

**Hull Board of Selectmen
Final Minutes
January 6, 2021**

The meeting of the Hull Board of Selectmen was held at 7:00 p.m. on January 6, 2021 via the GoToMeeting platform as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law.

Present: Jennifer Constable, Chairwoman; Greg Grey, Vice-Chair; Donna Pursel, Clerk; John Reilly, Member; Domenico Sestito, Member. Also present were Town Counsel James Lampke and Town Manager Philip Lemnios.

Before calling the Meeting to Order Constable asked for a moment of silence in honor of David Ernest Clinton, father of the Advisory Board Chairman and an active member of the Coast Guard Auxiliary, who died on December 28, 2020.

Presentation by the Open Space and Recreation on Updated Plan

The Planning Board was in attendance for the presentation and their meeting was called to order by Steven White, Chairman of the Board. Planning Board members in attendance were White, Nathan Peyton, Irwin Nesoff, Harry Hibbard, Steve Flynn, Jeanne Paquin and Joe Duffy. Chris DiIorio, Hull's Director of Community Development and Planning as well as Courtenay Lewis from Metropolitan Area Planning Council (MAPC) were also on the call.

DiIorio gave a brief introduction and said that the Open Space and Recreation Plan (OSRP) was created with their consultant, Courtenay Lewis, and his team at MAPC, along with a local group that included representatives from a number of Town Boards and Committees who sought and received a great deal of input from the public. The work was funded with grants from the Mass. Office of Environmental Energy and Environmental Affairs and MAPC. The plan is a significant upgrade from the last Open Space and Recreation Plan that was approved back in 2000. The process was started in mid to late 2019 and in spite of all of the challenges of Covid, DiIorio feels they have developed a good plan. Tonight they are hoping to get approval of the plan from the Board of Selectmen after which they will get letters of support and will submit the final version to the Division of Conservation Services (DCS) for final State approval. He then turned the presentation over to Lewis.

Lewis explained that MAPC is the regional planning agency for greater Boston and provides technical assistance and support services to 101 cities and towns in the region. Lewis said that the OSRP Committee acted as the advisory body to help inform and guide the process by offering ideas and technical expertise, helping to develop an inventory of lands, and reviewing and editing project maps and drafts. They also led outreach and information sharing with the community. Lewis said that the Commonwealth encourages each community in the State to have an OSRP, which is to be updated every seven years. Once completed the OSRP is reviewed by DCS. Having an OSRP makes the Town eligible to apply for grant funding under the Executive Office of Energy and Environmental Affairs.

Lewis said that OSRPs tend to follow a standardized format and have to address specific elements which are outlined by the State. Among the items to be addressed are the purpose of the plan and public engagement; the history of the Town, its development patterns and demographic analysis; natural resources and environmental challenges; an inventory of conservation and recreation lands; a community vision; an analysis of need; plan goals and objectives; and a seven-year action plan. He noted that they used the original plan from 2000 as a starting point, and with extensive input from the community they decided what modifications needed to be made. They looked at what has been accomplished since the last plan and laid out what the Town wants to accomplish in the next seven years. The plan includes an ADA self-evaluation at the end.

Lewis said "open space" is a very broad term that can be used to describe parks, playgrounds, and recreational areas but can also include conservation and forest lands and even medians and green buffers along roadways. He noted that there are different types of recreation, and that some require minimal facilities/equipment while others require

much more in the way of equipment.

Lewis said that the plans usually take six to eight months to complete but the pandemic has caused delays. They have had four OSRP Committee meetings, and also had a tour of town parks and facilities. In September of 2019 they held a Community Forum at Hull High School which included a brief power point presentation of demographic and land use trends in Hull as well as identification of some of the Town's key open space and recreation features. Stations were set up at which attendees could provide input with respect to their priorities and goals for OSRP and what they saw as the strengths, weaknesses, opportunities and threats associated with Hull's open space and recreation facilities. On a map, attendees were able to note their likes and dislikes for active and passive recreation sites throughout the Town as well as to indicate spots of scenic importance and unique environments.

In November of 2019 they launched the OSRP online survey and had 391 recorded responses. A total of 280 people answered all of the questions on the survey. Based on these results and the public forum they were able to finalize and incorporate six goals: to beautify entry points and main roadways to enhance the image of the Town; to preserve, enhance and protect critical natural areas; to pursue opportunities that enhance Hull's intrinsic resources; to ensure that adequate space is available to meet the recreational needs of the Town's residents; to improve the accessibility of the Town's recreational facilities for all residents; and to maintain, enhance and expand the Town's active recreational facilities and associated programming.

At this point they were able to complete a first draft which they submitted to DCS in the Spring of 2020. The plan was conditionally approved with a few minor comments, which made the Town eligible to apply for ADA's FY21 grant round. In September of 2020 they held a Virtual Open House to allow the public to get information about the project and to provide input. Participants (104 people participated) said that their top three priorities were to continue to support dune restoration, beach grass planting, and beach renourishment efforts; to expand the town's tree canopy and prioritize public park and recreation sites for planting new trees in town; and to install better on-site signage and develop print and on-line trail maps with detailed descriptions of the town's parks and open spaces. Comments from participants also included reclaiming the rail bed through Town, acquiring more land around Straits Pond and the Weir River, taking advantage of opportunities for walking trails and scenic views in that area, and creating more bike lanes and better connections and access points to public transit.

Lewis said that the next step is to ask the Board of Selectmen and Planning Board for feedback and comments and also to seek letters of approval from both Boards.

No members of the Board of Selectmen had questions. Peyton asked what the timeline is. Lewis said that if there were no objections from either of the Boards he and DiIorio would make a few last-minute edits and resubmit the plan to the State for final approval. Constable asked if they needed local approval prior to the final State approval. Lewis said that this would be helpful but was not technically necessary as it only needs to be supported through letters of support from the Planning Board, Board of Selectmen and MAPC. The only required approval is DCS.

Grey said that he would make a motion to approve and adopt the Plan as presented at the meeting. After discussion it was agreed that the Board would take time to review the entire plan and submit any comments to DiIorio no later than January 13th so that he could make any necessary changes before the meeting on the 20th. Grey agreed to this and withdrew his motion. Lemnios said he thought the plan was impressive and having the validation process of community involvement was very important.

White then adjourned the meeting of the Planning Board.

Public Hearing regarding an application, as supplemented, from ExteNet Systems for modifications/replacements/upgrades to an existing small wireless facilities, grant and/or modifications of location/use of public way/installation of and/or attachments to utility poles of expansion nodes and other telecommunication equipment located adjacent to 39 Holbrook Avenue.

Prior to opening the Public Hearing Constable swore in Atty. Haran Rashes, who was to give testimony on behalf of

ExteNet. Constable noted that this was a Continuation of a Public Hearing that was being held due to an incorrect address on the original application supplied by the applicant for Node 2. Rashes explained that at the last meeting the Board had approved an application for changes to eight of nine nodes but held the ninth node in abeyance due to the incorrect address. He noted that the corrected documents were overnighted to the Town on December 18th and he believes the Town has notified the necessary abutters to 39 Holbrook Avenue.

No members of the Board had questions so Constable opened the Hearing up to members of the public. Susan Hannon from 39 Holbrook Avenue was on the call and said that as far as she was aware she had never received a Notice of the Hearing. Lemnios said that the Notices had gone out by the 20th to 39 Holbrook Avenue as well as to houses on either side and across the street.

Motion	Sestito	To approve the modifications to prior grants of location for Node 2 for ExteNet Systems as ExteNet has complied with the legal requirements for approval of the modifications to prior grants of location under federal, state and local law and to approve the petition of ExteNet Systems, Incorporated for modification to the grants of locations of the location as described in the application dated October 8, 2020 and materials filed December 2 nd , 3 rd , and 5 th , 2020 and further supplemented/amended by a filing dated December 18, 2020, all filed with the Town of Hull subject to the following requirements:
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Requirement 1: Any change in location, equipment, radiofrequency band, transmitter power or radiant power or telecommunication providers making use of any of this node must be authorized in advance by a revised grant of location from the Board.

Requirement 2: All materials, equipment, construction methods and maintenance of node 2 must be and continue to meet the standards of the Town of Hull Electric Light Department and all other legal authority.

Requirement 3: Any changes that will result in a change to the emission as stated in the Emission Report submitted as part of the application are subject to prior approval of the Board.

Requirement 4: Upon reasonable request of the Town for information the permittee shall respond within sixty days.

This approval and operation of said systems is subject to all applicable laws, rules, regulations and all other legal requirements. All rights and remedies of the Town are reserved and not waived.

Second Vote	Grey Unanimous	Sestito – Aye Grey – Aye Reilly – Aye Pursel – Aye Constable – Aye
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Discussion on Parking Regulations

Police Chief John Dunn was on the call. Lemnios stated that in April the Selectmen had put in place a series of parking restrictions that were peninsula wide and related to all Town roads. They had also worked with the DCR to restrict some of their parking as well as private parking lots operated within the Town. These restrictions remained in effect with very few modifications through mid-October. There were also parking restrictions put in place at the request of the neighborhood at the A Street dock area. He said they would like to hear from Chief Dunn as to how

these restrictions had worked. Dunn said that overall the Town's response was very positive and that the A Street marina had done a good job of managing their parking situation.

Constable said that due to the continuing pandemic they will need to address ongoing restrictions while still providing fair parking opportunities for businesses. She asked the Board how they would like to handle this issue. Reilly and Sestito said they would like to permanently extend the Town-wide restricted parking as they felt it had worked well for residents. Reilly said he would make a motion for this and Grey said he would support it. Constable said she would not support this as she feels the issue should be opened up for input from the public and businesses and she would also like to hear more from Dunn and Lemnios and other appropriate Town personnel. She is afraid that there might be unintended consequences from such an action. Reilly said he would agree to postpone a vote but that some issues such as drop off and pick up areas needed immediate action. Sestito said he was opposed to waiting as he feels restricted parking increases the quality of life in the Town and is overdue. He did agree that it would be helpful to get input from the Town Manager and Police Chief in order to improve this program and avoid unintended consequences.

Lemnios pointed out that when they are talking about parking regulations they need to look at three parking "schemes": parking in residential areas, parking in the business district which is regulated by meters, and parking in DCR lots. Constable said that they need to break down exactly what they are looking at and she does not want to make an uninformed decision at this point. She said that the Board made some specific decisions on parking based on the pandemic but she would like to know what they are actually dealing with going forward. Lemnios said he would ask Chief Dunn and Deputy Chief Reilly to create a map of the Town with different colors indicating what the parking restrictions were and get it to the Board and would ask them to develop information as to how it could be implemented. One solution Lemnios had heard was to provide every resident with a parking sticker, perhaps with the excise bill, and to have visitor passes available for purchase for those who wanted them.

Pursel said she agrees that they need to gather more information and to look at a number of factors before they start restricting parking. Lemnios noted that about six or seven years ago the Selectmen had a parking committee that recommended moving toward uniform parking restrictions in residential areas as it was felt this would reduce a lot of signage in the Town. He said he would get information on this to the Board in the next week or two. Sestito said he feels the Board should act with some urgency because summer is coming and that he would support an immediate vote on this. He stated that they have an opportunity to change the quality of life for the residents of the Town.

Constable said they should have this back on the Agenda for the meeting on February 3rd at which point they will have answers to some questions and can have a more focused discussion on this topic. She feels this would allow ample time to implement any changes by the spring.

Reilly said that since Sestito wanted a vote he would keep his Motion on the table.

Motion	Reilly	To extend restricted parking throughout Town and to direct the Town Manager and the Police Chief to explore the feasibility of providing free municipal stickers to residents and/or excise taxpayers for vehicles, charge for visitor passes, and report back to the Board to further amend this project as to restricted parking regulations
Second Vote	Sestito 3-2-0	Reilly – Aye Sestito – Aye Grey – Aye Pursel – No Constable - No

Constable asked about the impact of providing no-cost stickers to residents. Lemnios said that the stickers usually generate approximately \$60,000 per year (last year was \$92,000 due to the restrictions) and that this year's budget is tight so he is not sure they could absorb the full amount. These funds go into an account used to enforce parking

regulations. Reilly pointed out that if more people had to purchase restricted visitor passes it would offset some of the expense. Lemnios said that the Chief and Deputy Chief need a bit of time to identify what the program costs are because there will be an expectation that there will be enforcement, and this will be a much broader enforcement effort than before.

A member of the public on the call said that an unintended consequence of last summer's restricted parking was that there was a huge influx of Uber drivers coming in to Town and dropping people off on all of the beach streets, which created a lot of issues and clogged up the roadways where the beach entrances were. She agreed with Constable that this issue needs to be brought to the public. Reilly said he was aware of the Uber situation but feels that would have happened regardless of the restricted parking and he is not sure how this can be regulated. Another resident spoke and commended the Board for having this discussion now rather than waiting, but feels the Board should get input from the business community and at least hear their concerns. She also stated that in her area of Town near the Cohasset border signage is still a problem and that there is no enforcement unless a resident calls. Constable said it is clear that this issue should be put back on the Agenda.

Request from Police Chief Dunn to Appoint Permanent Intermittent Police Officer

Chief Dunn said that in December an officer retired, which created a vacancy in the Department. He is recommending Richard Ahearn as a Permanent Intermittent Police Officer and feels he would be an excellent candidate as he has served as a seasonal officer over the past three summers and during the off-season as a desk officer. He is a graduate of Norwich University with a degree in Criminal Justice and is a dependable worker with a good attitude who has been waiting for an opening within the department and is very anxious to become a Hull Police Officer. Dunn feels he would be a great asset to the community.

Richard Ahearn was on the call. He said that he loves living in the Town and he feels that his experience as a seasonal officer gives him insight as to what the Town should look like in terms of call volume and what some of the challenges are. If accepted, Hull is his first choice for a place to work.

Motion	Reilly	To appoint Richard Ahearn as a Permanent Intermittent Police Officer for the Town of Hull pending the successful completion of a medical physical, psychological, and the HRD/MPTC required physical agility test (PAT).
Second Vote	Sestito Unanimous	Reilly – Aye Sestito – Aye Grey – Aye Pursel – Aye Constable – Aye

Discussion on May 2021 Town Meeting Warrant

Lemnios said this was placed on the Agenda as an opportunity for Board members to identify any Articles or policy initiatives they might want to explore with their fellow Board members. Constable said she would like to put forward changing the Board of Selectmen's name to a more gender neutral name. This idea was approved at Town Meeting a few years ago but was not approved by the Attorney General's office. She suggested that at the next two meetings they can come back with some suggestions for language changes. Lampke said that the issue in the past has been that the Town Charter specifies the "Board of Selectmen" and the problem with the last vote (based on a citizens' petition) was that it sought to amend the bylaws when the change would require an amendment of the Charter, which would have to be done at Town Meeting and petitioned to the Legislature. Reilly said he would be in favor of changing the name totally and they should put some thought into coming up with a name that is gender neutral. No other Board members had any items to discuss for the Warrant.

Lemnios said that he would put discussion of Warrant articles on the Agenda for the first meeting in February and he hopes that between now and then the Board can identify items to discuss because after that point they will be

he hopes that between now and then the Board can identify items to discuss because after that point they will be starting to assemble the Warrant and by mid-March the Board has to vote on this. After this point it would be much more difficult to have Warrant articles added.

Latitude 42 Application

Constable noted that on December 15, 2020 the Town received an application from Latitude 42 requesting a Host Community Agreement (HCA). She said that Board regulations relative to HCAs specify that the Town has thirty days to determine if the application is complete before moving onto the next steps of reviewing and evaluating the application. She said that the Town is reviewing the application for completeness and additional time is needed to review the materials submitted. Lampke said that the initial review is not to make a decision on the application but is only to see if all of the required application information has been submitted. Once the Board determines an application is complete it triggers other steps in the process. Lampke said they did not need to worry about having the public input right now, although the public is welcome to look at the application which has been posted on the Town website. He added that they had notified the applicant that the Board was going to be considering extending the time for the review because the application came in just as the holiday season was beginning and the applicant has no problem with the Board taking the extra thirty days to review this. Constable asked if there was any requirement for notice to abutters at this point in the process. Lampke said that under the regulations they have to make a public notice for two consecutive weeks in the newspaper that they were filing the application, and they have done this, and they also had to notify the abutters from an abutters list and certify that they did send the notice out.

Motion	Grey	To extend by thirty days the completion date for the initial review for completeness of required information in the submission of Latitude 42 for a Host Community Agreement
Second Vote	Sestito 4-0-1	Grey – Aye Sestito – Aye Reilly – Abstain Pursel – Aye Constable – Aye

Reilly noted that he was abstaining on this vote as he is an abutter but he will sit in on all discussions in the event that he needs to vote on the final outcome in order to break a tie.

CORRESPONDENCE

Dumpster Depot re: Operating Agreement with Graham Waste

Constable noted that they had received a letter dated December 1, 2020 from Dumpster Depot regarding an Operating Agreement with Graham Waste. She read the letter into the record.

UPDATES

Sestito asked Lemnios if there were a target completion date for the Kenberma project. Lemnios said the contractor was scheduled to come back in the Spring and do the final paving but this is dependent on the weather. Reilly said that he wanted to note the passing of Norman Rogers, former commander of the Coast Guard station in Hull and a longtime Town official and wanted to thank him and his family for his many years of service to the Town. He also noted the passing of Rick Lawrence who was a longtime businessman in the amusement area and Laurence Notarangelo who was a longtime resident and area businessman.

Pursel said that she wanted to congratulate everyone who was involved in the tough conversation that the schools

just had regarding winter sports and commended everyone for their input and how it was handled. She feels the right decision was made. She asked if there was any update regarding the obstructions in the streets that are preventing street cleaning and plowing. Lemnios said he would check with the Police Chief. He had asked them to begin to catalogue where these things are so that they can be removed.

Constable asked that people remain vigilant with regard to the virus. She noted that the High School is going completely remote until January 20th which will have a huge impact on families. She also noted the events at Capitol Hill that had just unfolded and urged everyone to stay positive and said that in response she would like to reinstitute the Pledge of Allegiance in the virtual meetings.

Lampke said that the Hull No Place for Hate Committee is having an event on Martin Luther King Day, Monday, January 18th, which is called “A Feast of Conversations”. It will be remote on Zoom from 11 am to around 12:30 – 1:00 p.m. and will include different conversations led by Committee members and volunteers. This is a great way to meet people in the Town and to discuss issues that are important at this time. This will be publicized on the Town website, the local newspaper, and on cable TV. Everyone is welcome to participate.

On a motion by Sestito, seconded by Grey, the Board voted unanimously by roll call to adjourn.

Recorded by Kathleen Fanning

Approved by:

Documents

The following documents were included in the members’ packets or were presented during the meeting and are available in the Board of Selectmen’s office upon request:

- Agenda and Added Agenda for the Board of Selectmen Meeting on January 6, 2020
- 12/29/2020 Memo from Chief of Police John Dunn to Town Manager Philip Lemnios regarding recommendation of Richard Ahearn for Permanent Intermittent Police Officer
- Letter dated 12/1/2020 from Frank Marchione of Dumpster Depot regarding Operating Agreement with Graham Waste
- 12/18/2020 Correction of Notification of Eligible Facilities Report for Modification of Node 2

