

**Hull Board of Selectmen
Final Minutes
February 10, 2021**

The meeting of the Hull Board of Selectmen was held at 7:00 p.m. on February 10, 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 led everyone in the Pledge of Allegiance.

Minutes for Approval

Motion	Sestito	To approve the Minutes of the Board of Selectmen meetings on January 6, 2021 and January 20, 2021
Second Vote	Grey Unanimous	Sestito – Aye Grey – Aye Pursel – Aye Reilly – Aye Constable – Aye

State Representative Joan Meschino and State Senator Patrick O'Connor

Constable thanked Representative Meschino and Senator O'Connor for coming and for the work they have done for the Town during these challenging times. Representative Meschino said they welcome the opportunity to speak with local Boards of Selectmen and to hear the concerns of residents in their district and emphasized that they are committed to advocating for municipal aid. Senator O'Connor said that over this past year they have worked for the protection and expansion of unemployment benefits and assistance for small businesses through grants from the Massachusetts Growth Capital Corporation. He also noted that Meschino and he were able to bring DCR Commissioner Montgomery to Hull to view the Point Allerton seawall, which they know is especially important to commercial development in the Town. He said that they had stressed to the Commissioner that what had happened in Hull last summer with DCR lots must not happen again. Meschino thanked the community for its hard work to maintain commuter rail and ferry service and said she feels their efforts had a definite impact.

Constable asked if any Board members had questions. Sestito asked if they had a sense of the status of municipal aid in the budget. Meschino said that State revenues appear to be stronger than expected and that the House and Senate are committed to holding fast on municipal aid and she thinks that the Administration shares that feeling. Both O'Connor and she are cautiously optimistic about level funding for municipal aid and hope for a possible increase, but given the current situation there is still a great deal of uncertainty about the economy. O'Connor noted that President Biden's \$1.9 trillion relief package includes a lot of money for states and municipalities and would be particularly targeted at Covid-related expenses for schools.

Pursel asked what they might expect to result from the DCR Commissioner's visit to the seawall. Meschino said they have both been in touch with DCR on this issue and feel that DCR is actively looking for solutions for that space and that they are thinking ahead for ways to support the Town during the upcoming summer. She said they are hoping to meet with DCR in March. Reilly pointed out that last summer DCR did not have adequate staff or available restrooms to deal with the numbers of people who came to the Nantasket Beach Reservation and also said that the Town should have more input into how money from the DCR Trust Fund is spent. He additionally suggested restoring the water taxi from the Harbor Island Park into Hull.

Meschino and O'Connor thanked Reilly for his comments and commended the Town on its work on the Nantasket Beach Reservation. O'Connor said there are funds available for economic development and business in Hull so if anyone has ideas for \$30,000 - \$40,000 investments that would improve the quality of life for people in the Town they should let them know. Reilly suggested that perhaps Governor Baker or Lieutenant Governor Polito could visit Hull, possibly around Memorial Day. Meschino thought this was a great idea.

Constable raised the issue of the vaccination rollout. O'Connor said it has been slow to start but they now appear to be on the right track. Both Meschino and O'Connor feel that the biggest problem is lack of supply.

Constable thanked Meschino and O'Connor for their presentation and for taking the time to meet with the Board.

Chris Reale re: Paragon Boardwalk Presentation for Redevelopment of site located at 197 Nantasket Avenue

Constable explained that this meeting would serve as an opportunity for Reale to introduce his proposal for 197 Nantasket Avenue to the community and that no applications were being made at this time. She noted that the Planning Board was also on the call to hear the presentation.

Chris Reale and Chas Boggini spoke on behalf of Paragon. Boggini said that their intent at this meeting is simply to introduce their plan for 141 units of year-round rental space with related amenities and improvements in the overall area and to give a general overview of the benefits to the Town. He emphasized that they would like to work with the Town, DCR, and local businesses to be a catalyst for the land use goals set forth in the Unified Work Plan (UWP).

Reale said when they purchased the property their first goal was to open it up so that you could see the beach as you entered the Town. They accomplished this through the Boardwalk, and they are hoping to have an experienced operator take over this area for next season. He noted that last summer was a difficult time to open a business in Hull and are looking forward to a better 2021.

Reale explained that a large component of their plan involves an expanded use of DCR Lot G, utilizing the Art Walk to visit local businesses, and expanding a crosswalk to go over to Jake's and the harbor. They hope to transition Lots E and D into park areas. He said that the proposed Nantasket Dunes would be a multi-family apartment project on the site of the existing arcade and mini-golf. He feels there is a great untapped market for Class A multi-family rental units in Massachusetts and that this would bring life to this area of Town and provide an affordable option for people who would love to live by the water and establish roots in Hull.

Reale said there is State grant money available which could potentially help with development in this area. He said that their project will be privately funded but they would love to work with the Town to secure grants that could help promote the goals of the UWP, help with resiliency, and provide a new and unique destination in the Town. He noted that tonight's meeting is merely an opportunity to present their overall vision and that they have not officially filed anything at this point. They are working to get input from the Town and will refine the plan as needed. They look forward to working with Town Boards to bring the plan to fruition.

Constable thanked Reale for the presentation and noted that this property has been an eyesore and a source of frustration for many people and Boards in Town as well as neighboring businesses. She agreed it provides much-needed housing but said it would be good to see some retail on the first floor of this project as the Town currently has a very small commercial tax base and increasing year-round retail would be a positive thing.

Grey asked if there was an alternate plan if DCR is not willing to combine the space in Lot G. Reale said they do have space available for alternate parking but it would significantly alter some of their goals. Sestito asked if they have spoken with DCR and Reale said that they have had some initial conversations. He said that by combining with them DCR would be giving up fewer than 100 spaces in order to create a really spectacular green space. If DCR does not agree to their plan they will lose an additional 267 spaces which they would like to see used by local businesses and residents. They feel this would be a loss both for DCR and the Town.

Reilly noted that at Town Meeting several years ago a proposal for housing in that area was soundly defeated and feels that Hull has traditionally been opposed to the development of large rental units. He thinks Reale should be prepared for opposition but looks forward to seeing more details and hopes that DCR is cooperative.

Reale thanked the Board for the opportunity to speak and said he appreciated Constable and Reilly's comments. He said they would work hard to educate the public and bridge the gap with DCR. He hopes the Board of Selectmen will support this project and will work with them to ensure that the Town's priorities are addressed. Lemnios noted that Reale has been meeting with the heads of Town departments to learn of the Town's concerns and regulations. He said that as the project progresses abutters will receive notifications of hearings from the various Boards. Reale said they would like to start the actual application process within the next month.

Discussion re: Status of Latitude 42 Medical Marijuana Application to be located at 120 Nantasket Avenue

Constable said that the discussion of the Board at this meeting would be focused solely on their assessment of the completeness of Latitude 42's application for a medical marijuana facility and would not speak to the substance or quality of the application. She said that they will not be taking any public comments at this meeting but that a public forum will be held once they move through the evaluation process.

Motion	Sestito	Having reviewed the application submitted by Latitude 42 in accordance with Section 2.00 of the Rules and Regulations for Consideration of Requests for Host Community Agreements that the Board of Selectmen determines the submission is complete and that the Board can next proceed to evaluate the submission with a notation that no decision is made by this completeness determination as to the merits of the application which will be addressed in the evaluation phase.
Second Vote	Grey 4-0-1	Sestito – Aye Grey – Aye Pursel – Aye Reilly – Abstain Constable – Aye

Constable said that once they had obtained feedback from other Town Departments, Boards and Committees they would be holding a public hearing on this application. Lampke said it would be a good idea to send out a notice to abutters once this hearing is scheduled.

Appointment of Diane Costagliola as Library Director

Lemnios noted that Dan Johnson had recently notified the Board that he would be retiring as Library Director for the Town of Hull. He said that Johnson was an outstanding Director and leaves a strong legacy. During the month of January a team of people including Library Trustee Mary Dunphy and Board members Pursel and Sestito interviewed a number of candidates, and their unanimous choice for the position was Diane Costagliola. Lemnios said she comes with a wealth of experience from working in the public library system in Quincy as well as serving as Librarian at Bay Path University in Concord and Library Director at Boston College High School. He said she is excited to take on this new challenge. Both Pursel and Sestito said she will be an exciting addition to the Town.

Motion	Sestito	That the Board will waive its power to reject the appointment of Diane Costagliola as Library Director for the Town of Hull, which will be effective on March 1, 2021
Second Vote	Grey Unanimous	Sestito – Aye Grey – Aye

Pursel – Aye
Reilly – Aye
Constable – Aye

Cosntable welcomed the new Director and thanked Dan Johnson for his many years of outstanding service to the Town.

ABCC 2021 Seasonal Population Increase Estimation

Lemnios said that each year the Town has to certify to the Alcoholic Beverages Control Commission what they think the seasonal population increase estimate is and each year they submit an estimated population of 10,000 based on looking at things such as traffic flow and rental activity. He said that there is no really precise mechanism for gathering this information but there is a seasonal influx into the community and this seems to be a safe number.

Motion	Sestito	To approve the 2020 Seasonal Population Increase Estimation Form to be submitted to the Alcoholic Beverages Control Commission as an estimated temporary increased resident population of the Town of 10,000 people as of July 10, 2020
Second Vote	Grey Unanimous	Sestito – Aye Grey – Aye Pursel – Aye Reilly – Aye Constable – Aye

ABCC Renewal Certification 2021

Lampke explained that this is an annual form that the ABCC requires of local licensing authorities summarizing any existing licensees that did not renew their license or any license or application that was disapproved by the Board. The Beach Front on Nantasket Avenue was the only establishment that did not renew its license but the Board has recently approved a new license for this location.

Motion	Sestito	To approve the Renewal Certification 2021 form to be submitted to the Alcoholic Beverages Control Commission
Second Vote	Grey Unanimous	Sestito – Aye Grey – Aye Pursel – Aye Reilly – Aye Constable – Aye

UPDATES/NEW BUSINESS

Reilly said that the Town's last liquor license was recently given to The Sandbar and asked if it would be possible to request additional licenses in the event that more establishments were to open and request year-round licenses. Lampke said that the number of licenses is based on population and that municipalities need to petition the Legislature in order to be able to issue additional licenses. Such a petition would need to be placed on a Warrant for Town Meeting. Constable noted that Hull is becoming a restaurant destination and restaurants are among the most viable commercial opportunities in the Town so she felt the Board should pursue this. Lampke said that it would be possible for a petition to limit new licenses to certain geographic areas of the Town. He said that all of this would need to be voted on at Town Meeting and the Board would need to decide if they wanted to specify the types of licenses and areas of Town where they could be issued.

Motion	Sestito	To petition the Legislature for additional liquor licenses for the Town of Hull
Vote	Unanimous	Sestito – Aye Grey – Aye Pursel – Aye Reilly – Aye Constable – Aye

Reilly said that Joseph Menice had retired from his role as Park & Recreation Coordinator and that he would like the Town to draft a letter thanking him for his many years of service to the Town. Grey and Sestito echoed Reilly's comments.

The Board voted unanimously 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 for the Board of Selectmen Meeting on February 10, 2021
- Form for ABCC 2020 Seasonal Population Increase Estimate
- ABCC Renewal Form for 2021
- Letter from Town Manager Philip Lemnios to the Board of Selectmen appointing Diane Costagliola as Library Director for the Town of Hull

