585,000	81,075
Sewer Improvements	865,000			50,000	815,000	30,407
Sewer Improvements	2,610,000			145,000	2,465,000	90,806
Sewer Improvements	4,360,000			245,000	4,115,000	151,975
Sewer Improvements	710,000			40,000	670,000	23,600
Sewer Improvements	8,050,000			425,000	7,625,000	260,875
Sewer-MWPAT 01-08 (WWTP)	243,753		68,128	175,625	0	0

Statement of Indebtedness						
Fiscal Year Ending June 30, 2023						
	<i>Outstanding June 30, 2022</i>	<i>New Issue</i>	<i>Subsidy Retired Debt</i>	<i>Town Retired Debt</i>	<i>Outstanding June 30, 2023</i>	<i>Net Interest</i>
Sewer-MWPAT 01-08A (WWTP)	21,884		2,914	7,938	11,032	
Sewer-MWPAT 18-20	459,518			19,793	439,725	9,190
Sewer-MWPAT 18-21	319,497			13,762	305,735	6,390
Sewer-MWPAT 18-22	1,378,699			59,384	1,319,315	27,574
Sewer-MWPAT 18-29	9,602,832			233,749	9,369,083	211,262
Sewer Debt	\$33,071,183	\$0	\$71,042	\$2,080,251	\$30,919,890	\$927,934
Total Long Term Debt	\$62,694,971	\$0	\$71,042	\$4,683,941	\$57,939,988	\$1,939,024
	\$62,694,971	\$0	\$71,042	\$4,683,938	\$57,939,991	\$1,939,020
Short Term Debt -						
Chapter 90 Road Reconstruction	0				0	0
DPW Equipment	0	420,000			420,000	0
Total Short Term Debt	\$0	\$420,000	\$0	\$0	\$420,000	\$0
Authorized & Unissued						
Sewer CMOM	05/09/18	20	7,480			
Landfill Capping Engineering	05/08/19	23	70,000			
Fire Hydrant Replacement	06/13/20	16	60,000			
Fitzpatrick Way Seawall	05/02/22	9	1,000,000			
Nantasket Pier Dredging	05/02/22	13	1,400,000			
DPW Departmental Equipment	05/02/22	14	420,000			
Landfill Capping Engineering	05/02/22	15	525,000			
Fort Revere Tower	05/02/22	16	2,200,000			
Village Fire Station	05/01/23	6	1,000,000			
Seawalls	05/01/23	8	1,000,000			
		Totals	\$7,682,480			

Financial History					
Various Information					
General Government Budget			Free Cash*		
	General Fund Appropriation	% Change from Previous Year	General Fund	% Change from Previous Year	% of General Fund Budget
Fiscal 2023	45,545,540	4.55%	1,400,000	7.69%	3.07%
Fiscal 2022	43,561,624	3.68%	1,300,000	-3.26%	2.98%
Fiscal 2021	42,017,358	3.15%	1,343,824	3.37%	3.20%
Fiscal 2020	40,733,283	3.05%	1,300,000	2.34%	3.19%
Fiscal 2019	39,526,399	2.62%	1,270,297	-2.28%	3.21%
Fiscal 2018	38,516,186	3.10%	1,300,000	0.00%	3.38%
Fiscal 2017	37,359,458	2.84%	1,300,000	3.17%	3.48%
Fiscal 2016	36,326,845	2.28%	1,260,000	32.63%	3.47%
Fiscal 2015	35,517,536	2.31%	950,000	0.00%	2.67%
Fiscal 2014	34,716,682	3.99%	950,000	11.76%	2.74%
				*as used for the budget	
State Aid (Less Offsets)					
	General Government	Education	Assessments	Net State Aid	% of General Fund Budget
Fiscal 2023	2,624,210	4,023,811	791,373	5,856,648	12.86%
Fiscal 2022	2,682,724	3,964,068	704,531	5,942,261	13.64%
Fiscal 2021	2,575,119	3,918,336	807,827	5,685,628	13.53%
Fiscal 2020	2,605,983	3,927,086	911,987	5,621,082	13.80%
Fiscal 2019	2,626,479	3,883,695	934,048	5,576,126	14.11%
Fiscal 2018	2,537,851	3,920,998	1,009,137	5,449,712	14.15%
Fiscal 2017	2,433,660	3,949,404	951,603	5,431,461	14.54%
Fiscal 2016	2,361,879	3,799,422	768,616	5,392,685	14.84%
Fiscal 2015	2,361,420	3,726,949	657,642	5,430,727	15.29%
Fiscal 2014	2,240,619	3,742,263	695,433	5,287,449	15.23%
Stabilization Fund					
	Beginning Balance	Deposits	Interest	Withdrawals	Ending Balance
Fiscal 2023	440,444	200,000	24,830	0	665,274
Fiscal 2022	439,035	0	1,409	0	440,444
Fiscal 2021	438,213	0	822	0	439,035
Fiscal 2020	430,673	0	7,540	0	438,213
Fiscal 2019	422,592	0	8,081	0	430,673
Fiscal 2018	417,756	0	4,836	0	422,592
Fiscal 2017	414,670	0	3,086	0	417,756
Fiscal 2016	411,881	0	2,789	0	414,670
Fiscal 2015	408,788	0	3,093	0	411,881
Fiscal 2014	405,944	0	2,844	0	408,788
General Fund Bonded Debt					
	Total Debt	Debt Service	Debt Service %*	Bond Rating	Tax Rate
Fiscal 2023	27,020,098	3,614,780	7.94%	AA	12.17
Fiscal 2022	29,623,789	3,624,703	8.32%	AA	12.54
Fiscal 2021	28,723,563	3,202,830	7.62%	AA	12.68
Fiscal 2020	24,094,228	2,107,188	5.17%	AA	12.82

Town of Hull						
Employee Earnings History - January 1 - December 31, 2023						
Name	Primary Account	Regular Pay	Overtime	Additional	Externally Funded	Total Comp
General Government						
General Government Elected Officials						
Boylen, George	Moderator	420.00	0.00	0.00	0.00	420.00
Berardi-Constable, Jennifer	Select Board Member	500.00	0.00	0.00	0.00	500.00
Grey, Greg	Select Board Member	2,666.64	0.00	0.00	0.00	2,666.64
McCarthy, Brian	Select Board Member	624.99	0.00	0.00	0.00	624.99
Nesoff, Irwin	Select Board Member	2,499.96	0.00	0.00	0.00	2,499.96
Pursel, Donna	Select Board Member	1,249.98	0.00	0.00	0.00	1,249.98
Sestito, Domenico	Select Board Member	1,249.98	0.00	0.00	0.00	1,249.98
Total Elected Officials		\$9,211.55	\$0.00	\$0.00	\$0.00	\$9,211.55
Elections and Town Meeting						
Bell, Kathy	Election/TM Teller	620.00	0.00	0.00	0.00	620.00
Bennett, Meghan	Election/TM Teller	0.00	1,289.98	857.76	0.00	2,147.74
Dolan, Cyrille	Election/TM Teller	504.00	0.00	0.00	0.00	504.00
Dunn, Ann Marie	Election/TM Teller	11,407.50	0.00	0.00	0.00	11,407.50
Dunn, Kathleen	Election/TM Teller	560.00	0.00	0.00	0.00	560.00
Fisher, Jean	Election/TM Teller	560.00	0.00	0.00	0.00	560.00
Grey, Cheryl	Election/TM Teller	404.00	0.00	0.00	0.00	404.00
Hyde, Amy	Election/TM Teller	240.00	0.00	0.00	0.00	240.00
Magnoli, Cindy	Election/TM Teller	732.00	0.00	0.00	0.00	732.00
McDonald, Theresa	Election/TM Teller	3,573.00	0.00	0.00	0.00	3,573.00
Niland, Marie	Election/TM Teller	240.00	0.00	0.00	0.00	240.00
Olivieri, Jennifer	Election/TM Teller	616.50	0.00	0.00	0.00	616.50
Resnick, Dorothy	Election/TM Teller	740.00	0.00	0.00	0.00	740.00
Sullivan, Jeri	Election/TM Teller	364.00	0.00	0.00	0.00	364.00
Tompkins, Dena	Election/TM Teller	0.00	265.44	1,351.26	0.00	1,616.70
Total Elections and Town Meeting		\$20,561.00	\$1,555.42	\$2,209.02	\$0.00	\$24,325.44
Town Manager						
Berardi-Constable, Jennifer	Town Manager	64,144.25	0.00	0.00	0.00	64,144.25
Lemnios, Philip	Town Manager	117,936.00	0.00	103,454.32	0.00	221,390.32
Allen, Nancy J.	Assistant to the TM	11,118.80	0.00	0.00	0.00	11,118.80
Total Town Manager		\$193,199.05	\$0.00	\$103,454.32	\$0.00	\$296,653.37
Board of Selectmen						
Adams, Brenna	Clerk	46,267.80	203.98	0.00	0.00	46,471.78
West, Loretta	Office Manager Cemetery Admin	60,713.06	0.00	2,436.90	0.00	63,149.96
Total Board of Selectmen		\$106,980.86	\$203.98	\$2,436.90	\$0.00	\$109,621.74
Town Accountant						
Buckley, Michael	Town Accountant	136,034.98	0.00	5,443.42	0.00	141,478.40
Total Town Accountant		\$136,034.98	\$0.00	\$5,443.42	\$0.00	\$141,478.40
Board of Assessors						
DiVito, Joseph	Assessor	399.96	0.00	0.00	0.00	399.96
Finn, Patrick	Assessor	99.99	0.00	0.00	0.00	99.99
Grieco, Mario	Assessor	399.96	0.00	0.00	0.00	399.96
Morris, Richard	Assessor	399.96	0.00	0.00	0.00	399.96
Sinton-Coffman, Pamela	Assessor	999.96	0.00	0.00	0.00	999.96
Sullivan, Donna	Assessor	300.00	0.00	0.00	0.00	300.00
Pizzella, Kathleen	Assistant Assessor	57,203.52	0.00	0.00	0.00	57,203.52
Buckley, Michael	Department Head	4,952.22	0.00	0.00	0.00	4,952.22
Koncius, Lauren	Clerk	43,437.80	0.00	0.00	0.00	43,437.80
MacCune, Mackenzie	Clerk	58,911.92	0.00	900.00	0.00	59,811.92
Sullivan, Donna	Clerk	267.33	0.00	0.00	0.00	267.33
Total Board of Assessors		\$167,372.62	\$0.00	\$900.00	\$0.00	\$168,272.62
Treasurer/Collector						
Bennett, Meghan	Clerk	47,963.65	0.00	7,600.00	0.00	55,563.65
MacCune, Kimberly	Clerk	54,111.80	37.92	900.00	0.00	55,049.72
Malvesti, Margaret	Clerk	48,911.80	0.00	900.00	0.00	49,811.80
Tompkins, Dena	Clerk	56,935.86	0.00	1,977.76	0.00	58,913.62
White, Eileen M.	Treasurer/Collector	108,808.90	0.00	5,789.61	0.00	114,598.51
Total Treasurer/Collector		\$316,732.01	\$37.92	\$17,167.37	\$0.00	\$333,937.30
Legal						
Lampke, James B.	Town Counsel	135,123.76	0.00	4,255.51	0.00	139,379.27
Total Legal		\$135,123.76	\$0.00	\$4,255.51	\$0.00	\$139,379.27
Town Clerk						
West, Loretta	Town Clerk	25,875.72	0.00	0.00	0.00	25,875.72
Total Town Clerk		\$25,875.72	\$0.00	\$0.00	\$0.00	\$25,875.72
Board of Registrars						
Fleck, Jean	Registrar	480.00	0.00	0.00	0.00	480.00
Kearns, Christopher	Registrar	480.00	0.00	0.00	0.00	480.00
Mahoney, Catherine A.	Registrar	480.00	0.00	0.00	0.00	480.00
West, Loretta	Registrar	480.00	0.00	0.00	0.00	480.00
Total Board of Registrars		\$1,920.00	\$0.00	\$0.00	\$0.00	\$1,920.00
Conservation Commission						
Krahforst, Christian	Director of Climate Adaptation	86,362.54	0.00	600.00	9,952.02	96,914.56
Kiley, Renee	Clerk	22,391.60	0.00	0.00	0.00	22,391.60
MacDonald, Ian	Conservation Administrator	64,488.55	0.00	0.00	0.00	64,488.55
Total Conservation Commission		\$173,242.69	\$0.00	\$600.00	\$9,952.02	\$183,794.71
Planning Board						

Town of Hull						
Employee Earnings History - January 1 - December 31, 2023						
Name	Primary Account	Regular Pay	Overtime	Additional	Externally Funded	Total Comp
Dilorio, Christopher	Town Planner	92,197.38	0.00	600.00	0.00	92,797.38
Kiley, Renee	Clerk	22,391.60	0.00	0.00	0.00	22,391.60
O'Sullivan, Matt	Associate Planner	31,250.00	0.00	0.00	0.00	31,250.00
Total Planning Board		\$145,838.98	\$0.00	\$600.00	\$0.00	\$146,438.98
Board of Appeals						
Barone, Ellen	Clerk	400.00	0.00	0.00	0.00	400.00
Kiley, Renee	Clerk	5,200.00	0.00	0.00	0.00	5,200.00
Total Board of Appeals		\$5,600.00	\$0.00	\$0.00	\$0.00	\$5,600.00
Town Buildings						
Dunn, Timothy	Maintenance	9,750.75	0.00	0.00	0.00	9,750.75
Harris, Jason	Maintenance	30,000.00	0.00	0.00	0.00	30,000.00
Sampson, Michael	Maintenance	2,750.00	0.00	0.00	0.00	2,750.00
Total Town Buildings		\$42,500.75	\$0.00	\$0.00	\$0.00	\$42,500.75
Total - General Government		\$1,480,193.97	\$1,797.32	\$137,066.54	\$9,952.02	\$1,629,009.85
Public Safety						
Police						
Dunn, John	Chief	202,733.34	0.00	14,511.21	0.00	217,244.55
Reilly, Neil J.	Deputy Chief	169,294.74	0.00	16,725.28	0.00	186,020.02
Agostino, Christopher	Patrolman	66,226.18	16,518.77	27,525.21	29,185.79	139,455.95
Cambra, Michael	Patrolman	58,275.75	19,444.97	11,784.38	28,987.76	118,492.86
Chagnon, Christine C.	Patrolman	69,098.95	15,558.10	11,565.85	0.00	96,222.90
Conneely, Sean M.	Patrolman	40,337.95	0.00	0.00	0.00	40,337.95
Delvecchio, Joseph	Patrolman	34,791.20	3,946.25	4,967.90	5,585.48	49,290.83
Donnelly, Bridget	Front Desk	21,956.00	2,310.00	112.00	0.00	24,378.00
Dunn, Daniel A.	Patrolman	69,098.95	13,071.44	11,808.72	0.00	93,979.11
Fahey, Sean	Patrolman	69,098.95	10,478.40	22,622.51	29,038.45	131,238.31
Flaherty, Michael J.	Patrolman	69,098.95	13,083.52	25,331.03	3,065.32	110,578.82
Gallagher, Mary	Administrative Assistant	64,397.20	0.00	1,450.00	0.00	65,847.20
Galluzzo, Nicholas D.	Patrolman	82,994.52	6,283.93	31,314.43	0.00	120,592.88
Glavin, Stephen	Patrolman	86,601.38	39,842.53	40,559.90	5,947.24	172,951.05
Haskins, Thomas	Patrolman	66,226.18	25,947.27	26,208.27	10,027.52	128,409.24
Kelly, Paul J.	Patrolman	69,098.95	10,778.45	7,599.48	13,273.85	100,750.73
Lepro, Craig	Sergeant	23,439.32	1,031.31	18,127.23	0.00	42,597.86
Mahoney, Jon	Patrolman	69,098.95	6,579.31	24,367.62	55,560.42	155,606.30
Mahoney, Jon F.	Patrolman	69,098.95	43,526.67	10,164.74	23,694.59	146,484.95
Marshalsea, Leanne	Patrolman	69,098.95	24,652.77	23,299.24	18,864.78	135,915.74
McDonough, Kara	Front Desk	21,120.00	74.25	637.00	0.00	21,831.25
Mercer, John	Patrolman	69,098.95	12,269.31	30,042.89	37,495.80	148,906.95
Minelli, Edward	Patrolman	82,994.52	31,527.34	31,825.32	0.00	146,347.18
Olson, Kevin	Patrolman	69,098.95	19,352.94	24,922.92	2,532.82	115,907.63
O'Neill, Steven	Patrolman	69,098.95	30,480.12	34,190.12	0.00	133,769.19
Paula, Joshua	Front Desk	46,281.47	305.45	623.00	0.00	47,209.92
Reilly, Andrew	Patrolman	71,159.95	32,021.30	33,200.96	2,963.40	139,345.61
Saunders, Scott	Sergeant	99,003.10	9,502.05	14,838.91	0.00	123,344.06
Saunders, Steven	Sergeant	82,994.52	16,616.21	38,075.91	0.00	137,686.64
Smith, Joseph	Patrolman	69,098.95	3,887.66	29,714.86	37,727.07	140,428.54
Sullivan, Edmund	Maintenance	54,028.80	0.00	300.00	0.00	54,328.80
Toner, James	Patrolman	66,226.18	26,760.55	28,609.74	17,516.73	139,113.20
Ziniti, Andrew	Patrolman	58,056.00	17,006.58	11,030.87	6,114.85	92,208.30
Sampson, Michael	Patrolman/ACO	57,639.66	672.75	662.22	58,853.02	117,827.65
Temporary Employees						
Boyle, Frederick	Seasonal/Detail Officer	0.00	0.00	0.00	1,372.44	1,372.44
Bulger, William	Seasonal/Detail Officer	0.00	0.00	0.00	800.59	800.59
Connolly, Clifford	Seasonal/Detail Officer	0.00	0.00	0.00	1,829.92	1,829.92
Coyne, Michael	Seasonal/Detail Officer	0.00	0.00	0.00	1,143.70	1,143.70
Curran, Lawrence	Seasonal/Detail Officer	0.00	0.00	0.00	1,829.92	1,829.92
DeWolfe, Kenneth	Seasonal/Detail Officer	12,569.48	2,772.66	0.00	27,234.22	42,576.36
DiFazio, Vincent	Seasonal/Detail Officer	0.00	0.00	0.00	457.48	457.48
Doherty, Brian	Seasonal/Detail Officer	0.00	0.00	0.00	12,580.70	12,580.70
Green, Daniel	Seasonal/Detail Officer	0.00	0.00	0.00	3,316.73	3,316.73
Griffin-Weitzm, John	Seasonal/Detail Officer	6,239.00	0.00	397.28	2,031.26	8,667.54
Johnston, Tucker	Seasonal/Detail Officer	15,058.60	2,805.93	672.32	50,034.41	68,571.26
Kaiser, David	Seasonal/Detail Officer	0.00	0.00	0.00	1,258.07	1,258.07
Kearney, Philip	Seasonal/Detail Officer	0.00	0.00	0.00	12,237.59	12,237.59
McCormack, John	Seasonal/Detail Officer	0.00	0.00	0.00	1,372.44	1,372.44
McGrail, Kevin	Seasonal/Detail Officer	0.00	0.00	0.00	2,287.40	2,287.40
Milne, John	Seasonal/Detail Officer	6,103.00	0.00	275.04	14,610.03	20,988.07
Nero, John	Seasonal/Detail Officer	0.00	0.00	0.00	800.59	800.59
O'Donnell	Seasonal/Detail Officer	0.00	0.00	0.00	4,574.80	4,574.80
O'Toole, Shaun	Seasonal/Detail Officer	5,669.50	0.00	244.48	6,298.72	12,212.70
Powell, David	Seasonal/Detail Officer	0.00	0.00	0.00	743.40	743.40
Rakoski, Paige	Seasonal/Detail Officer	0.00	0.00	0.00	6,690.64	6,690.64
Sullivan, Timothy	Seasonal/Detail Officer	0.00	0.00	0.00	3,087.99	3,087.99
Turco, Joseph	Seasonal/Detail Officer	0.00	0.00	0.00	6,004.42	6,004.42
Vafides, John	Seasonal/Detail Officer	0.00	0.00	0.00	2,744.88	2,744.88

Town of Hull						
Employee Earnings History - January 1 - December 31, 2023						
Name	Primary Account	Regular Pay	Overtime	Additional	Externally Funded	Total Comp
Vella, Charles	Seasonal/Detail Officer	0.00	0.00	0.00	7,319.68	7,319.68
Total Police Department		\$2,431,604.94	\$459,108.79	\$610,308.84	\$559,096.91	\$4,060,119.48
Fire						
Russo, Christopher	Chief	182,455.13	0.00	11,079.95	0.00	193,535.08
Frazier, William	Deputy Chief	145,025.06	0.00	23,037.04	0.00	168,062.10
Ahlquist III, Roy	Captain	81,748.50	6,818.61	21,301.79	0.00	109,868.90
Andrews, Ian	Firefighter	67,782.74	18,291.84	17,495.88	6,457.50	110,027.96
Aufiero, John	Firefighter	67,626.49	27,244.66	15,095.58	7,612.50	117,579.23
Breen, Kevin	Captain	81,748.50	45,202.95	15,600.08	0.00	142,551.53
Buckley, David	Firefighter	68,123.74	26,086.68	16,545.88	6,762.00	117,518.30
Cannon, Sean	Firefighter	68,123.74	44,263.27	20,180.69	7,777.00	140,344.70
Caulfield, Zachary	Firefighter	61,084.60	18,584.49	15,601.61	2,769.00	98,039.70
DaSilva, Michael	Firefighter	57,127.93	13,178.40	8,272.44	360.00	78,938.77
Dennett, Ryan	Firefighter	64,615.70	15,886.08	14,836.78	5,481.00	100,819.56
Dunn, Kevin	Firefighter	68,123.74	3,822.68	15,255.88	0.00	87,202.30
Evans, Daniel	Captain	16,178.94	16,323.03	27,647.55	0.00	60,149.52
Gibbons, David	Firefighter	66,222.95	4,851.09	18,770.46	0.00	89,844.50
Haskins, Brian	Firefighter	60,366.96	17,333.41	9,237.59	300.00	87,237.96
Johnson, Steven	Captain	81,748.50	33,751.44	23,238.37	0.00	138,738.31
Lynch, James R.	Firefighter	68,123.74	3,827.41	16,450.88	0.00	88,402.03
Mainini, Mark	Firefighter	33,932.92	8,850.21	7,556.83	0.00	50,339.96
McNamara, Michael	Firefighter	59,443.05	20,530.10	9,249.45	1,496.64	90,719.24
Newall, David	Firefighter	59,456.64	15,857.49	9,254.45	0.00	84,568.58
Pari, Tyler	Firefighter	68,123.74	20,568.53	16,419.17	6,090.00	111,201.44
Pearson, James	Firefighter	68,123.74	18,735.63	20,615.88	7,472.50	114,947.75
Resnick Jr., Kenneth	Firefighter	68,123.74	27,302.04	20,135.84	4,466.00	120,027.62
Rozzi Jr, Robert G.	Firefighter	68,123.74	1,532.03	13,339.89	445.68	83,441.34
Sapienza, Theodore	Firefighter	68,123.74	17,434.68	18,790.88	7,980.00	112,329.30
Sestito, Loddovico	Firefighter	57,127.93	15,399.00	8,640.76	0.00	81,167.69
Thomas, Andrew	Captain	81,748.50	33,826.71	21,794.75	875.00	138,244.96
Thompson, Brian	Firefighter	68,123.74	24,313.07	20,055.08	7,980.00	120,471.89
Twombly, Gary	Captain	81,748.50	37,423.44	22,760.08	0.00	141,932.02
Walsh, Jane M.	Admin Assistant	64,397.20	0.00	6,291.68	0.00	70,688.88
Williams, Bradford	Firefighter	65,925.08	6,389.21	14,880.28	6,965.00	94,159.57
Williamson, Jake	Firefighter	65,337.45	4,049.22	20,962.54	1,015.00	91,364.21
Total Fire Department		\$2,284,086.67	\$547,677.40	\$520,396.01	\$82,304.82	\$3,434,464.90
Building Department						
Cannon, Patrick F.	Inspector of Wires	0.00	0.00	0.00	22,610.00	22,610.00
Dauphinais, Leo E.	Plumbing Inspector	0.00	0.00	0.00	24,500.00	24,500.00
Yetman, Jay	Plumbing Inspector	0.00	0.00	0.00	400.00	400.00
Egan, Robert	Weights & Measures	999.96	0.00	0.00	0.00	999.96
Kelly, Bartley	Building Commissioner	113,461.64	0.00	850.00	0.00	114,311.64
Harris, Jason	Building Inspector	102,515.63	0.00	4,019.46	0.00	106,535.09
Lichtenberger, Janice	Office Manager	69,380.00	0.00	2,450.00	0.00	71,830.00
Adams, Hannah	Clerk	8,179.00	0.00	0.00	0.00	8,179.00
Burke, John	Inspector	0.00	0.00	0.00	1,224.00	1,224.00
Lombardo, Peter C.	Building Inspector	3,150.00	0.00	0.00	0.00	3,150.00
Total Building Department		\$297,686.23	\$0.00	\$7,319.46	\$48,734.00	\$353,739.69
Emergency Management						
Russo, Christopher	Director	14,928.16	0.00	0.00	0.00	14,928.16
Frazier, William	Assistant Director	9,952.28	0.00	0.00	0.00	9,952.28
Gerold, Rachel	Stipends	0.00	0.00	2,000.00	0.00	2,000.00
Taverna, Joan	Stipends	0.00	0.00	2,000.00	0.00	2,000.00
Lichtenberger, Janice	Stipends	0.00	0.00	2,000.00	0.00	2,000.00
Total Emergency Management		\$24,880.44	\$0.00	\$6,000.00	\$0.00	\$30,880.44
Harbormaster						
Bornheim, Kurt	Harbormaster	83,360.60	0.00	3,228.07	0.00	86,588.67
Aucoin, William M.	Assistant Harbor Master	8,544.00	0.00	0.00	0.00	8,544.00
Cummings, Paul F.	Assistant Harbor Master	7,654.50	0.00	0.00	0.00	7,654.50
Total Harbormaster		\$99,559.10	\$0.00	\$3,228.07	\$0.00	\$102,787.17
Shellfish Constable						
Bornheim, Kurt	Shellfish Warden	15,320.58	0.00	0.00	0.00	15,320.58
Total Shellfish Constable		\$15,320.58	\$0.00	\$0.00	\$0.00	\$15,320.58
Total Public Safety		\$5,153,137.96	\$1,006,786.19	\$1,147,252.38	\$690,135.73	\$7,997,312.26
Public Works						
Department of Public Works						
Gardner, Christopher	Director	113,495.30	0.00	1,600.00	0.00	115,095.30
West, Loretta	Cemetery Records	10,268.70	0.00	500.00	0.00	10,768.70
McDonald, Theresa	Cemetery Records	6,223.50	0.00	0.00	0.00	6,223.50
Ahstedt, Erik	Foreman	64,088.00	3,796.18	6,100.00	830.88	74,815.06
Barbuto, Anthony	Laborer/Equipment Operator	62,985.19	2,481.88	1,000.00	404.04	66,871.11
Brown, Gary	Laborer/Equipment Operator	56,782.40	2,258.86	1,600.00	0.00	60,641.26
Comeau, Glen A.	Special Equipment Operator	54,990.34	0.00	3,400.00	0.00	58,390.34
Goodwin, Michael	Laborer/Equipment Operator	54,097.80	2,024.01	5,500.00	1,769.44	63,391.25
Malvone, Angelo	Laborer/Equipment Operator	42,622.36	992.40	1,000.00	0.00	44,614.76
Patuto, Patrick	Laborer/Equipment Operator	49,742.12	2,059.89	5,000.00	107.91	56,909.92

Town of Hull						
Employee Earnings History - January 1 - December 31, 2023						
Name	Primary Account	Regular Pay	Overtime	Additional	Externally Funded	Total Comp
Reynolds, Robert	Mechanic	67,988.00	3,525.71	6,550.00	0.00	78,063.71
Starosky, John	Laborer/Equipment Operator	53,278.35	1,260.20	5,500.00	152.70	60,191.25
White, Mary Ellen	Administrative Assistant	56,782.40	0.00	2,000.00	0.00	58,782.40
Wohar, Andrew	Laborer/Equipment Operator	55,542.00	7,188.90	5,100.00	5,984.98	73,815.88
Averill, Patrick	Temporary Labor	29,466.00	1,377.00	0.00	0.00	30,843.00
Barnett, Kyle	Temporary Labor	3,037.50	135.00	0.00	0.00	3,172.50
Cavicchio, Dylan	Temporary Labor	5,400.00	0.00	0.00	0.00	5,400.00
Cleverly, Richard	Temporary Labor	16,030.00	0.00	0.00	0.00	16,030.00
Giardino, Daniel	Temporary Labor	16,330.50	486.00	0.00	0.00	16,816.50
Guarnier, Nicolas	Temporary Labor	5,130.00	0.00	0.00	0.00	5,130.00
Marois, Sean	Temporary Labor	6,718.50	0.00	0.00	0.00	6,718.50
Mauceri, Marcus	Temporary Labor	2,497.50	0.00	0.00	0.00	2,497.50
Mitchell, David	Temporary Labor	7,686.00	0.00	0.00	0.00	7,686.00
Reilly, Neil	Temporary Labor	7,492.50	108.00	0.00	0.00	7,600.50
Silva, Zachary	Temporary Labor	405.00	0.00	0.00	0.00	405.00
Tiani, Nolan	Temporary Labor	3,474.00	0.00	0.00	0.00	3,474.00
Total D.P.W.		\$852,553.96	\$27,694.03	\$44,850.00	\$9,249.95	\$934,347.94
Permanent Sewer Commission						
Joaquim, Catherine	Finance & Admin Coordinator	52,075.31	0.00	288.46	0.00	52,363.77
Kiely, Brian	Assistant Superintendent	47,734.18	0.00	2,739.20	0.00	50,473.38
McDonough, Michael	Facility Coordinator	52,075.31	0.00	288.46	0.00	52,363.77
Molinari, Thomas	Assistant Superintendent	46,038.43	0.00	0.00	0.00	46,038.43
Struzziery, John	Superintendent	177,380.14	0.00	300.00	0.00	177,680.14
Total Sewer Department		\$375,303.37	\$0.00	\$3,616.12	\$0.00	\$378,919.49
Hull Municipal Light Plant						
Burns, Thomas A.	Elected Commissioner	450.00	0.00	0.00	0.00	450.00
Cannon, Patrick	Elected Commissioner	600.00	0.00	0.00	0.00	600.00
Ciccariello, Daniel	Elected Commissioner	450.00	0.00	0.00	0.00	450.00
Landry, Stephanie G.	Elected Commissioner	450.00	0.00	0.00	0.00	450.00
Tokadjian, Panos	Operations Manager	193,454.32	0.00	1,390.90	0.00	194,845.22
Ford, Janis M.	Finance Manager	98,351.60	4,557.46	4,058.79	0.00	106,967.85
Ennis, Kristen	Financial Assistant	45,217.72	1,693.76	5,880.00	0.00	52,791.48
Finley, Anne	Financial Assistant	54,245.00	3,089.00	4,200.00	0.00	61,534.00
Gibbons, Deborah J.	Financial Assistant	59,096.87	0.00	3,140.00	0.00	62,236.87
Messier, Ilysse	Financial Assistant	2,035.24	0.00	0.00	0.00	2,035.24
Schmitt, Michael	Assistant Operations Manager	173,090.62	0.00	976.05	0.00	174,066.67
Total Light Plant		\$627,441.37	\$9,340.22	\$19,645.74	\$0.00	\$656,427.33
Total Public Works		\$1,855,298.70	\$37,034.25	\$68,111.86	\$9,249.95	\$1,969,694.76
Human Services						
Health Services						
MacDonald, Virginia H.	Appointed Board Member	240.00	0.00	0.00	0.00	240.00
Butler-Rickard, Jennifer	Appointed Board Member	420.00	0.00	0.00	0.00	420.00
Scribner, Sharon	Appointed Board Member	160.00	0.00	0.00	0.00	160.00
Lichtenberger, Janice	Temporary Help	0.00	0.00	190.60	0.00	190.60
Taverna, Joan	Public Health Director	96,873.12	0.00	6,400.00	0.00	103,273.12
Adams, Hannah	Clerk	8,698.00	0.00	0.00	0.00	8,698.00
Barone, Ellen	Office Manager	64,397.20	0.00	2,351.50	0.00	66,748.70
Harris, Jason	Inspectional Services	0.00	0.00	840.00	0.00	840.00
Kelly, Bartley	Inspectional Services	0.00	0.00	15,225.00	0.00	15,225.00
Sampson, Michael	Animal Inspector	1,000.00	0.00	0.00	0.00	1,000.00
Gerold, Rachel	Public Health Nurse	67,634.28	0.00	960.00	0.00	68,594.28
Keegan, Kathleen	Public Health Nurse	175.00	0.00	0.00	0.00	175.00
Striglio, Sharon	Public Health Nurse	175.00	0.00	0.00	0.00	175.00
Total Health Services		\$239,772.60	\$0.00	\$25,967.10	\$0.00	\$265,739.70
Council on Aging						
Thornton, Lisa	COA Director	77,985.94	0.00	0.00	0.00	77,985.94
Cochrane, Allison	Temporary Office Assistant	78.00	0.00	0.00	0.00	78.00
Corcoran, Michael	Van Driver	16,555.59	63.03	0.00	0.00	16,618.62
Kaplan, Alice	Van Driver	12,804.92	0.00	120.00	0.00	12,924.92
Quinn, Maura	Activities & Volunteer Coord.	45,290.26	113.45	0.00	0.00	45,403.71
Reilly, Kelly	Outreach Coordinator	40,585.22	0.00	1,932.70	0.00	42,517.92
Rose, Jo Ann	Clerk	66,642.80	0.00	2,450.00	0.00	69,092.80
Total Council on Aging		\$259,942.73	\$176.48	\$4,502.70	\$0.00	\$264,621.91
Veterans' Services						
Sordillo, Paul	Veterans Service Officer	29,370.84	0.00	0.00	0.00	29,370.84
Total Veterans' Services		\$29,370.84	\$0.00	\$0.00	\$0.00	\$29,370.84
Total Human Services		\$529,086.17	\$176.48	\$30,469.80	\$0.00	\$559,732.45
Culture and Recreation						
Library						
Costagliola, Diane	Library Director	58,953.14	0.00	0.00	0.00	58,953.14
DeFelicce, Brian	Library Director	6,153.84	0.00	0.00	0.00	6,153.84
Bisio, Lisa	Assistant Librarian	18,312.80	0.00	0.00	0.00	18,312.80
Burns, Penelope	Substitute	2,668.00	0.00	0.00	0.00	2,668.00
Kane, Ellen M.	Assistant Librarian	19,023.84	0.00	0.00	0.00	19,023.84
Ryder, Cynthia	Associate Librarian	20,772.75	0.00	0.00	0.00	20,772.75

Town of Hull						
Employee Earnings History - January 1 - December 31, 2023						
Name	Primary Account	Regular Pay	Overtime	Additional	Externally Funded	Total Comp
Selig, Ann M.	Assistant Librarian	46,622.40	0.00	1,850.00	0.00	48,472.40
Shoostine, Brook	Substitute	1,240.00	0.00	0.00	0.00	1,240.00
Steiner, Vienna	Substitute	1,920.00	0.00	0.00	0.00	1,920.00
Thompson, Elizabeth	Associate Librarian	40,348.59	0.00	0.00	0.00	40,348.59
Wholey, Doreen	Associate Librarian	16,218.59	0.00	612.00	0.00	16,830.59
Total Library		\$232,233.95	\$0.00	\$2,462.00	\$0.00	\$234,695.95
Parks and Recreation						
Alexander, Benjamin	Temporary Employee	2,539.95	0.00	0.00	0.00	2,539.95
Ball, Zoey	Temporary Employee	2,719.95	0.00	0.00	0.00	2,719.95
Blake, Kaylee	Temporary Employee	2,719.95	0.00	0.00	0.00	2,719.95
Bongo, Austin	Temporary Employee	2,419.95	0.00	0.00	0.00	2,419.95
Donovan, Amelia	Temporary Employee	2,719.95	0.00	0.00	0.00	2,719.95
Donovan, Carly	Temporary Employee	2,805.00	0.00	0.00	0.00	2,805.00
Duhaime, Connor	Director	4,875.00	0.00	0.00	0.00	4,875.00
Gagne, Jack	Temporary Employee	2,539.95	0.00	0.00	0.00	2,539.95
Greenberg, Ryan	Temporary Employee	1,459.95	0.00	0.00	0.00	1,459.95
Hawes, Jonathan	Temporary Employee	4,000.00	0.00	0.00	0.00	4,000.00
Hennessey, Tedy	Temporary Employee	2,089.95	0.00	0.00	0.00	2,089.95
Hipp, Connor	Temporary Employee	2,925.00	0.00	0.00	0.00	2,925.00
Leary, Allison	Temporary Employee	2,719.95	0.00	0.00	0.00	2,719.95
MacEachern, Brianne	Temporary Employee	2,539.95	0.00	0.00	0.00	2,539.95
MacEachern, Max	Temporary Employee	2,584.95	0.00	0.00	0.00	2,584.95
Menice, Andrew	Temporary Employee	3,000.00	0.00	0.00	0.00	3,000.00
Murphy, Aidan	Temporary Employee	2,719.95	0.00	0.00	0.00	2,719.95
Murphy, Avery	Temporary Employee	2,269.95	0.00	0.00	0.00	2,269.95
Newcomb, Sean	Temporary Employee	2,629.95	0.00	0.00	0.00	2,629.95
Perry, Grace	Temporary Employee	2,779.95	0.00	0.00	0.00	2,779.95
Putnam-Resnick, Hailey	Temporary Employee	2,539.95	0.00	0.00	0.00	2,539.95
Resnick, Christopher	Temporary Employee	2,715.00	0.00	0.00	0.00	2,715.00
Roche, Mary Kate	Temporary Employee	2,719.95	0.00	0.00	0.00	2,719.95
Ryan, Fallon	Temporary Employee	2,340.00	0.00	0.00	0.00	2,340.00
Schneiderhan, Abigail	Temporary Employee	690.00	0.00	0.00	0.00	690.00
Simoly, Nathan	Temporary Employee	1,290.00	0.00	0.00	0.00	1,290.00
Sordillo, Tyler	Temporary Employee	1,999.95	0.00	0.00	0.00	1,999.95
Stilphen, Jaden	Temporary Employee	2,415.00	0.00	0.00	0.00	2,415.00
Thomas, Elly	Temporary Employee	1,980.00	0.00	0.00	0.00	1,980.00
Tiani, Nina	Temporary Employee	2,070.00	0.00	0.00	0.00	2,070.00
Truglia, Alessandra	Temporary Employee	2,494.95	0.00	0.00	0.00	2,494.95
Twombly, Abbie	Temporary Employee	2,385.00	0.00	0.00	0.00	2,385.00
Walsh, Erin	Temporary Employee	2,719.95	0.00	0.00	0.00	2,719.95
Walsh, Maya	Temporary Employee	2,670.00	0.00	0.00	0.00	2,670.00
Whelan, Jonah	Temporary Employee	2,719.95	0.00	0.00	0.00	2,719.95
Whelan, Katelyn	Temporary Employee	3,000.00	0.00	0.00	0.00	3,000.00
Total Parks and Recreation		\$91,808.95	\$0.00	\$0.00	\$0.00	\$91,808.95
Total Culture and Recreation		\$324,042.90	\$0.00	\$2,462.00	\$0.00	\$326,504.90
Other						
Contributory Retirement System						
Buckley, Michael	Board Chair	0.00	0.00	0.00	2,999.88	2,999.88
Bright, Darrell	Retirement Administrator	0.00	0.00	0.00	15,076.95	15,076.95
Durham, Lauren	Retirement Administrator	0.00	0.00	0.00	50,662.21	50,662.21
Total Contributory Retirement System		\$0.00	\$0.00	\$0.00	\$68,739.04	\$68,739.04
Local Access Television						
Seitz, Peter	Cable Director	0.00	0.00	0.00	71,395.90	71,395.90
Total Cable Studio		\$0.00	\$0.00	\$0.00	\$71,395.90	\$71,395.90
Total Other		\$0.00	\$0.00	\$0.00	\$140,134.94	\$140,134.94
Grand Total		\$9,341,759.70	\$1,045,794.24	\$1,385,362.58	\$849,472.64	\$12,622,389.16

LastName	FirstName	Job Type Description	Regular Pay	Overtime	Additional	Externally Funded	Total Comp
Abatuno	John	Summer Cust./Substitute	\$23,127.00			\$175.00	\$23,302.00
Azer	Nicole	Substitute Teacher	\$7,927.50				\$7,927.50
Ball	Olivia	Substitute Teacher	\$1,470.00				\$1,470.00
Barkon	Marcus Ian	Teacher - High School	\$95,552.82		\$6,575.00	\$2,850.00	\$104,977.82
Barros	Julia	Long-Term Substitute	\$250.00				\$250.00
Bell	Stewart	Teacher - High School	\$96,352.82		\$6,635.00		\$102,987.82
Bennett	Deborah	Central Office	\$79,488.02		\$2,380.92		\$81,868.94
Benson	David R	Teacher - High School			\$500.00	\$24,826.68	\$25,326.68
Best	Marylou	Paraprofessional	\$26,904.34			\$180.00	\$27,084.34
Blair	Sheila	Teacher - High School	\$108,630.28		\$1,315.00	\$375.00	\$110,320.28
Brown	Rebecca	Teacher - High School	\$86,582.59		\$1,315.00		\$87,897.59
Buonagurio	Jessica	Teacher - Jacobs	\$108,630.28			\$2,050.00	\$110,680.28
Burke	Evan R	Summer Technology	\$8,393.50				\$8,393.50
Burke	Julie	Assistant Principal - HS	\$108,260.88		\$3,404.95		\$111,665.83
Burke	Siobhan	Substitute Teacher	\$1,312.50				\$1,312.50
Butler	Angela	Paraprofessional	\$15,787.04			\$70.00	\$15,857.04
Buttkus	Laurie	Teacher - Jacobs	\$108,480.28				\$108,480.28
Bygate	Judith	Substitute	\$1,650.00				\$1,650.00
Cameron	Edward	Teacher - High School	\$86,106.52		\$16,735.00	\$5,075.00	\$107,916.52
Campbell	Frank	Substitute Custodian	\$11,438.39				\$11,438.39
Capone	Cindy	LTS Paraprofessional	\$24,398.30		\$25.00		\$24,423.30
Capone	Steven	Coach			\$7,519.00		\$7,519.00
Cappadona	Christine	Curriculum Director	\$92,706.87		\$3,770.31	\$48,979.45	\$145,456.63
Caputo	Alison	Psychologist - Jacobs	\$102,517.29				\$102,517.29
Carney	Emma	Substitute Teacher	\$105.00				\$105.00
Carpenter	Ralph	Custodian	\$52,740.05	\$4,693.78	\$250.00		\$57,683.83
Carroll	Joseph	Custodian	\$50,351.24	\$4,520.15	\$250.00		\$55,121.39
Casey	Deborah	School Secretary	\$61,439.68		\$2,700.00		\$64,139.68
Cashman	Michael	Long-Term Substitute	\$35,709.10		\$500.00		\$36,209.10
Castaneda	Perla	Advisor			\$1,938.00		\$1,938.00
Centerrino	Andrea	Adjustment Counselor - HS	\$108,630.28		\$5,000.06		\$113,630.34
Cerilli	Anna	Teacher - Jacobs	\$72,685.47		\$200.00	\$3,200.00	\$76,085.47
Chalifoux	Kristen	Substitute HFN				\$1,071.88	\$1,071.88
Chiavaroli	Eileen	Paraprofessional	\$16,576.10			\$750.00	\$17,326.10
Cicalese	Kate	Teacher - Memorial	\$92,488.27		\$2,300.00		\$94,788.27
Cloutier	Elizabeth	Long-Term Substitute	\$26,179.32		\$1,500.00		\$27,679.32
Cocchi	Jennifer	Teacher - Memorial	\$95,552.82				\$95,552.82
Coleman	Paula	Teacher - Jacobs				\$3,902.08	\$3,902.08
Connelly	Ann	Teacher - Jacobs	\$96,352.82		\$200.00	\$750.00	\$97,302.82
Connolly	Keith	Custodian	\$60,725.00	\$14,475.18	\$250.00		\$75,450.18
Connors	Karissa	Teacher - High School	\$99,943.74		\$6,237.75		\$106,181.49
Costa	Michelle	Paraprofessional	\$25,679.34			\$1,590.00	\$27,269.34
Costagliola	Diane	Library				\$400.00	\$400.00
Cowden	Theodora	Teacher - Jacobs	\$64,061.25		\$200.00	\$350.00	\$64,611.25
Crowley	Conor	Custodian	\$51,393.76	\$81.42	\$250.00		\$51,725.18
Dahill	Daniel	Coach			\$6,635.00		\$6,635.00
Darragh	Michelle	Teacher - Jacobs	\$21,047.78		\$166.50		\$21,214.28

LastName	FirstName	Job Type Description	Regular Pay	Overtime	Additional	Externally Funded	Total Comp
DeGennaro	David	Central Office	\$52,520.00				\$52,520.00
DelGallo	Barbara	Paraprofessional	\$24,202.46			\$175.00	\$24,377.46
Delvecchio	Joseph	Coach			\$2,527.00		\$2,527.00
Devlin	Rebecca	Teacher - Jacobs	\$66,815.12			\$950.00	\$67,765.12
Dibley	Jacob	Teacher - Jacobs	\$86,832.59		\$275.00		\$87,107.59
Dillon	Lisa	Teacher - Memorial	\$96,187.82		\$1,525.00	\$725.00	\$98,437.82
DiTullio	Maggie	Teacher - Jacobs	\$23,104.41		\$750.00	\$40,909.18	\$64,763.59
Donahue	Kelly	Substitute Nurse	\$1,400.00				\$1,400.00
Donato	Janet	Teacher - Jacobs	\$108,830.28		\$200.00		\$109,030.28
Donohue	Christine	Teacher - Jacobs	\$55,388.73		\$900.00	\$39,949.95	\$96,238.68
Donohue	John	Teacher - High School	\$104,724.56		\$10,099.00		\$114,823.56
Donovan	Lindsey	Teacher - High School	\$101,255.63		\$4,433.00	\$375.00	\$106,063.63
Dorney	William	Teacher - High School	\$2,180.00		\$500.00		\$2,680.00
D'Ottavio	Alba	Teacher - High School	\$96,002.82		\$1,315.00		\$97,317.82
Duhaime	Connor	Athletic Director	\$77,640.60				\$77,640.60
Duhaime	Taylor	Teacher - High School	\$75,812.24		\$1,315.00	\$375.00	\$77,502.24
Dunphy	Michael	Substitute Teacher	\$315.00				\$315.00
Eaton	Aaron	Teacher - Memorial	\$108,030.28				\$108,030.28
Eeman	Alix	Paraprofessional	\$15,111.28				\$15,111.28
Ennis	Steven	Custodian	\$50,932.03	\$2,555.00	\$250.00		\$53,737.03
Epstein	Joann	Substitute Teacher	\$13,177.50			\$120.00	\$13,297.50
Faherty	Hartley	Teacher - Jacobs	\$96,002.82		\$1,000.00		\$97,002.82
Falletti	Heather	Paraprofessional	\$9,472.00		\$150.00	\$12,592.80	\$22,214.80
Fallon	Gregory	Teacher - Memorial	\$85,258.40		\$2,300.00	\$125.00	\$87,683.40
Fasano	Cheryl	Paraprofessional	\$27,956.04			\$150.00	\$28,106.04
Fazio	Athena	Teacher - Jacobs	\$31,033.35		\$500.00		\$31,533.35
Fiore	Alison	After School Program				\$23,907.37	\$23,907.37
Fitzgerald	Brendan	Teacher - Jacobs	\$25,196.22		\$500.00	\$75.00	\$25,771.22
Flattich	Pamela	Substitute Teacher	\$8,820.00			\$210.00	\$9,030.00
Fleming	Mary J	Paraprofessional	\$17,214.49			\$2,856.00	\$20,070.49
Flynn	Caroline	Paraprofessional	\$5,090.26			\$8,201.20	\$13,291.46
Foley	Janet	Substitute Teacher	\$105.00				\$105.00
Foley	Laura	Custodian	\$52,418.80	\$10,737.47	\$250.00		\$63,406.27
Foley	Robert	Coach			\$1,500.00		\$1,500.00
Fontaine	Erin	Psychologist - High School	\$82,620.32			\$4,181.00	\$86,801.32
Frazier	Joanna	Substitute Teacher	\$1,890.00				\$1,890.00
Furze	William	Substitute Teacher	\$840.00				\$840.00
Gagne	Aryana	Substitute Teacher	\$577.50				\$577.50
Gagnon	Colette	Substitute Teacher	\$105.00			\$1,360.94	\$1,465.94
Gallagher	Denise	Substitute Teacher	\$11,445.00				\$11,445.00
Galluzzo	Julie	School Secretary	\$59,701.71				\$59,701.71
Galluzzo	Marylou	Substitute				\$7,500.00	\$7,500.00
Gardiner	Patricia	Central Office	\$61,549.54		\$30,593.34		\$92,142.88
Getchell	Brian	Teacher - Memorial	\$76,042.00		\$1,309.58	\$150.00	\$77,501.58
Gilbert	Ann	Teacher - Jacobs				\$2,331.00	\$2,331.00
Gilbert	John	Coach			\$6,635.00		\$6,635.00

LastName	FirstName	Job Type Description	Regular Pay	Overtime	Additional	Externally Funded	Total Comp
Gillis	Mary	Substitute Teacher	\$18,211.04				\$18,211.04
Glennon	Emily	Substitute Teacher	\$2,152.50				\$2,152.50
Glennon	Victoria	Paraprofessional	\$10,105.05			\$187.50	\$10,292.55
Gomes	Stephanie	Teacher - Jacobs	\$108,630.28		\$200.00	\$900.00	\$109,730.28
Greenstein	Deborah	Substitute Teacher	\$210.00				\$210.00
Gregorio	Joy	Substitute Teacher	\$5,565.00				\$5,565.00
Greland	Candace	Teacher - High School	\$64,180.19		\$1,315.00	\$150.00	\$65,645.19
Grosso	Grace	Substitute Teacher	\$472.50				\$472.50
Grosso	Tara	Librarian - High School	\$108,030.28		\$4,615.00	\$3,980.00	\$116,625.28
Gudmand	Elizabeth	Substitute Nurse	\$350.00				\$350.00
Guilderson	Aidan	Theater Arts				\$1,150.00	\$1,150.00
Hall	Nancy	Teacher - Jacobs	\$108,830.28		\$200.00		\$109,030.28
Hanron	Mary Jane	Substitute	\$4,955.68			\$5,000.00	\$9,955.68
Hawes	Jonathan	Teacher - Jacobs	\$58,413.66		\$6,571.00	\$375.00	\$65,359.66
Healey	Alyssa	Substitute Teacher	\$1,470.00				\$1,470.00
Hetue	Linda	Summer School				\$1,785.25	\$1,785.25
Hillner	Stephanie	Teacher - High School	\$75,812.06		\$5,568.00		\$81,380.06
Holden	Kathleen	Teacher - High School	\$75,812.24		\$1,315.00	\$100.00	\$77,227.24
Howley	Jill	Teacher - Jacobs	\$108,880.28				\$108,880.28
Hrivnak	Anthony	Principal - Memorial	\$149,686.06				\$149,686.06
Hubbard	Elizabeth	Teacher - Jacobs	\$76,772.24		\$200.00	\$1,273.75	\$78,245.99
Hughes	Susan	Substitute Nurse	\$350.00				\$350.00
Huntington	Alexandria	Long-Term Substitute	\$42,657.41			\$350.00	\$43,007.41
Hutchinson	Hannah	Teacher - High School	\$59,033.15		\$1,700.00	\$1,175.00	\$61,908.15
Hyde	Amy	Central Office	\$43,954.35				\$43,954.35
Iarrobino	Frank	Paraprofessional	\$4,222.72				\$4,222.72
Irby	Deborah	Paraprofessional	\$10,030.00			\$175.00	\$10,205.00
Jenkins	Gregory	Paraprofessional	\$16,192.35			\$187.50	\$16,379.85
Jenkins	Melaney	Paraprofessional			\$1,442.03	\$15,470.00	\$16,912.03
Jenkins	Paul	Theater Arts				\$5,000.00	\$5,000.00
Jones	Maura	Teacher - Jacobs	\$99,010.95				\$99,010.95
Keefe	Megan	Teacher - Jacobs	\$21,750.19		\$500.00		\$22,250.19
Keegan	Kathleen	Nurse	\$93,916.62		\$5,073.10	\$900.00	\$99,889.72
Keelan	Ryan	Coach			\$5,056.00		\$5,056.00
Kellem	Matthew	Coach			\$2,527.00		\$2,527.00
Kenerson	Kelly	Substitute Teacher	\$1,995.00				\$1,995.00
Kenney	Cheryl	Teacher - Jacobs	\$70,304.21			\$25,660.86	\$95,965.07
Kiley	Renee	Substitute Teacher	\$630.00				\$630.00
King	Margaret	Teacher - Jacobs	\$108,030.28		\$200.00	\$700.00	\$108,930.28
Knybel	Michael	Principal - High School	\$143,673.10		\$2,176.25		\$145,849.35
Kuehn	Judith	Superintendent	\$194,154.68				\$194,154.68
LaFleur	Barbara	Summer School				\$162.50	\$162.50
Lamphier	Haley	Teacher - Memorial	\$80,291.58				\$80,291.58
Lancaster	Candice	Substitute Teacher	\$1,260.00		\$105.00	\$1,730.00	\$3,095.00
Lanner	Brian	Coach			\$13,270.00		\$13,270.00
Lawless	Kathryn	Substitute Teacher	\$3,150.00				\$3,150.00

LastName	FirstName	Job Type Description	Regular Pay	Overtime	Additional	Externally	Total Comp
						Funded	
Leary	Samantha	Teacher - Jacobs	\$61,427.28			\$150.00	\$61,577.28
LeBlanc	Nancy	Guidance	\$103,674.56		\$4,324.00	\$1,583.50	\$109,582.06
Lebreux	Marina	Teacher - Jacobs	\$27,842.94				\$27,842.94
Lidington	John	Substitute Teacher	\$105.00				\$105.00
Lidington	Kathryn	Teacher - High School	\$108,030.28		\$2,665.00	\$7,898.00	\$118,593.28
Ludwig	Emily	Substitute Teacher	\$1,365.00				\$1,365.00
MacDonald	Joan	Hull Family Network				\$42,713.42	\$42,713.42
MacDonald	Kristen	Substitute Teacher	\$315.00				\$315.00
MacDonald	Mark	Teacher - Memorial	\$64,180.19			\$2,864.00	\$67,044.19
MacDonald	Rebecca	Social Worker - Memorial	\$96,002.82				\$96,002.82
MacKenzie	Timothy	Teacher - High School	\$117,861.50				\$117,861.50
Madeiros	Michelle	Teacher - Jacobs	\$73,965.36		\$200.00	\$312.50	\$74,477.86
Maloney	Francis	Teacher - Jacobs	\$100,352.18				\$100,352.18
Marcinkewich	Jean M	School Secretary	\$47,133.18				\$47,133.18
Marsh	Lisa	Teacher - High School	\$94,338.68				\$94,338.68
Marshall	Joanne	Custodian	\$60,425.00	\$4,106.12	\$250.00		\$64,781.12
Martin	Faith	Teacher - Jacobs			\$500.00	\$26,280.36	\$26,780.36
Martin	Richard	Teacher - Jacobs	\$96,002.82		\$200.00		\$96,202.82
Massari	Anthony	Teacher - Memorial	\$56,593.64		\$1,350.00	\$150.00	\$58,093.64
McCarthy	Deborah	Teacher - Jacobs				\$96,352.82	\$96,352.82
McElroy	Laura	Teacher - Jacobs	\$75,812.24		\$200.00	\$7,451.00	\$83,463.24
McGonnigal	Kevin	Custodian	\$60,475.00	\$28,481.12	\$250.00		\$89,206.12
McGrath	Gerald	Teacher - High School	\$96,352.82				\$96,352.82
McGurl	Carol	Nurse	\$92,496.62		\$810.00		\$93,306.62
McKay	Keith	Teacher - High School	\$80,451.58				\$80,451.58
McMurdie	Katelyn	Teacher - Jacobs	\$27,410.85		\$500.00		\$27,910.85
McNamara	Madeline	Coach				\$1,517.00	\$1,517.00
McNamara	Molly	Coach				\$1,517.00	\$1,517.00
Menice	Andrew	Paraprofessional	\$38,153.73			\$975.00	\$39,128.73
Menice	Emily	Substitute Teacher	\$1,365.00				\$1,365.00
Miller	Kyle	Summer School				\$2,606.25	\$2,606.25
Mitchell	Tracey	Teacher - Jacobs	\$108,480.28		\$200.00		\$108,680.28
Moran	Mary Ellen	Teacher - Jacobs	\$108,480.28			\$1,450.00	\$109,930.28
Mullen	Steven	Custodian	\$52,173.75	\$4,340.29	\$250.00		\$56,764.04
Mullin	Brian	Teacher - High School	\$103,674.56		\$2,800.00		\$106,474.56
Murphy	William	Maintenance/Repair	\$73,543.28	\$15,472.46	\$214.48		\$89,230.22
Murray	Maryellen	Teacher - Jacobs	\$108,920.28		\$560.00	\$3,437.00	\$112,917.28
Nee	Emma	Long-Term Substitute	\$12,545.29		\$4,866.00		\$17,411.29
O'Brien	Sarah-Beth	Paraprofessional	\$3,117.12				\$3,117.12
O'Callaghan	Thomas	Coach			\$6,635.00		\$6,635.00
O'Connor	Emily	Paraprofessional	\$7,090.34			\$175.00	\$7,265.34
O'Donnell	Daniel	Guidance	\$49,283.57		\$8,166.00	\$22,082.55	\$79,532.12
O'Donnell	Emily	Paraprofessional	\$24,598.32		\$10,593.99	\$2,575.00	\$37,767.31
O'Donnell	Erin	Theater Arts	\$5,173.66		\$10,593.99		\$15,767.65
O'Donnell	Lynn	Substitute Nurse	\$175.00				\$175.00
O'Donnell	Michael	Teacher - High School	\$85,258.40		\$24,327.00		\$109,585.40

LastName	FirstName	Job Type Description	Regular Pay	Overtime	Additional	Externally Funded	Total Comp
O'Duggan	Erin	Teacher - Memorial	\$83,167.30			\$1,517.00	\$84,684.30
O'Hayre	Timothy	Summer Custodian			\$825.00		\$825.00
Olivieri	Benjamin	Summer Custodian	\$4,617.00				\$4,617.00
Olivieri	Jennifer	Teacher - High School	\$82,828.59		\$6,066.00		\$88,894.59
Ollerhead	Margaret	Central Office	\$78,889.84		\$7,800.36		\$86,690.20
O'Reilly	Melinda	Teacher - Memorial	\$63,451.04		\$1,275.00		\$64,726.04
Orisek	Tia	School Secretary	\$59,715.84	\$127.23			\$59,843.07
Panetta	Kimberly	Substitute Teacher	\$842.00				\$842.00
Parsons	Brianna	Teacher - Memorial	\$29,207.07			\$300.00	\$29,507.07
Pearson	Joanne	Teacher - Jacobs	\$83,248.29			\$687.50	\$83,935.79
Pergola	Joseph	Substitute Teacher	\$525.00				\$525.00
Perniola	Katie	Teacher - Jacobs	\$108,480.28			\$1,450.00	\$109,930.28
Pestone	Emily	Teacher - Jacobs	\$102,517.29				\$102,517.29
Peters	Lynn	Substitute Teacher	\$15,000.00				\$15,000.00
Petrocelli	Tamra	Substitute Teacher	\$5,460.00				\$5,460.00
Pierce	Fiona	Paraprofessional	\$24,818.32			\$2,575.00	\$27,393.32
Quinn	Kelsey	Teacher - Jacobs	\$87,179.39		\$200.00	\$1,310.00	\$88,689.39
Rae	Katherine	School Secretary	\$60,339.68				\$60,339.68
Raimondi	Laura	Teacher - Jacobs	\$90,873.02			\$1,650.00	\$92,523.02
Rajan	Lindsey	Assistant Principal - Jacobs	\$106,815.90			\$2,050.00	\$108,865.90
Rancatore	Laura	Paraprofessional	\$10,131.84				\$10,131.84
Reardon	Jennifer	Teacher - Jacobs	\$108,750.28		\$1,305.00	\$920.00	\$110,975.28
Reilly	Elaine	Teacher - Jacobs	\$99,481.77				\$99,481.77
Riccio	Karen	After School Program				\$16,779.32	\$16,779.32
Richardson	Luke	Summer Custodian	\$4,408.00				\$4,408.00
Rizzo	Alicia	Paraprofessional	\$23,732.84			\$350.00	\$24,082.84
Roche	Mary-Kate	Paraprofessional	\$2,503.57				\$2,503.57
Rosado	Emily	Teacher - Jacobs	\$96,002.82		\$1,000.00	\$2,150.00	\$99,152.82
Rosado	James	Substitute Teacher	\$5,040.00			\$210.00	\$5,250.00
Rosenplanter	Maureen	Social Worker - Jacobs	\$115,871.00				\$115,871.00
Rothwell	Taylor	Coach			\$2,527.00		\$2,527.00
Rowe	Elizabeth	Substitute Teacher	\$630.00				\$630.00
Russell	Scott	Teacher - High School	\$82,998.29		\$100.00		\$83,098.29
Ryan	Julia	Substitute Teacher	\$2,208.75			\$2,831.00	\$5,039.75
Ryan	Kerrie	Teacher - Jacobs	\$97,292.82		\$160.00	\$1,415.00	\$98,867.82
Ryan	Kristen	Director Student Services	\$127,799.56				\$127,799.56
Safarik	Jeniffer	Paraprofessional	\$4,771.75				\$4,771.75
Saide	Judith	MIS Director	\$135,545.40		\$480.00		\$136,025.40
Saniuk	Brian	Summer Custodian	\$8,630.50				\$8,630.50
Saniuk	Diane	School Business Admin	\$128,991.16				\$128,991.16
Saylor	Scott	Custodian	\$50,864.31	\$12,315.34	\$250.00		\$63,429.65
Scafidi	Rebecca	Long-Term Substitute	\$8,611.85				\$8,611.85
Schneiderhan	Abigail	Substitute Teacher	\$1,782.50			\$1,175.00	\$2,957.50
Schubach	Audrey	Substitute Teacher	\$105.00				\$105.00
Scott	Jessica	Teacher - Jacobs	\$106,657.97		\$200.00	\$1,450.00	\$108,307.97
Scott	Richard	Paraprofessional	\$36,192.15			\$140.00	\$36,332.15

LastName	FirstName	Job Type Description	Regular Pay	Overtime	Additional	Externally Funded	Total Comp
Scribner	Janet	Substitute Technology	\$39,765.00				\$39,765.00
Scully	Robert	Substitute Teacher	\$562.50			\$12,000.00	\$12,562.50
Seitz	Peter	Program Director			\$10,144.50		\$10,144.50
Shanteler	Stephanie	Summer School				\$2,331.00	\$2,331.00
Shaw	Kyle	Principal - Jacobs	\$129,508.18		\$2,452.10	\$175.00	\$132,135.28
Sheflin	Jennifer	Social Worker - Jacobs	\$80,291.58			\$312.50	\$80,604.08
Shields	Carol	Substitute	\$5,355.00			\$13,487.25	\$18,842.25
Shine	Anita	Tutor	\$7,900.00				\$7,900.00
Silva	Kerrin	Teacher - Jacobs	\$28,869.65		\$200.00	\$56,348.09	\$85,417.74
Simmons	Joanne	Tutor	\$34,238.40			\$3,640.00	\$37,878.40
Skapars	Derek	Teacher - High School	\$82,991.27			\$927.00	\$83,918.27
Smith	Kristin	Teacher - Jacobs	\$66,815.12				\$66,815.12
Snowdale	Lauren	Psychologist - Jacobs	\$108,030.28				\$108,030.28
Somario	Laurie	Paraprofessional	\$26,285.86			\$312.50	\$26,598.36
Soucy	Gerard	Facilities Staff	\$57,290.00				\$57,290.00
St. George	Andrew	Teacher - Memorial	\$87,450.94		\$3,354.00	\$675.00	\$91,479.94
St. John	Anastasia	After School Program	\$498.75			\$295.00	\$793.75
Standridge	Jaime	Coach			\$7,519.00		\$7,519.00
Stankiewicz	Elizabeth	Teacher - High School	\$95,552.82		\$2,350.00		\$97,902.82
Stilphen	Jaden	Substitute Teacher	\$315.00				\$315.00
Striglio	Kimberly	Substitute Nurse	\$962.50				\$962.50
Striglio	Sharon	Nurse	\$93,966.62		\$1,550.00	\$827.00	\$96,343.62
Struzziery	Eileen	Teacher - Jacobs			\$7,175.00	\$22,748.69	\$29,923.69
Sullivan	Brandon	Teacher - Memorial	\$103,674.65		\$1,250.00		\$104,924.65
Sweeney	Mary	Paraprofessional	\$27,076.04			\$137.50	\$27,213.54
Tannuzzo	Laura Anne	Teacher - Memorial	\$76,389.64		\$2,400.00		\$78,789.64
Taverna	Sam	Summer Technology	\$5,198.50				\$5,198.50
Taylor	Mark	Teacher - Jacobs	\$85,458.40				\$85,458.40
Thompson	Elizabeth	Library				\$420.00	\$420.00
Tiani	Carrie	Teacher - Jacobs	\$90,568.02			\$2,332.00	\$92,900.02
Tiani	Nina	Substitute Teacher	\$630.00		\$105.00		\$735.00
Titemore	Janet	Summer School				\$1,887.00	\$1,887.00
Toland	Virginia	Substitute Teacher	\$4,709.19				\$4,709.19
Tosches	Daniel	Substitute Teacher	\$630.00				\$630.00
Vaughen	Laurie	Teacher - Memorial	\$46,315.51			\$375.00	\$46,690.51
Vittorini	Christina	Teacher - Jacobs	\$95,552.82			\$700.00	\$96,252.82
Wall	Kimberly	Teacher - High School	\$60,713.96		\$3,505.00	\$7,898.00	\$72,116.96
Walsh	Kristen	Substitute Teacher	\$1,155.00				\$1,155.00
Walsh	Megan	Substitute Teacher	\$1,050.00				\$1,050.00
Walsh-Pederson	Haley	Summer School				\$1,000.00	\$1,000.00
Warshauer	Lori	Paraprofessional	\$28,775.84			\$3,570.00	\$32,345.84
Watkins	Lexie	Athletic Trainer	\$29,601.25			\$23,425.00	\$53,026.25
Weber	Heather	Teacher - Jacobs	\$86,832.59		\$2,250.00	\$125.00	\$89,207.59
Weiner	Mary Ann	Substitute Teacher	\$38,222.80				\$38,222.80
Whelan	George	Technology Assistant	\$84,737.88		\$480.00		\$85,217.88
Whelan	Lindsey	Substitute Nurse	\$280.00				\$280.00

LastName	FirstName	Job Type Description	Regular Pay	Overtime	Additional	Externally Funded	Total Comp
Whittle	John	Teacher - Memorial	\$90,673.02			\$50.00	\$90,723.02
Wilcoxon	Wendy	Teacher - Memorial	\$108,480.28				\$108,480.28
Yakubian	Regan	Substitute Nurse	\$1,137.50				\$1,137.50
Young	James	Paraprofessional	\$37,285.79			\$20.00	\$37,305.79



TOWN OF HULL
Home of Boston Light, America's 1st Lighthouse
LAW DEPARTMENT-MAILING ADDRESS
115 NORTH STREET
HINGHAM, MASSACHUSETTS 02043

James B. Lampke, Esq.
Town Counsel

781-749-9922 c- 617-285-4561 (cell best)
jlampke@town.hull.ma.us

ANNUAL REPORT OF TOWN COUNSEL

January, 2024

To the Honorable Select Board
and the Citizens of the Town of Hull:

In compliance with the provisions of the Code/By-laws of the Town, I respectfully submit my report as Town Counsel for 2023.

MISSION STATEMENT: *It is the mission of the Town of Hull Law Department to serve the legal needs of the Town, its officials, employees, departments, boards, commissions and agencies. The goal is to provide the necessary legal advice and representation to facilitate the Town in carrying out its activities and duties in an efficient and legal manner.*

This is accomplished by working with the various officials, employees, departments, boards, commissions and agencies of the Town. Such work includes meeting with them to discuss their projects and advising them on the legal issues involved. When necessary, it involves representing them in legal matters.

Additionally, much work is done in researching, drafting and reviewing the various legal documents, such as leases, licenses, decisions, opinions, advisories, contracts and other documents which arise during the day-to-day operation of the Town.

By working together in a cooperative fashion, the potential of claims or errors are diminished and the various components of the Town are better able to serve the public, all for the benefit of our community, which is the ultimate mission of government.

This Annual Report is a special one. As has been announced, I am retiring as Hull's Town Counsel at the end of the fiscal year and this will be my last Report as Town Counsel. It has been the honor of a lifetime to serve my hometown as Town Counsel. While often challenging and demanding, I look back with personal and professional satisfaction on having worked for the Town and hopefully contributing to making it the wonderful Town that it is and will continue to be.

In order to better understand the activities of the Law Department, the following brief explanation may be helpful.

The following is a list of cases, proceedings and claims involving the Town.

UNITED STATES DISTRICT COURT

1. Saunders v. Hull, et al. This is a suit by an employee claiming that he was retaliated against in not being promoted to Sergeant due to purported union and other actions he took. The matter has been referred to the Town's insurer who assigned it to legal counsel. This office is assisting the legal counsel in the defense of the suit. A motion for summary judgment seeking the dismissal of the case was heard by the Court. The Court granted the motion as relates to the Town but because there were facts in dispute regarding the Chief, the case remained as relates to the Chief. The remaining claim was settled by the insurance company. The plaintiff appealed the dismissal of the Town to the United States Court of Appeals, which upheld the dismissal of the Town from the case but allowed the Plaintiff to file suit in state court on a limited issue (see below). (15)
2. Hull v. Amerisourcebergen Drug Corporation, et al. Hull, like many governmental entities around the country, has joined the litigation against drug manufacturers, distributors, sellers, etc. over the opioid crisis. The litigation seeks to recover damages and funds that can be used to combat this drug crisis. (19)
3. Devine v. Hull. This is a suit by the former school superintendent challenging his termination. This office is working with insurance counsel and the School District's counsel in the defense of the suit. (21)

MASSACHUSETTS APPEALS COURT

4. Perry v Town of Hull. This was an appeal from the decision described below where the property appealed a decision in favor of the Town issued by the Land Court. The plaintiff claimed that a substandard non-conforming lot is a buildable lot, even though for zoning purposes it merged with adjoining land. The appeal was dismissed by the Appeals Court due to the plaintiff's failure to prosecute the appeal. The matter is closed. (16)

SUPERIOR COURT

5. Saunders v. Hull. This is the state court suit referred to above, alleging wrongful actions by the Town in not promoting the Plaintiff. The matter was referred to the Town's insurer and this office is assisting the attorney assigned. (17)
6. Hull, et al v. United Water Environmental Services, Inc. This is a suit by the Town against the former contract operator of the Town's wastewater treatment plant over damages to the plant in 2013. Extensive discovery was undertaken. The parties engaged in mediation in an attempt to resolve the matter without the cost and time for a trial. As a result of the mediation, the matter was settled with the Town receiving some four million dollars from the insurer for the defendant. The matter has been closed with the settlement. (18)
7. Hull v. Attorney General. This is an appeal concerning an Open Meeting Law complaint issued by the Commonwealth over the then Board of Selectmen going into Executive Session to discuss certain claims and labor matters. Following submission of briefs and a hearing before the Court, the Court ruled in favor of the Town and found the Town did not violate the Open Meeting Law.(18)
8. RC&D v. Hull; Hull v. RC&D and Allied Surety. This is a suit by the contractor on the Crescent Beach Seaway Project. The Town counterclaimed against the contractor and also sued the bonding company over the contractor's failure to complete the work and inadequate performance, as well as the bonding company's failure to perform under the bond. Special Counsel has been brought into the case and this office works with them. Additional proceedings were involved as the contractor sought protection under the bankruptcy laws in Rhode Island. The case remains

pending in court and the parties are involved in discovery. An attempt at mediation did not lead to a resolution. The matter is expected to go to trial in 2024. (18) (19)

9. Green, et al v. ExteNet and Hull. This is an appeal filed by property owners over the Town's approval of an application by a vendor of small wireless cell facilities to install new facilities. The vendor met the requirements of local, state and federal law and thus the Town had no choice but to issue the approval. As the applicant received the permit, it has the obligation of defending the Town's issuance for the permit. The Town is supporting the defense of the permit. The matter is pending in court. (20)
10. MacLeod v. Town of Hull, et al. This was a suit by a property owner seeking to challenge the issuance of a Certificate of Compliance by the Conservation Commission to a party who obtained an Order of Conditions and complied with it. Due to the nature of some of the claims, the matter was referred to the Town's insurance carrier. This office worked with the attorney assigned by the insurance company. A motion to dismiss was filed. During the pendency of the motion to dismiss the plaintiff dismissed the case. The matter has been closed. (20)
11. Cruse v Hull Conservation Commission. This was a suit by a property owner seeking a Certificate of Completion for work done under an Order of Conditions issued by the Conservation Commission. The Conservation Commission had not yet issued the Certificate of Completion due to issues with the work. Following further work with the plaintiff the Conservation Commission approved the issuance of a Certificate of Completion. The suit has been dismissed and the matter closed. (22)
12. HUB Construction & Maintenance Company v. Town of Hull. This is a suit by a local contractor who has performed construction and snow removal work for the Town. The suit arose from the late submission of invoices for work claimed to have been performed over a period of several years. The Town has disputed the invoices. The matter is pending in Court in the discovery phase. (23)
13. Petition of the Town of Hull Regarding May 16, 2023 Election. This was a suit by the Town seeking instructions from the Court and approval of the Court regarding the 2023 Annual Town Election. Voting was unavoidably disrupted by a major fire which resulted in the blocking of the main road to the polls. A number of voters were not able to reach the polls. While the polls were kept open for an additional two hours- the time access was interfered with- the Town needed approval for having done so in order for those votes to be counted and also sought a special additional voting period to ensure that all voters had an opportunity to vote. This Office worked with Special Elections Counsel and eventually the Court issued a decision sanctioning the extra two hours and also providing for an additional two hours for voters to cast their ballots. The matter has been closed. (23)

LAND COURT

14. Perry v Town of Hull. This was a suit claiming that a substandard non-conforming lot is a buildable lot, even though for zoning purposes it merged with adjoining land. The Town filed a motion to dismiss which was allowed in part by the Court. Following further proceedings and a hearing before the Court, the Court dismissed the case, ruling in favor of the Town. The plaintiff filed a Notice of Appeal. As noted above, the appeal was dismissed by the Appeals Court due to the plaintiff's failure to prosecute the appeal. The matter is closed. (16)
15. Graves Light and Fog Station, LLC v. Town of Hull. This is a suit against the Town by the owner of Graves Ledge/Light, seeking a declaration that the island is not within the jurisdiction of the Town, and is not subject to local taxation or regulatory authority. Based on legal research and numerous maps and other records it was the

position of the Town that the island is within the jurisdiction of the Town, subject to local taxation and subject to local regulatory authority. In the proceedings under the case, Boston, Nahant and Winthrop stated in court filings that the land is not within their jurisdiction. Following extensive discovery, the matter went to trial and the Court took the matter under advisement. Extensive briefs were filed by the parties. The Court issued a decision in which it ruled that Graves Ledge/Light was not within the jurisdiction of the Town. Notably, the Court did not rule as to what jurisdiction the property is located in. Numerous exhibits were introduced by the Town, including a plethora of federal, state and other documents which indicated that the land was in Hull's jurisdiction. The Court relied in part in its decision on its interpretation of decrees issued by the then Court from the 1600s and maps from that era that appeared to show the land as rocks, which the Court interpreted as not being an island. The case has been closed. (20)

16. Hull v. Ferrera. This is a suit by the Town against a property owner over ownership and rights in a portion of Beach Avenue. It relates to the Town's efforts to improve storm protection and dune stabilization. The parties, including Special Counsel, are engaged in pre-trial discovery. The defendants have filed a counterclaim against the Town. The case is pending in the Land Court. (22)
17. McAvoy, Trustee v. Hull. This is a suit by a property owner against the Town over ownership and rights in a portion of Beach Avenue. It relates to the Town's efforts to improve storm protection and dune stabilization. The parties, including Special Counsel, are engaged in pre-trial discovery. The Town has filed a counterclaim against the Plaintiff. The case is pending in the Land Court(22)

DISTRICT COURT

18. Doherty v. Hull Police Department. This was an appeal of a denial by the Police Chief of a gun permit. The Petitioner has provided the Town with additional documents which the Town is reviewing. Following a detailed review of the additional documents, it was determined that the disqualification upon which the denial was based was not in fact appropriate. The permit was approved and the appeal withdrawn. (22)
19. Conlon v. Hull Police Department. This was an appeal of a denial by the Police Chief of a gun permit. A hearing was held in Court. The Court issued a decision in favor of the Town and upholding the denial of the gun permit. The matter is now closed. (22)
20. Wentworth v. Hull Police Department. This is an appeal of a denial by the Police Chief of a gun permit. The matter is pending in Court. (23)

ADMINISTRATIVE HEARINGS, PROCEEDINGS AND MISCELLANEOUS CLAIMS AND MATTERS

21. Petition of the Town of Hull to the Department of Public Utilities. Due to the power outages and the unsatisfactory responses of the utility provider, special counsel, who is particularly well versed in this area of the law, were retained to assist the Town in getting this situation corrected. As part of the process, a petition has been filed with the Massachusetts Department of Public Utilities to initiate an investigation into issues and order the utilities to take steps to remedy the problems. It is pending before the Department of Public Utilities. (22)
22. Ferrara, Hull Conservation Commission and Town of Hull. This is a matter involving a denial by the Hull Conservation Commission of an application under the Wetlands Protection Act. The Department of Environmental Protection overturned the denial

and the Town and Hull Conservation Commission appealed that action for an adjudicatory hearing. (21)

23. Kecskemeti. This is a worker's compensation claim by an employee over injuries that occurred while at work. The matter is pending before the Industrial Accident Board. (23)

Depending on the nature of the matter, where it is in the claim/litigation process and other factors, various work is undertaken, including research, investigation, examinations, drafting of documents, discovery, preparation for and representation at hearings and trials, etc.

Other work performed included the drafting of various and numerous opinions, leases, contracts, reports, official documents, town meeting warrants and motions, and other documents. This is in addition to the numerous consultations with various employees and officials for legal advice and assistance.

In addition, numerous legal advisories were issued and/or written for Boards and officials and administrative decisions were drafted for Boards and officials based on their decisions.

Personnel matters continue to be a major focus of this office's work with other Town Departments and officials. Town Counsel worked closely with the Select Board, the Town Manager, and other officials as they dealt with various personnel and grievance matters. The Town is a service provider and services are provided by the many Town employees and officials. Thus, there are a number of employment issues which arise during the course of the year involving the need for services from the Law Department. Both the state and federal government enact new laws with which the Town must comply.

This office also worked with various Town Departments and employees in dealing with subpoenas and requests from third parties for employees or officials to appear at legal proceedings and/or produce Town documents and public records to ensure that they are properly responded to and the legal rights of those involved are observed. There is a legal process involved in responding to such requests and the Town does so to protect the Town and its employees, as well as facilitate the public having access to public records and information.

Town Counsel also represented the Town at various hearings and meetings at the state level on matters concerning the Town.

In addition, the Law Department has been involved in working with other employees and officials on numerous other matters affecting the Town, including public improvement projects and the implementation of various laws and programs. The Town approved various public improvement projects and this office has worked with the appropriate Departments on moving those projects forward. As in the past, matters concerning the beach and various claims required significant attention.

These projects included a major seawall rehabilitation project. In particular, the Crescent Beach Seawall Project continues to involve many legal aspects. Working with other Town officials and employees and special counsel, this office joined with them in dealing with this project. It has required a great deal of attention and resulted in claims from and against the contractor and claims involving the performance bond. The Town is taking all possible action to protect its rights. This matter continues in court.

Various street improvement projects have also continued to be undertaken this past year and this office is assisting the Town departments as needed. Of particular note is the Atlantic Avenue Rehabilitation Project, a major road improvement project covering the entire length of Atlantic Avenue. In 2021 the major activity was the design of the project and securing the necessary interests in the property along the street to be able to carry out the project. That involved dealing with 140 +/- property owners and in many cases their mortgagees. The law

requires certain steps to be undertaken and this office worked with a team of other local officials and consultants. The necessary property interests have been acquired and the project was put out to bid, with work starting in the spring of 2022. The work continues. Issues still arise concerning property and property acquisitions and the like.

Initial work began on another major seawall project- the Fitzpatrick Way and Nantasket Avenue Seawall- across from Mariners Park. This is an important public safety project to provide more protection to residents and the Town infrastructure system.

Code enforcement continues to be an area of activity this past year. This includes dealing with properties that were not in compliance with the law. Under the direction of the Town Manager, a task force/working group of various local departments involved in code enforcement has been working together to address problem properties and when necessary, issue and collect fines. This task force has been working on various problem properties and many issues have been addressed. Efforts are made to resolve disputes without having to issue tickets or take court action; however, when necessary, such action is taken. The task force continues to work on various code compliance issues. Not only does this provide for better and safer housing for residents of the Town, but it also makes the Town more attractive and improves property values.

Town Counsel continues to meet and work with Town Boards, departments, officials and employees in the day-to-day activities and special projects undertaken. This cooperative effort leads to the effective and orderly public administration of the Town and has resulted in the resolution of many matters in the public's interest and the avoidance of claims and lawsuits. Some of the examples include non-criminal disposition procedure, dune matters, public safety programs, municipal operations, development issues, personnel issues and other matters. Various training programs and meetings have been presented to boards and employees to assist them in carrying out their mission in a professional and legal manner. Many boards and officials have sought advice on particular meetings, public records and conflict issues. Because of the changes in the law, more questions concerning compliance issues have occurred and needed to be addressed. The fact that such questions are being raised is a positive sign, as it shows the continued efforts of local officials and employees to comply with these important laws.

Although the list of cases and matters above appears high (and reflects a trend experienced elsewhere), the ongoing cooperation between the officials and employees of the Town and residents has resulted in fewer claims actually being filed against or by the Town than might otherwise be the case. In addition, the cooperative effort and the hard work of many of your employees and officials have resulted in numerous decisions and resolutions favorable to the Town. Much of the work of this Department is educational in providing the proper and legal tools for the various Town Departments to carry out their mission in an efficient and legal manner. I cannot emphasize enough how important it is to meet with these various Town officials and employees and work with them in a collaborative effort so that the numerous tasks undertaken by the Town are done in a legal and appropriate manner. This has greatly reduced claims and has enabled your officials and employees to be better trained to perform their many tasks.

If there are any questions regarding the Town's legal affairs, I remain available to discuss the same, to the extent that it is appropriate. Much misinformation can be avoided if people make inquiry on matters.

Appreciation is expressed for the cooperation and assistance of the various Town departments, officials and employees, particularly the members of the Honorable Select Board during the past year, Jennifer Constable, Greg Grey, Donna Pursel, Domenico Sestito, Irwin Nesoff, Jerry Taverna, Brian McCarthy and Jason McCann, former Town Manager Philip E. Lemnios, new Town Manager Jennifer Constable, Office Manager and Town Clerk Lori West, Clerk to the Select Board and to the Town Clerk Brenna Adams , former Administrative

Assistant to the Town Manager Nancy Allen, the Select Board's Recording Secretary Katherine Fanning, as well as the many members of the public who have assisted in various matters.

I remain most appreciative of my remaining opportunity to serve my hometown as Town Counsel and, working with so many other officials, employees and residents, to contribute to making Hull a wonderful Town to live and work in and to visit. Although I will be retiring at the end of the fiscal year, I do plan to remain available to help the Town in whatever ways I am able to. Hull is and remains my home.

Respectfully submitted,

James B. Lampke

TOWN COUNSEL

t/hull/23annl.rpt.



Town of Hull
OFFICE OF THE
TREASURER - COLLECTOR

253 Atlantic Avenue • Hull, Massachusetts 02045
(781) 925-2267 (781) 925-2251
Fax (781) 925-0224



To the Honorable Select Board
And the Citizens of the Town of Hull

The Treasurer-Collector's Department has various responsibilities which include monetary management, debt management, employee and group benefits, payroll, issuing and collecting bills such as real estate, personal property, automobile, boat and sewer bills as well as all other departmental receipts.

I would like to thank the office staff of Kimberly MacCune, Dena Tompkins and Margaret Malvesti and Megan Bennett for the outstanding job that they have done this past year.

I would also like to thank all Town Departments that have assisted our office in collecting past due taxes, fees and charges by enforcing our local bylaw that prohibits the issuance of any permit or license if the applicant has a delinquency of more than one year.

Once again, many thanks to my staff, fellow department heads and their staff as well as the residents of Hull for their support this past year.

Sincerely,

Eileen White
Treasurer-Collector

REPORT OF THE TOWN TREASURER
FISCAL YEAR 2023

Cash Balances:

General Cash

Citizens Bank	\$	305,136.52	
Eastern Bank	\$	831,948.81	
Hingham Institute	\$	19,605,681.33	
MMDT	\$	11,683,529.45	
Rockland Trust	\$	2,682,199.48	
Unibank	\$	1,245,900.06	
Harbor One MM	\$	37,221.16	
			\$ 36,391,616.81

Trust Funds

Conservation Fund	\$	78,684.70	
D Cushing Cemetery fund	\$	504.39	
Education Fund	\$	9,394.43	
Elderly/Disabled fund	\$	33,101.14	
Scholarship Fund	\$	16,956.51	
HMLP Fund			
R Bryant Cemetery Fund	\$	504.17	
			\$ 139,145.34

Restricted Cash

Sewer I & I Fund	\$	211.72	
Sewer IMA Fund	\$	894.22	
Sewer Pump Station Fund	\$	41,454.14	
			\$ 42,560.08
			\$ -

Ending Balance June 30, 2023 \$ 36,573,322.23

Beginning Balance July 1, 2022 \$ 42,105,766.14

Receipts \$ 71,941,938.69

Disbursements \$ 77,474,382.60

Ending Balance June 30, 2023 \$ 36,573,322.23

Town Of Hull

Balance Sheet

As of June 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
0101 CITIZENS DEP	43,048.81
0102 CITIZENS Investment	260,641.54
0103 CITIZENS Ambulance	0.00
0136 CTZNS CD MSCP	1,435.87
0138 CTZNS CD prog inc	0.23
0178 Citizens-Trusts-Main	
0162 z Restrict t2 CTZNS Hra P	0.07
0179 Elderly/Disabled Fund	10.00
Total 0178 Citizens-Trusts-Main	10.07
0301 BOSTON SAFE Comm MA	0.00
0501 ROCKLAND Light	284,982.32
0502 ROCKLAND MMWEC	36.80
0504 ROCKLANDSchool Lunch	10,884.12
0508 Rockland MM	0.00
0510 Rockland Consumer Dep	223,733.50
0511 Rockland Student Act	8,921.75
0513 rockland sa memorial	1,000.00
0514 rockland sa hs	5,500.00
0515 rockland sa drama	10,000.00
0516 Rockland DCR Nan Pier	40,000.00
0517 Rockland Trust-Muni Inv	1,410,968.59
0518 Rockland Trust-Deposit	173,776.72
0551 rockland tr athletic dona	0.00
0564 ROCKLAND TRUST DEPOSITORY	176,866.34
0565 ROCKLAND AMBULANCE ACCT	92,051.35
0569 ROCKLAND TRUST SCHOLARSHIP	150,049.24
1702 EASTERN 9182462	8,694.41
1703 Eastern Bank	98,105.31
1704 Eastern Light Lockbox	174,278.79
1705 HMLP Lockbox	500,010.62
1706 Eastern MM	50,859.68
2101 MMDT Investment	9,263,970.14

Town Of Hull

Balance Sheet

As of June 30, 2023

	TOTAL
2202 HING INS MAIN ACCT	18,964,613.79
2204 TOWN STABILIZATION	0.00
2210 SEWER IMA	894.22
2211 SEWER UPGRADE	41,454.14
2212 SEWER I & I	211.72
2213 HMPL	0.00
2214 EDUCATION FUND	9,394.43
2215 ELDERLY & DISABLED	33,101.14
2216 SCHOLARSHIP FUND	16,956.51
2217 R BRYANTON PERPETUAL	504.17
2218 CONSERVATION	78,684.70
2219 D CUSHING PERPETUAL	504.39
2222 OPEB	0.00
2223 LUTZY SCHOLARSHIP FUND	0.00
Total 2202 HING INS MAIN ACCT	19,146,319.21
2220 HINGHAM INSTITUTE PARKING	78,924.85
2221 13 month CD	562,142.69
2500 UNIBANK SCHOOL	132,776.15
2501 Unibank	68,186.61
2502 UNIBANK TOWN	185,048.58
2503 UNIBANK CLERK	7,735.81
2504 UNIBANK POLICE	45,279.50
2505 Unibank CD	806,873.41
2700 Harbor One CD	0.00
2701 Harbor One MM	37,221.16
2800 MMDT INVESTMENT	150,560.19
2801 MMDT Stabilization	665,274.16
2802 MMDT OPEB	292,503.36
2804 MMDT HMLP	1,311,221.60
519 Harbormaster	93,428.75
Total Bank Accounts	\$36,573,322.23
Total Current Assets	\$36,573,322.23
TOTAL ASSETS	\$36,573,322.23
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Bal Equity	21,716,199.73
Retained Earnings	11,019,555.72

Town Of Hull

Balance Sheet

As of June 30, 2023

	TOTAL
Net Income	3,837,566.78
Total Equity	\$36,573,322.23
TOTAL LIABILITIES AND EQUITY	\$36,573,322.23

Cash Reconciliation for June 30 - Fiscal Year 2023

Total Treasurer's Cash and Investments (6/30 year-end report)	36,573,322.23
Other trust funds not in custody of Treasurer	4,285,762.92
Total Cash and Investments	40,859,085.15
Accountant's/Auditor's Cash and Investments (PER BALANCE SHEET)	
General Fund	12,030,720.18
Special Revenue Funds	7,492,072.58
Capital Projects Funds	13,133,548.69
Enterprise Funds	7,059,861.63
Trust and Agency Funds	1,142,882.07
Total per general ledger	40,859,085.15
Reconciling Items (specify)	
Warrants Payable	0.00
Petty Cash	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
Total Adjusted Accountant's/Auditor's Cash and Investments	40,859,085.15
Variance	0.00

Signatures

Treasurer
 I hereby certify to the best of my knowledge that this information is complete and accurate as of this date.
Eileen White, Treasurer/Collector , Hull , ewhite@town.hull.ma.us 781-925-2000 | 8/21/2023 1:28 PM

Accountant/Auditor
 I hereby certify that the foregoing schedule, setting forth the total cash and investments in the general ledger, is either in agreement with the total cash in the custody of the Treasurer or efforts are being made to reconcile any variances.
Michael Buckley, Accountant , Hull , mbuckley@town.hull.ma.us 781-925-2000 | 8/9/2023 1:43 PM

Documents

No documents have been uploaded.

Year End Cash Report - Fiscal Year 2023

PART I

A. Cash and Checks in Office	0.00
B. Non-Interest Bearing Checking Account	40,000.00
C. Interest Bearing Checking Account	26,707,209.40
D. Liquid Investments	8,306,192.62
E. Term Investments	562,142.69
F. Trust Funds	957,777.52
Total: Cash and Investments	36,573,322.23

PART II

I hereby certify that the foregoing schedule, setting forth the total cash in the custody of the Treasurer, is in agreement with the general ledger controls

Signatures

Treasurer

I hereby certify that the bank statements have been reconciled through the date of this report, that the cash on hand and other items were verified by actual count, and that I have transmitted this form to the accounting officer for certification of Part II.

Eileen White, Treasurer/Collector , Hull , ewhite@town.hull.ma.us 781-925-2000 | 8/21/2023 1:28 PM

Accountant/Auditor

I hereby certify that the foregoing schedule, setting forth the total cash in the custody of the Treasurer, is either in agreement with the general ledger controls or efforts are being made to reconcile differences as noted in Part II above.

Michael Buckley, Accountant , Hull , mbuckley@town.hull.ma.us 781-925-2000 | 8/9/2023 1:15 PM

Documents

Documents have been uploaded.

HULL PUBLIC LIBRARY



To the Honorable Members of the Select Board and the Citizens of Hull:

The Hull Public Library continues to strive to provide excellent programs, services, and resources for citizens of all ages to utilize and enjoy. Previous Library Director Diane Costagliola had worked tirelessly to modernize and enhance many aspects of the library, and I, in my short time as Hull Library Director, have tried to continue her legacy of innovation and engagement.

We have been able to offer more programming opportunities for adults, thanks in great part to our phenomenal new part-time programming librarian, who started in March. Through her efforts, we have begun to offer a highly attended weekly Tai Chi program, along with monthly programs including a craft program for adults, a mystery book group, a yarn club, and a genealogy club. We also offered some great one time programs including a presentation about the Red Sox by a local author, a “Welcome to the Graveyard” presentation by the Gravestone Girls, and an “Evening of Mystery” with local mystery authors. The Library was also a participant in the OCLN Network’s first ever “Library Crawl”, which encouraged Hull residents to visit other libraries in the network, as well as welcomed residents from other communities to visit our beautiful and historic building. Finally, we wrapped up 2023 with a wonderful Holiday Concert with flutist Donald Zook and pianist Sarah Toxler.



Special thank you to the Hull Garden Club, who hosted a lovely “Books in Bloom” program (pictured above), which paired library books with their handcrafted floral arrangements!



Our fabulous Children’s Librarian was busy at work this year, offering weekly storytimes for little ones, and some truly innovative crafts for kids! We also brought back summertime community favorite programs like the “Flying High Dog Show”, puppet shows courtesy of “Though Me To You Puppetry”, and two live animal shows from “Animal World

Experience". In October, we held a spooky "Welcome to the Haunted Library" event, which brought in many enthusiastic kids (and parents). All children's programs continue to be very well received and attended!

2023 brought some exciting new digital offerings that residents have been taking full advantage of. As always, our digital materials collection, offered through Libby and Hoopla, continues to rise in usage. Hull



patrons checked out a total of 15,802 digital items in Libby alone last year, a two thousand item increase from 2022, and we expect these usage numbers to continue to rise in 2024. A new webpage on our website was created to better explain to patrons how they can access the New York Times digitally, both in the library and offsite, and also added explanations and links to aid them in getting access to the New York Times Cooking and New York Times Games as well. The New York Times was accessed by residents 259 times in 2023, more than double the amount it was accessed in 2022! Finally, we partnered with Family Search, a non-profit organization offering genealogical records, education, and software, to become an official Family Search Affiliate Library. Through this partnership, patrons of the library can get expanded access to records through Family Search by using the library's public computers, or connecting to our WiFi network.

Our physical materials including books, audiobooks, and movies, continue to get great usage, and circulation numbers for these items are also on the rise. We are working on expanding our Library of Things collection to include even more unique options for the citizens of Hull, and beyond, to enjoy!

Hours of Operation

Monday & Thursday, 10am - 7pm.
Tuesday & Wednesday, 10am - 5pm
Friday & Saturday, 10am - 2pm

Library Staff

Lisa Bisio, Adult Services Librarian
Ellen Kane, Acquisitions
Ann Selig, Technical Services
Betty Thompson, Children's Librarian
Cynthia Ryder, Library Associate
Doreen Wholey, Library Associate



Library Trustees

Celia Nolan - Chair

Emily Garr - Vice Chair

Duncan Stone - Clerk

Kathleen McKenna - Member

Mary Dunphy - Member

James Miller III - Member

A very special thank you to the Library staff, the Board of Trustees, the Friends of the Hull Public Library, Members of the Library Book Club, Betsy Russo and the Hull Garden Club, Alan Grossman, Lynn Ray and Betsy Taylor, Selig Plumbing, Chris Haraden and John Galluzzo, the Department of Public Works, the Building Department, and the Council on Aging for their continued support and enthusiasm for the Library.

Respectfully submitted,

Brian DeFelice

Library Director

To the Honorable Select Board and Citizens of Hull:

The Department of Veterans' Services submits for your consideration its annual report ending December 31, 2023.

Your Hull Department of Veterans' Services continues to provide quality service to the town's veterans, widows, and dependents in accordance with Massachusetts General Law Chapter 115. This law was established in 1861 and provides eligible Massachusetts recipients access to federal, state and local veterans' benefits and services.

Federal Benefits: As of 12/20/2023

Veteran Compensation		Veteran Pension		DIC Compensation	
# of Vets	Amount	# of Vets	\$\$ Amount	Beneficiaries	\$\$ Amount
180	\$349,036.22	2	\$1918.00	18	\$32,009.44

Death Pension		All Awards		Average monthly payout per veteran at this zip code
Beneficiaries	\$\$ Amount	Total Count	Total \$\$	
1	\$925.00	201	\$383,888.66	\$1,909.89

Local/State Benefits: In 2023 the average number of monthly claims for financial and medical assistance was 12..

Case Management: As 2023 ended the total case load for Veterans Services in Hull was 13.

Veteran Affairs: Cases pending stand at 8.

Paul T. Sordillo
 Veterans' Service Director
 Town of Hull

Weir River Estuary Park Committee Annual Report 2023



The Weir River Estuary Park Committee (WREPC) is a Tri-Town committee (Cohasset, Hingham & Hull) focused on care of the Estuary and Straits Pond, including protecting land, improving water quality, and encouraging stewardship through education and respectful recreation.

Environmental Conditions

The Weir River Estuary (an area roughly 950 acres), a State designated Area of Critical Environmental Concern, runs from Black Rock Beach in Hull and Cohasset to Sunset Point in Hull, including the area from Foundry Pond Dam in Hingham, the Weir River Estuary including World's End along George Washington Boulevard. Though special protection is codified by State regulations, a variety of environmental challenges impact the Estuary. Plastic debris, excess nutrients, sedimentation from stormwater runoff, reduced streamflow, and legacy pollution all contribute to degradation of the Estuary.

Terrestrial, aquatic and avian wildlife use the estuary as a way point in their migration, a seasonal habitat to feed during the summer months, or are year-round residents. The three Towns have a joint responsibility to preserve and protect the Estuary from the negative impacts above.

The WREPC meets four to six times each year. In 2023, we reviewed some of the issues impacting the Estuary, reviewed plans for environmental restoration, and celebrated community and educational events linked to the Estuary.

Path to the Island in Straits Pond

In 2022, Hull voters approved \$30K in Community Preservation funds to pay for permitting and surveying a walking path to the island in Straits Pond via Eastman Road. In April, Hull Conservation Director, Chris Krahforst shared the survey maps with the WREP. In November, members of the WREP and Hull Land Conservation Trust (HLCT), spent the day creating and scouting the trail. They clipped briars and cleared an initial path along the waterfront but stopped short of the island. The next phase of the project is community outreach and public comment. The

Conservation department proposes using the Hull DPW for any challenging construction and the HLCT is offering to fund the building of a wildlife viewing platform. More trail work will be planned for next year.

Estuary Clean-up Day

In April, the WREP coordinated with local watershed associations and environmental groups to conduct the annual Earth Day cleanup. Trash was collected from the Estuary, including Amonte Meadows, Lyford's Liking, Rockland Street, Straits Pond, Black Rock, Crescent, and Gun Rock beaches, Foundry and Sidney Ponds, and the Hull HRA waterfront. Volunteers from the three Towns participated and were feted by SPWA and WRWA with a picnic lunch.

Hull High Science Class

Young citizen scientists from Hull collaborated for a grant from CZM to initiate water sampling and testing for nitrate, nitrite, ammonia, phosphorus, and other chemical species. Samatha Woods of the NSWRA led the group on a walk along the estuary and Scott Plympton of Nantasket Kayaks took them kayaking to conduct water samples. The grant was not approved this year. The group will be purchasing water study instruments from funding by Weir River Watershed Assoc and Straits Pond Watershed Assoc.

Atlantic Avenue Reconstruction Project

The Atlantic Avenue Reconstruction Project is nearing completion. We continue to monitor progress and note the completion of a new stormwater catchment system which will trap sediment in the storm drains, one-way caps on the outfalls to the Pond, and riprap at the outlets to slow and disperse discharge.

Support of SOS Hull

A new organization, SOS Hull (Save Open Space) has formed to ask the Hull Redevelopment Authority (HRA) to pause their proposal to build over 100+ condos, a new hotel / convention center and retail within the 13 acres of HRA land that borders the estuary and Nantasket Beach. They seek to keep the land as open space and find creative ways to raise revenue from the land without development. The WREP provided SOS with a letter of support.

Continued Residential Development in Cohasset

Cohasset Conservation is monitoring the threat of new residential development near Straits Pond and working to make sure that contractors manage their sites to meet the strict conditions imposed by their Storm Water permits.

Midges and Algae

Sediment and core studies find that the Midge infestations and algae mats in Straits Pond were less than in previous years and predicted fewer midges this season. The environmental conditions which favor them are still poorly understood.

Tree Swallow Nest Boxes

New redesigned tree swallow boxes were a hit. These boxes provide nesting habitat for the swallows who feed on flying insects including the midges that create a public nuisance around the Pond.

Invasive Green Crabs

We are seeing the impacts of this invasive species which damages sensitive coastal vegetation and causes issues with erosion.

Salt Marsh Loss

Salt marsh loss continues along all tidal creeks and ditches in the Estuary. We hope you will continue to explore and visit the Weir River Estuary Park area by bike, kayak/canoe, or on foot.

Respectfully submitted,

Scott Plympton, Chair (Hull)
Judeth Van Hamm (Hull)
Sharon Allen, (Hingham)
Richard Avery (Cohasset)
Tom Bell (Cohasset)
Mark Buonagurio (Hingham)

To Select Board Chair Greg Grey,

January 1, 2024

The Town of Hull Board of Appeals: Patrick Finn (Chairman), Attorney Richard Hennessey (Clerk), Tim Pranaitis, and Associate Members Max Walder, Tim McCarthy, and Ed Parsons respectfully submit the following Annual report for 2023:

During 2023, the Board of Appeals reviewed (22) applications from Hull property owners requesting zoning relief, and (0) applications for an Appeal of the Building Commissioner's decision. The Hull ZBA voted unanimously to grant zoning relief in (17) cases. The Petitioners' requested withdrawals in (4) cases were accepted. One case was continued into 2024. The Board also collaborated with the Zoning Bylaw Committee sponsoring Zoning Articles for Town Meeting.

All approved minutes are posted online. All agendas and applications and plans are posted online. The Board authored, approved, and signed (17) decisions, which are on file with the Building Department, Community Development and Planning Office, and Town Clerk for the following premises:

January: 34 'R' Street SPECIAL PERMIT to reconstruct a pre-existing, single-family home;
42 Merrill Road SPECIAL PERMIT to construct a 10' x 18' garage in place of the existing garage;

February: 28 "C" Street SPECIAL PERMIT to construct a 14' x 16' addition with a bedroom and full bath to the single-family home;

March: 36 "K" Street SPECIAL PERMIT to construct a new addition to the single-family home;
29 Edgewater Road SPECIAL PERMIT to demolish front section of house, replace with new addition;

April: 143 Nantasket Ave. SPECIAL PERMIT to construct rear deck off the single-family home;
9 Lafayette Road SPECIAL PERMIT to construct a 10'-9"x19'-9" room addition with a roof deck for access off the master bedroom;

May: 23 State Park Road SPECIAL PERMIT application WITHDRAWN BY PETITIONER:
7 "M" Street SPECIAL PERMIT to enclose a section of porch and construct a rear deck;

June: 154 Cadish Avenue Rear (aka 4 "S" Street). SPECIAL PERMIT to add deck off 2nd floor;
101 Manomet Ave. SPECIAL PERMIT to demolish existing house and construct new home;
49 "P" Street SPECIAL PERMIT for existing home to be demolished and rebuilt with modifications;
183-197 Nantasket Ave. The Procopio Companies on behalf of Nantasket Dune Holding, LLC application for a HEIGHT VARIANCE to construct a Mixed Use Residential project including commercial use, multi-family residential units, a public park and additional space (June 6, 2023);

July: 183-197 Nantasket Ave. The Procopio Companies on behalf of Nantasket Dune Holding, LLC application for a HEIGHT VARIANCE to construct a Mixed Use Residential project including commercial use, multi-family residential units, a public park and additional space WITHDRAWN BY PETITIONERS (July 18, 2023);

August: *97 Bay Street* SPECIAL PERMIT to demolish existing home and reconstruct a new home;
808 Nantasket Ave. SPECIAL PERMIT/VARIANCE to raze and reconstruct a pre-existing, non-conforming, multi-family structure to be an owner-occupied multi-family residential building;
18 "V" Street SPECIAL PERMIT to reconstruct third floor to make additional living space in home;

September: *23 Lewis* SPECIAL PERMIT to demolish roof structure, additions, and renovations;
122 North Truro Street SPECIAL PERMIT to rebuild and expand existing rear deck;

October: *76 "H" Street* SPECIAL PERMIT/VARIANCE to Install kitchen in existing space and create an additional dwelling unit WITHDRAWN BY PETITIONER;

November: *44 Chatham Street* SPECIAL PERMIT/VARIANCE to construct a 15'x12' extension of bedroom at left rear of building WITHDRAWN BY PETITIONER;
34 Gun Rock Ave. SPECIAL PERMIT to rebuild two-car garage with a bonus room above, attached to house on second floor;

December: *125 Atlantic Avenue* SPECIAL PERMIT to demolish existing house and rebuild new house CONTINUED TO JANUARY 2024;

Respectfully submitted: Patrick Finn, ZBA Chairman

