

**Hull Board of Selectmen  
Final Minutes  
April 21, 2021**

The meeting of the Hull Board of Selectmen was held at 7:00 p.m. on April 21, 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, Chair; Donna Pursel, Clerk; John Reilly, Member; Domenico Sestito, Member.  
Absent: Greg Grey, Vice-Chair. 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.

---

**Russell E. Tierney, Managing Director/Superintendent for Weir River Water System re: Update on Weir River Water System Infrastructure**

Russell Tierney, Managing Director of the Weir River Water System, was on the call to update the Board on the status of the new system. He said there is a new Customer Service Center in Hingham which is open weekdays from 8:00 a.m. to 4:00 p.m. and on Tuesday until 7:00 p.m. He said every customer in the system should have received a letter with a new account number and needs to go online and register their account. He said there is a 24-hour self-service call center which will allow customers to monitor their usage, handle payments, schedule appointments, and easily and accurately report problems and where they are occurring. He said there have been a few glitches since the call center started on April 1<sup>st</sup> but that overall things are going well.

Tierney briefly described the proposed Capital Improvements for FY21 and FY22, \$1.9 million of which will be for new water mains on Atlantic Avenue and Gunrock Avenue in Hull. He said that the work on Atlantic Avenue will take priority over all other projects and they hope to have this work done by the fall. He then described the system improvements and repairs that they have completed since taking over the system including the replacement and repair of numerous inoperable hydrants in Hull. He said that they are completing a Master Plan Study with Environmental Partners and a Cost of Service Study with the Abrahams Group and these reports are due in September of 2021. He also noted that a flushing program for low service areas will be completed in Hull.

Lemnios said that Tierney has been working well with all of the Town personnel involved in the water system. He noted that Tierney inherited a system that has a lot of catching up to do and appreciates his efforts and looks forward to continuing to work with him.

Reilly asked Tierney if the condition of the system was as it had been portrayed or if there were more maintenance and capital projects required than they had been led to believe. Tierney said the maintenance was not more than he had expected as he has worked with the system for a long time. He said the amount of money they spent this year on capital projects was a little shocking but everyone involved had done a great job of setting aside enough of a fund to handle the needed repairs. John Struzziery noted that they will need to budget adequate funds to maintain the repairs that have been made. Constable asked if customers who were previously on the code red system needed to reregister for the new Emergency Notification System. Tierney said they just need to make sure their account information is up to date.

Two members of the public had questions for Tierney. Polly Rowe asked about changes to the Select Board in Hingham and how it might affect the new system and Tierney said this would not have an impact. Rowe also asked about the increase in rates for the new system. Tierney said they are implementing a 10% increase that was already in the works from Aquarion. A resident from Summit Avenue said that Hull receives blended water from the Hingham plant and the Cohasset water system and that the Cohasset water is high-use water which often has a strong chlorine taste. She feels they are not getting what they paid for as they paid very high rates to Aquarion. Tierney said that they are dealing with flushing issues in Hull which should impact the issue of how the water tastes

and he feels this is primarily a maintenance issue that they are addressing. He said they are looking into whether there are things they can do to keep the chlorine out of the water.

---

**Charles Boggini, Paragon Entertainment Ventures, LLC, 189-193 Nantasket Avenue re: Alteration to Premises and Covid Operating Plan Update**

Charles Boggini was on the call to talk about the alteration of the Covid-19 seating plan at 189-193 Nantasket Avenue. He said they would like to expand the seating plan that was in place last year and are hoping to achieve a capacity of 540 people. He said there are a few additions to the outside space but everything else will remain as is. The outdoor space will be referred to as the Boardwalk and the indoor space as the Beer Hall and Arcade. He said they have provided a seating plan for the Boardwalk and if there are any questions their consultant, David Peters, is on the call and should be able to answer them.

Lemnios said that he had a number of questions about the capacity numbers on the diagrams that Boggini had provided. Boggini said that right now, including the bathrooms that are on their way and will be installed, they are hoping for a capacity of 540 for the entire area, which is far short of what they were original proposing. Lemnios said that they may need to submit an updated schematic of how the interior and exterior are laid out and how they propose to accommodate the numbers they are requesting. He said the Town has a responsibility under the law to be working with accurate information and they do not have the layout for the proposed 210 capacity inside. Boggini said that they did not open the Arcade last year but are now comfortable to opening that at 50% capacity. Lemnios said that right now their proposal for the coming season would be to add the outdoor space with a maximum of 330 and the indoor space for a maximum of 210 individuals and the Arcade would be part of the indoor space. He said that Boggini should submit something that shows what the interior layout is along with bar space, seating, etc. He understands that they are hoping to open as of May 1<sup>st</sup> so he wanted to know how quickly Boggini could submit the interior schematic. Boggini said he would get that to them as quickly as possible.

Constable asked the Board if they had any questions. An extensive discussion of capacity limits in the various areas of the establishment followed as well as questions concerning kitchen space and food preparation, including the possibility of having food trucks on site. Reilly asked if the Building or Fire Departments have issued any guidelines for occupancy in the Boardwalk area, which is a new space that has been altered. Boggini said his assumption was that once they cleared the Board of Selectmen the other departments would do on-site inspections and set some numbers. Lemnios asked if the plan that Boggini had submitted was drawn to Covid specifications in terms of how far apart tables were, etc. David Peters, who drew the plan, said it is to a 1/8 scale and every table listed is at least 6' apart. He used the initial drawing of the entire site plan to build off of this one seating plan.

Lemnios asked if the food service would be self-serve or if servers would come to the tables. Peters said they have designed a system in which each table would have its own QR code and patrons could pull up the menu on their phone, order and pay, and a food runner would bring the food to the table. This would greatly decrease any person-to-person contact and would reduce the numbers of staff needed on-site. Lemnios asked if people would approach the bar for alcohol service and place their order with the cashier. Peters said they would need to do a walk-up counter service for drinks to ensure that people are of age to be served alcohol. Lemnios said it is his understanding that for alcohol the Covid regulations say that the patron must be seated and have at least one item of food at the table. He said he will check with the Board of Health to see if the plan is Covid-compliant. Peters said they were hoping to make things move more quickly by handing the guest their drink but they could do something similar to what they are doing with the food. He said that every employee who is serving alcohol must be TIP certified.

Sestito asked Boggini to clarify if they are asking for a 540-capacity tonight or if they will wait for inspectional services to confirm the number. Boggini said they are asking for 540 contingent on an okay from inspectional services. Lampke said he is still somewhat concerned about Covid-compliance and said what Boggini is proposing does not seem to be permitted under the present public health mandates. He said they will need to make sure they are in compliance with the state requirements regardless of what the Board votes. Constable said that as she looks at the protocols and the plan, she feels it would be difficult to monitor how many people are approaching a counter at any one time.

Reilly said it would be very difficult to frame a motion for approval until they get some feedback from inspectional services and feels everyone would be better served if they tabled a motion until next week when they hopefully have more information. Constable agreed and said the Board would like to work with the applicant but there are too many questions at this point. Lemnios said they would need an inside schematic similar to the one they have for the outside so they can see exactly how the seats are laid out in the complex and where exactly the food truck will be located. He asked that they get this to the Board as quickly as possible so they would have it for next week's meeting.

---

**Dylan's Pizza, Inc., 14 Nantasket Avenue, Raul G. Yubi, Mgr. re: Common Victualer License (New)**

The applicant was not on the call. Lemnios suggested that they continue this matter to the next meeting. Lemnios said he would reach out to the applicant to ask that he attend that meeting.

---

**Candidates for Beach Management Committee**

Rhoda Kanet, Chair of the Committee, said that all present members would like to remain on the Committee and that last year they were all appointed for three-year terms. She noted that the Committee also includes one member each from the Advisory Board, the Conservation Commission, and the Board of Selectmen. She said that they are requesting an additional member as their work has increased significantly over the years and they are currently doing regular inspections plus inspections after every storm.

<b>Motion</b>	Sestito	To increase the number of members on the Beach Management Committee by adding one member from the public
<b>Second Vote</b>	Reilly Unanimous	Sestito – Aye Reilly – Aye Pursel – Aye Constable – Aye

Constable noted that they now have two vacancies to fill on this Committee. The first candidate to speak was Kevin Beck. Beck said he grew up in Hull and returned in 2019 after serving in the Navy for 27 years. He thinks he could be a valuable asset to the Committee as his service in the Navy has given him a deep understanding of the marine environment and its impact on coastal communities. He would like to support the Town in any way he can.

Constable said that candidate Kathie Nolan had withdrawn her request to serve on the Committee. Two other candidates who had expressed interest were not on the call.

<b>Motion</b>	Reilly	To make all terms on the Beach Management Committee three year terms, all to expire in 2023
<b>Second Vote</b>	Sestito Unanimous	Reilly – Aye Sestito – Aye Pursel – Aye Constable – Aye

<b>Motion</b>	Reilly	To appoint Kevin Beck to a vacancy on the Beach Management Committee with a term to expire in 2023
<b>Second Vote</b>	Sestito Unanimous	Reilly – Aye Sestito – Aye Pursel – Aye Constable – Aye

<b>Motion</b>	Reilly	To reappoint Rhoda Kanet, David McDougall, Robert Gilman, Susan Short Green, and Susan Mann to positions on the Beach Management Committee with terms to expire in 2023
<b>Second Vote</b>	Sestito Unanimous	Reilly – Aye Sestito – Aye Pursel – Aye Constable – Aye

Constable asked Lemnios to reach out to the two remaining candidates regarding the remaining seat on the Committee.

Constable said that Mark Abatuno has submitted his letter of resignation from the Economic Development Committee which creates a vacancy on that Committee. Jim Petrullo, who is an alternate, said that if the Board approves he would like to become a permanent member, which would leave three alternate positions. Pursel said she was a Member at Large and would like to step down so that other members of the community could have the opportunity to serve. Constable said they should approve the resignations of Mark Abatuno and Donna Pursel. Reilly said that they should send letters of thanks to both for serving on the Committee.

<b>Motion</b>	Sestito	To approve the resignations of Mark Abatuno and Donna Pursel from the Economic Development Committee
<b>Second Vote</b>	Pursel Unanimous	Sestito – Aye Pursel – Aye Reilly – Aye Constable – Aye

Constable said they will be interviewing for the permanent position as well as the vacancies for alternate positions. Kyle Haas was the first candidate to speak. Haas said that he had moved to Hull about a year ago from Maryland. He said he has a great deal of experience in business and government, primarily in the areas of resilience and energy and working with utilities. He would like to work with the Town and feels he would be able to offer guidance on resources available to businesses.

The next to speak was Irene Coombs. Coombs said that she grew up in Scituate but moved to Hull in 2017. She feels there are many things that can be developed in Hull to attract money and funds to the Town such as coordinating small concert venues, establishing a small movie theatre, or having fresh vegetable markets along the seawall. She loves the Town and feels they need to advertise more of what Hull has to offer.

Kim Roy said she moved to Hull from Halifax with her husband about 2 years ago. She was on the Board of Selectmen in Halifax and enjoyed her time serving the community and really feeling a part of it. Part of her experience in Halifax was in helping to develop an economic plan that would expand the tax base by making permitting easier for local businesses. She is familiar with local government and knows how to work as part of a team.

Steven Greenberg was the last to speak. He said he has been living in Hull for ten years full-time but has a long history in the Town. He said he has 50 years of civic economic development experience and has worked in a number of different industries from environment to service to retail/wholesale. He loves Hull and feels there are a great number of opportunities to augment revenue for the Town and would like to be of assistance. He is now retired and would like to help the Town in any way that he can.

Constable noted that for this Committee the alternate positions have played very active roles but they do not have a vote at a meeting. She said they have one permanent position and three alternates and they need to reaffirm the existing Board members.

<b>Motion</b>	Pursel	To move Jim Petrullo from his position as an Alternate member of the Economic Development Committee to the permanent position held by Mark Abatuno with a term to expire in 2023.
<b>Second Vote</b>	Sestito Unanimous	Pursel – Aye Sestito – Aye Reilly – Aye Constable – Aye

Sestito asked Constable to explain the charge of the EDC. Constable said their charge is to develop, implement and promote economic development activity throughout the Town that promotes and supports a dynamic, sustainable and equitable form of commerce. Reilly asked Constable if, as Chair, she would have a problem adding an additional alternate position, which she did not. There was a discussion among the members of the Board as to whether Kim Roy or Steven Greenberg should be appointed to the voting position on the EDC. Pursel made a Motion to appoint Roy and Reilly made a substitute Motion to appoint Greenberg, which was seconded by Sestito. Greenberg said he is happy to have his voice heard on the Committee even if he cannot vote and would support appointing a younger member for the permanent position. Reilly withdrew his substitute Motion.

<b>Motion</b>	Pursel	To appoint Kim Roy to a position as a permanent member of the Economic Development Committee and Irene Coombs, Kyle Haas, and Steven Greenberg to positions as Alternate Members for terms to expire in 2023
<b>Second Vote</b>	Constable Unanimous	Pursel – Aye Sestito – Aye Reilly – Aye Constable - Aye

<b>Motion</b>	Reilly	To reappoint Brian Rightgard, Erin Walker, Karen Hendrick, to the Economic Development Committee for an additional two year term to expire in 2023
<b>Second Vote</b>	Sestito Unanimous	Reilly – Aye Sestito – Aye Pursel – Aye Constable – Aye

<b>Motion</b>	Pursel	To appoint Katherine Jacintho to a position on the Conservation Commission
<b>Second Vote</b>	Sestito Unanimous	Pursel – Aye Sestito – Aye Reilly – Aye Constable – Aye

**Discussion on Article 7 for May 8, 2021 Annual Town Meeting**

Constable said that purpose of this Article is to see if the Town will petition the General Court to grant the Town authority to issue additional licenses beyond the present quota, or take any other action relative thereto. She noted that there are currently seven package store licenses, eight seasonal licenses, and fourteen annual licenses and it is her understanding that there are currently no remaining annual liquor licenses available. Constable said they have had previous discussions about the desirability of adding additional annual licenses, which are capped. Lampke said that he and Lemnios met with the Advisory Board and there was some concern on their part as to exactly how many and what types of licenses the Board would be recommending but that he had just received a facsimile of the Warrant and they had recommended Favorable Action on Article 7. Lampke said they would still need to decide by

Town Meeting exactly how many licenses they want to seek and whether they should be limited to certain types of licenses, to certain areas of Town, or to certain types of businesses.

An extensive discussion followed as to the number and types of licenses that the Board should propose and whether it would be better to increase the number incrementally or all at once. Lampke said he did not need definite numbers tonight. Sestito suggested that they consult with the Chamber of Commerce to see if they had any opinions on this. Constable said it is her impression that the Board would like more time to think about this before making a Motion and said she would reach out to the Chamber of Commerce. Lemnios said he would have further discussion on this topic placed on the Agenda for the next meeting.

Lemnios reminded everyone on the call about the presentation scheduled for the next evening on the Atlantic Avenue project. Reilly noted that he would be attending the meeting but that he would not count toward the quorum as he would be recusing himself since his family's property is in the area that is involved. Lemnios said it was essential that there be a quorum at the meeting as any delay could cause the project to be pushed back several years. The Town has invested close to \$200,000 for the appraisal services and if the project is delayed all of that money might be lost.

---

### **NEW BUSINESS/UPDATES**

Pursel asked if there was an active dog officer in Town. Lemnios said that Hull's officer retired at the end of January and they are looking at a regional agreement with other towns. She also asked about having the Harbormaster in to speak to the Board before the start of the boating season as she is hearing rumors that the Town might have its own pump-out station at one of the public docks that would be similar to the one that is in place in Hingham. Lemnios said they are expecting a very busy boating season and there are Covid-related concerns with pump-out stations. He will look into whether the Town will have its own station and will try to get the Harbormaster in as soon as possible.

Constable noted that there will be a presentation tomorrow at 6 p.m. by the Mass. Housing Partnership on creation of a Municipal Housing Trust Fund. Lemnios said that there are two businesses in neighborhoods that are making requests for parking consideration and he has asked these businesses to provide more information, which he expects to receive in the next few weeks and will bring to the Board for their consideration.

On a motion by Sestito, seconded by Pursel, 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 Board of Selectmen Meeting on April 21, 2021
- Weir River Water System Infrastructure Presentation
- Paragon Entertainment Ventures Alteration to Premises and Covid Operating Plan Update
- Dylan's Pizza Inc., application for Common Victualer License (New)
- Letters of Interest from Peter Pyclik, Kevin Beck, and Jon Plotkin to serve on the Beach Management Committee as well as letter from Kathie Nolan withdrawing her name from consideration
- Letters of Interest from Kyle Haas, Peter Pyclik, Irene Coombs, Kim Roy and Steven Greenberg to serve on the Economic Development Committee

