

**Hull Board of Selectmen
Final Minutes
March 3, 2021**

The meeting of the Hull Board of Selectmen was held at 7:00 p.m. on March 3, 2021 via the GoToMeeting platform as an alternate means of 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.

Nantasket Auto Sales and Repair, LLC, 410 Nantasket Ave., Khodur Khalil, Mgr. Re: Continued Public Hearing for Class II Wholesale License (New)

Constable said that at the request of the proponent this Public Hearing will be Continued. Lemnios said that it will be scheduled once the parking issue has been further defined and modified.

Continuation of Discussion of Parking Rules and Regulations for 2021 Summer Season

Constable noted that at the last meeting the Board had voted to continue the parking restrictions that were put into place last season. They had also discussed parking at the HRA lot and have received a fair amount of feedback on this issue and would like to meet with the HRA, so they have decided to continue this discussion to the meeting on March 24, 2021. Lemnios said that the Board will meet with the HRA in Executive Session at the start of that meeting and will then go into Open Session in order to allow for public input. Constable apologized to those on the call for this but asked that they return on the 24th as their feedback is important.

Continuation of Town Meeting Warrant Review

Lemnios said that the Planning Board has proposed two articles for Town Meeting and plans to hold a Public Hearing on these on March 17, 2021. The two articles are to amend the Nantasket Beach Overlay District zoning relating to mansard roofs and to amend the Zoning Bylaw to establish a Green Building requirement within the bylaws. There are also two proposed Citizen Petition articles which include an amendment to the Zoning Bylaws to change the dimensional requirements for Single Family B lot dimensions from a minimum of 12,000 square feet to 8,000 square feet and to amend the Zoning Map of the Town of Hull to rezone the area on the map bordered by Packet Avenue, Newport Road, Kenberma Street and Kingsley Road to be incorporated into the adjacent Single Family A residential zoning district. By law the Selectmen need to refer these articles to the Planning Board for purposes of a Public Hearing, which will be held on the 17th of March.

Constable asked whether it is likely that the Citizen Petition amendments will be deferred to a Special Town Meeting in the fall but Lemnios said it is up to the citizens to recommend No Action at this time and if they were to do so they would need to collect new signatures in support of their proposals. Constable said that the Planning Board would like to see their Articles move forward but will follow the lead of the Board of Selectmen.

Motion	Grey	To refer the proposed Planning Board and Citizen Petition Zoning Amendments back to the Planning Board for a Public Hearing
Second	Sestito	
Vote	Unanimous	Grey – Aye Sestito – Aye Pursel – Aye

Reilly – Aye
Constable – Aye

Lemnios said the discussion regarding a gender-neutral name for the Board of Selectmen would be on the Agenda for March 17, 2021. Reilly noted that this vote would involve a change to the Town Charter and would normally be voted at a larger Town Meeting than the one anticipated this spring but given the nature of this issue he does not think this would be a problem.

Discussion of Rules and Regulations Regarding 2021 Seasonal Outdoor Seating Guidelines and Liquor Licenses under State of Emergency issued by Governor Baker

Lemnios said that last year pursuant to the Governor's Order the Board had approved the use of outdoor spaces for restaurants and that many restaurants had taken advantage of this. The approval was basically for a change to the description of premises and was to extend for 60 days beyond the end of the Governor's Emergency Order. Lampke said that any license renewals that the Board has issued include this approval. There is uncertainty as to when the Governor's Emergency Order will end and there is concern that if it were to end in the spring many establishments would be in the middle of their season when the approval expired. This is being brought to the Governor's attention in the hope that the Order will be extended at least until after the season.

Lampke said that in order to alleviate the concerns of local businesses it would be good for the Board to issue a Motion confirming the prior approvals they had made. Constable asked how this would affect establishments on DCR property and Lampke said he did not believe that DCR had placed limitations on these approvals and that no separate vote would be necessary but he would confirm this with DCR.

Motion	Sestito	To move to confirm that in approving the renewal of any Alcohol, Common Victualer, and Entertainment licenses the renewals included any approved extended description under Covid-19 Order No. 35 and Covid-19 Order No. 50 and that the amended descriptions remain in effect until 60 days after the Governor's Declaration of Emergency ends subject to any further laws allowing the amended descriptions
Second Vote	Grey Unanimous	Sestito – Aye Grey – Aye Reilly – Aye Pursel – Aye Constable – Aye

Reilly asked Lemnios to speak to DCR about 15-minute parking zones for pick up areas and also said he would like to encourage DCR to establish an Uber/Lyft pickup/dropoff location in front of the Bath House in order to discourage visitors from entering residential areas.

Latitude 42: Discussion of Public Meetings, Review of Process, and Extension of Dates

Lampke noted that according to the schedule established under the Rules and Regulations for Host Community Agreements there is a timeline for notifying applicants if the Town needs to engage consultants to review the application and offer opinions. This process makes the most sense if Public Hearings have been held and the Board has a better sense of what the issues are that might require consultants. He recommends that the Board vote to extend the time period of all of the dates in the schedule by 60 days in order to have time for these meetings. He had suggested a date of March 24, 2021 for the applicant to make a presentation and to start the public dialogue but the applicant said that their Team would not be available on that date and asked that it be held on April 14, 2021. The members of the Board said that this date would be acceptable.

Motion	Grey	To extend by 60 days all time periods under the Board's Rules and
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Regulations for consideration of requests for Host Community Agreements for actions taken by the Town including but not limited to those relative to expert consultants, consultation with other Boards, agencies, officials and entities, discretionary meeting or meetings with business during the Board's evaluation, the Board's conclusion concerning the HCA, and any other dates concerning the right to make further extensions.

Second Vote	Sestito 4-1-0	Grey – Aye Sestito – Aye Pursel – Aye Reilly – Abstain* Constable – Aye
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*Reilly noted that he is recusing himself from the vote and has a Public Disclosure on file at the Town Clerk's office.

My Starfish LLC dba Shipwreck'D, 173 Main Street, Adrian Muir, Mgr. re: (A) Seasonal All Alcohol; (B) Common Victualer (Renewal)

Motion	Sestito	To approve the Renewal of the Seasonal All Alcohol and Common Victualer License for My Starfish, LLC dba Shipwreck'D, 173 Main Street, Adrian Muir, Manager.
Second Vote	Grey Unanimous	Sestito – Aye Grey – Aye Pursel – Aye Reilly – Aye Constable – Aye

UPDATES/NEW BUSINESS

Lemnios stated that construction has begun at the intersection of Beach Avenue and A Street which will put a dune in place to provide storm protection and will provide a new up and over handicap ramp as well as allowing emergency access to the beach. The total cost of this project is approximately \$250,000 but about 80% of this is grant-funded by the State. He said that they have also submitted applications for two seawall grants, one for engineering work for the Fitzpatrick seawall and the second for the area across from the Lifesaving Museum. He noted that the Sewer Department is holding a Public Hearing because the Town has received a grant from FEMA to build an enhanced berm around the plant to provide protection in the case of overwash. He said that the Town's focus in grant applications has been on figuring out strategies that will improve Hull's ability to withstand climate change and that this focus has also been reflected in zoning changes that have been made in the Town.

Grey said that the Park and Recreation Department plans on running its summer programs under whatever Covid regulations are in effect and that the community groups are going to try to run all of its adult leagues. He feels that things are moving in the right direction and also noted that there would be employment opportunities offered by these programs.

Pursel said she attended the first Citizen Advisory Board meeting with the Weir River Water System and felt it was a very positive meeting. She said that they are currently in the process of transferring the billing system to SUEZ, which is a leading company in customer service. This system will go into effect on April 12, 2021 and as part of the transition new account numbers will be issued and customers will need to reestablish payment methods. She said they will be publishing these changes and sending out mailers in the third week in March to keep people informed. They expect the transition to be seamless.

EXECUTIVE SESSION

Motion	Constable	Move to go into Executive Session to discuss strategy with respect to collective bargaining and that the Chair declare that an Open Session meeting may have a detrimental effect on the bargaining position of the body; Move to go into Executive Session to discuss strategy with respect to litigation and that the Chair declare that an Open Meeting may have a detrimental effect on the litigating position of the body; Move to go into Executive Session to consider the purchase, exchange, lease or value of real property and the Chair declare that an Open Meeting may have a detrimental effect on the negotiating position of the body; Move to go into Executive Session to comply with or act under the authority of the attorney/client privilege; Move to go into Executive Session to consult with legal counsel and obtain legal advice pursuant to attorney/client privilege. The following subject matters will be discussed in Executive Session: collective bargaining that may affect all bargaining units; Pemberton Point Boat House; Hull Redevelopment Authority and property. The Board will not reconvene in Open Session.
Second Vote	Grey Unanimous	Constable – Aye Grey – Aye Pursel – Aye Reilly – Aye Sestito – Aye

The Open Meeting was adjourned by a unanimous roll call vote.

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 March 3, 2021
- Application for License Renewals for My Starfish, LLC dba Shipwreck'D, 173 Main Street
- Application Materials related to Class II Wholesale License (New) for Nantasket Auto Sales and Repair, LLC
- ABCC Advisory Regarding Lifting of the 40% Cap on Seating Capacity

