

**Hull Board of Selectmen
Final Minutes
July 14, 2021**

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Wednesday, July 14, 2021 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Jennifer Constable, Chair; Greg Grey, Vice-Chair; Donna Pursel, Clerk; Domenico Sestito, Member; John Reilly, 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.

Charles O'Connor, Hull Yacht Club, 5 Fitzpatrick Way re: Approval of Covid-Amendment to Common Victualer and Alcohol Licenses for Great Chase Race on September 11, 2021 and Hull Pride on October 2, 2021

Charles O'Connor said for these events they would like to have a small keg and a small bar down on the lawn of the Yacht Club that would be barricaded off from the street. The Great Chase Race begins at noon and the event usually ends around 10 p.m. In the past the Pride event has been from about 3 – 9 p.m.

Motion	Sestito	To approve a Covid-Amendment to the Hull Yacht Club's Common Victualer and Alcohol Licenses for the Great Chase Race on September 11, 2021 from the hours of 12:00 p.m. to 10:00 p.m. and for Hull Pride on October 2, 2021 from the hours of 3 p.m. to 9 p.m.
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Second Vote	Grey Unanimous
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George Boylen, 150 Cadish Avenue re: Request to hold St. Mary of the Assumption Festival on Sunday, August 15, 2021

George Boylen said that the Church traditionally brings a statue of the Blessed Mother from the A Street pier around 9:30 a.m. and proceeds across Nantasket Avenue to St. Mary's Church. In past years the Town has provided a Police detail to direct traffic. They would also like to allow parking for an hour or so without tickets being issued.

Motion	Grey	To approve the request of St. Mary of the Assumption Church to proceed with a statue of the Blessed Mother from the A Street Pier to the Church, that a police detail be provided to direct traffic and that parking be allowed during this time with no tickets being issued.
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Second Vote	Sestito Unanimous
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Jennifer Olivieri, Hull Boosters re: Approval for the annual Hull Boosters Beach Race/Walk

Olivieri said the race will be held on Monday, August 9, 2021 at 6:30 p.m. This is a 4-mile beach run/walk that starts at the MJM Bathhouse. Participants run/walk on the beach to L Street and return to the Bathhouse.

Motion	Sestito	To approve the request from Jennifer Olivieri of Hull Boosters for approval of the annual Hull Boosters Beach Race/Walk on Monday, August 9, 2021 at 6:30 p.m.
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Second Vote	Grey Unanimous
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Mike McGurl, Hull Lifesaving Museum re: Request to hold the 2021 Harbor Illumination and Joshua James Cemetery Commemoration on Saturday, July 31, 2021 from 6:00 p.m. to 9:00 p.m.

McGurl said that last year they did not have this event due to Covid and this year they are hoping to return to the core event that started years ago. Lemnios said they will be having a meeting with department heads next week to make sure that everyone is on the same page and to create an action plan. McGurl said they are not proposing to have any on-street parking as there are two sections directly across from the Museum and they are making arrangements with the Yacht Club to have some of the volunteers park there. McGurl said the Fire Boat will not be part of this year's event. They are just doing the basics this year but hope that it will be a nice Town event.

Motion	Sestito	To approve the Hull Lifesaving Museum's request to hold the 2021 Harbor Illumination and Joshua James Cemetery Commemoration on Saturday, July 31, 2021 from 6:00 p.m. to 9:00 p.m.
Second Vote	Grey Unanimous	

UPDATES

Lemnios said they are on the home stretch of the Atlantic Avenue project. One of the big procedural aspects of his is to secure the temporary and permanent easements. Funding for this was put into place at Town Meeting and there will be a Board meeting next week for the first set of easements. There will also be actions coming out of Town Meeting related to the useful life and purchase of Public Works vehicles and the year-end transfers needed to make sure everything is balanced when they close the books.

Lemnios said the A Street ramp project is basically finished. He has asked the Police and Fire Chiefs to have a report to the Board no later than the end of August on their position relative to making Beach Avenue one-way from A Street to L Street as part of A Street has narrowed and there is concern about whether there is room for safety vehicles coming in the southbound direction. He will bring this to the Board once they have a report. Lemnios also reviewed various drainage and engineering projects and said they expect paving to recommence in the early fall. He said they are working their way through some of the CPA projects. The Kenberma project is almost complete but has had some delays due to supply issues.

Pursel said she had stopped by the Senior Center Block Party and it was a great event and Lisa Thornton and her staff had done a great job. Things also seem to be working well with the new Library Director. Grey said Park and Recreation has tripled its numbers and the Athletic Director has done a phenomenal job in keeping everything on track. He said Wellspring has really stepped up to the plate in helping families in need with lunches.

Constable said they had a meeting with MAPC about a First/Last Mile transportation study by MAPC with participating South Shore communities. The study is expected to be completed in approximately six months and will assess inter-regional connections and existing conditions and needs, leading to recommended potential pilot programs. By next year's peak season they should have a pilot ready to try. She also said she attended a veteran's coffee a few weeks ago and one of the questions was whether Hull participates in programs that give veterans and Gold Star families a break on their property taxes. Reilly said he thinks there are discounts for disabled vets but it is not well-enough publicized. Constable would like the Board to support asking their Veteran's Agent and Mike Buckley to explore existing programs. This is something that would need to be passed at Town Meeting so they should start looking at it now. Reilly said he would like the Board to consider sending a letter to Senator O'Connor and Representative Meschino that if Covid relief money is going to be directed toward housing that assistance for veterans and seniors should be included.

Lemnios said there was a study done on Straits Pond by the Technical Advisory Committee which showed that 90% of the nitrate loading into the pond is coming from properties in Cohasset due to lawn fertilizers and failing septic systems. The nitrates are a significant cause of the algae and the problem with midges. There has been an

incredible amount of infrastructure on the Hull side of the pond over the past few years so they will have to talk to the Town of Cohasset about improving the infrastructure on their side of the pond.

Dino Funari, Vitamin Sea Brewing LLC re: Request for 21 One Day Liquor Licenses on HRA property

Dino Funari said he has been a resident of Hull since 2002 and had hoped to start his brewing business in the Town but could not find adequate space so opened in an industrial park in Weymouth. The business has done well and he would now like an opportunity in Hull that he hopes might lead to something more permanent in the Town. They are proposing a three-week “pop-up” outdoor beer garden from August 9, 2021 through Sunday, August 29th that would offer beer and hard seltzer for on-site consumption only, with no “to go” sales. They would like to make this a “family-friendly” business and would offer non-alcoholic beverage options. They are proposing to be located on the second parking area at the HRA site, north of the Nantasket Beach Resort. Their hours would be 11 a.m. to 7 p.m. for a requested capacity of 150 people plus their event staff of 3-4 people. All of their event personnel are tip-certified and they will have a staff person at the entrance checking identification. They have found that they do not have to serve food, but might have some small type of snack food available and are hoping to work with local restaurants on a rotating basis to have them come in and offer items off of their menus. It is their hope that people will come and try one or two different types of beer and then move on and visit other businesses in Town. The beer garden will be surrounded by barricading and there will be only one point of entry. There will be three trash containers on site and trash will be removed on a nightly basis. Bart Kelly has told them they would need five porta-potties, one handicapped and four regular. These would be locked during off hours and would be serviced at least 2x/week and more frequently if necessary. Parking will be in the HRA lot and other public parking lots in the area. Funari said they would not open in bad weather.

Reilly had a number of questions. He expressed concern that issuing this kind of extended one-day license skirts official licensing procedures and allows the applicant to avoid a lot of steps and expenses that the brick and mortar businesses in Town incur. He noted that many businesses have just recently had Covid restrictions lifted and are struggling to come back and is afraid that a business such as this might take away from the established restaurants. He also stated that the amount of fencing and the number of porta-potties required might be an eyesore. Reilly said he did not question their sincerity but stated he is not sure that this is the right time or place for this type of establishment. Funari said they have no desire to compete with local businesses and are hoping to work with them.

Constable said that issuing a twenty-one day license is within the bounds of the law. She understands Reilly’s concerns but is in support of the beer garden as there has been evidence that business begets business and hopes this would attract additional people to Hull and make it more of a destination. She is happy that they are seeking a permanent location in the Town. She feels that the fact that they are not offering food trucks will help support other restaurants in Town and asked if it would be possible for patrons to have meals delivered from local restaurants. Funari said this would be possible but they would need to set up a process for deliveries. Constable thanked Funari for his willingness to partner with local businesses and encouraged local restaurants to see this as an opportunity. Funari said they had been given unanimous approval from the HRA. Constable noted that the Hull Chamber of Commerce also voted unanimously in favor of the proposal but stated that they had received a letter from a local business in opposition that mentioned a lot of the issues that Reilly had raised. She read this letter into the record.

Lemnios said that he thought the idea of having deliveries from local businesses might be a better option than having “pop-ups” from local restaurants. He suggested that perhaps restaurants could design a menu of a few items that could be packaged quickly and sent down. Jacqui Chase from Schooners Restaurant said the restaurants would be providing the food but losing business in their lounge and bar areas. She also noted that she is a member of the Chamber of Commerce but was never notified that the Chamber was going to vote on this. Lillian Parker from the Sandbar said she feels that overall this is a great idea but she needs more information and is afraid it might hurt her new business.

Jason McCann said he can see arguments on both sides but feels this is an exciting opportunity for the Town and hopes the Board will vote for it with whatever conditions they feel are necessary. Steve Kiley, a member of the

Advisory Board and the EDC, but speaking as an individual, said this is the best local brewery on the South Shore and would definitely be a draw for the Town. He also noted that a closing time of 7 p.m. would push people into restaurants. He feels this would be a step in the right direction in how to use this space and create more activity for families.

Pursel said she feels the Town is trying to get to a new place after the ordeal of Covid and thinks they should take a chance and give this reputable company an opportunity to open Thursday through Sunday during the requested period and she would be ready to make a motion on this. She did say that the brewery would need to be creative with the porta-potties in order to make the site attractive and welcoming. Constable said she has taken in all of the comments and feedback and her sense is that this will be a positive thing for the Town and the broader business community so she would second Pursel's motion.

Sestito said he would make a substitute motion to do a shorter period beginning on Monday, August 9, 2021 through Sunday, August 15, 2021 and Grey said he would second that motion. Reilly said that no matter which motion was approved they would need to clearly define what they meant in terms of what would be required in order to keep the site attractive. Funari said they would consider trailers with toilets rather than porta-potties, although this would be an additional expense. Pursel said she would tighten her motion to require trailers if available and it not that there be landscaping such as planters around the porta-potties and trash containers with covers and trash removal on a daily basis. She would also require some type of canopy or covering over at least a portion of the tables that are in the direct sun.

There was a discussion as to the appropriate timeframe for an approval. Lemnios suggested that they approve a ten-day period from August 12, 2021 through August 22, 2021 which would allow for two full weekends and might give them a better sense of how things were going as it is the sense of the Board that they need to adopt a policy regarding such requests going forward. Sestito said he would change his motion to the dates Lemnios suggested and would include the stipulations that Pursel had set forth, as well as that water should be provided on site, and that there be final approval from the Building Commissioner, the Fire Chief and Police Chief.

Motion	Sestito	That Vitamin Sea Brewing LLC's request for a One Day Liquor License on HRA property be approved for the period from Thursday, August 12, 2021 through Sunday, August 22, 2021 with the following stipulations: Trailer toilets should be installed rather than porta-potties and if these are not available, landscaping should be in place around the porta-potties. There should be trash containers with covers on-site and trash should be removed on a daily basis. There should be some type of canopy or covering over at least a portion of tables that are in the direct sun and water should be provided on site. There must be a final approval given by the Building Commissioner, the Fire Chief and the Police Chief.
Second	Grey	
Vote	3-2-0	Sestito – Aye Grey – Aye Constable – Aye Pursel – No Reilly – No

Since the substitute motion passed there was no vote on the original motion.

Jackie Chase asked whether this would change the regulations in terms of restaurants having to keep their kitchen open while they served alcohol. Lampke said it would not. Reilly suggested that the Board adopt a regulation that during off-season the kitchen could shut down during slow days (Monday through Wednesday).

Motion	Reilly	That restaurants be allowed to shut down their kitchens before closing time from Mondays through Wednesday during the off-season
Second	Sestito	

Vote	2-3-0	Reilly – Aye Sestito – Aye Pursel – No Grey – No Constable – No
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Constable said she cannot support this kind of a regulation right now as she does not feel they have enough information. She feels that business hours need to be reliable and it can hurt everyone if they are not.

Motion	Reilly	That in the near future the Select Board put on the Agenda a discussion of the policy of having restaurant Common Victualer license holders and alcohol establishments remain open seven days a week until one in the morning according to the hours stipulated in their license
Second Vote	Sestito Unanimous	

Constable said that they had received a grant to work with a consultant on developing a rapid recovery plan which is focused on both commercial districts in town. She is hoping to work with Chris DiIorio to determine who might be the most appropriate person to come in and talk with the business community, the Economic Development Council, and the Board. Pursel said it is important to have all of the stakeholders in such a meeting so everyone will benefit.

Reilly suggested that the Board appoint a liaison to both the Chamber of Commerce and the HRA. He also said there needs to be a serious discussion about the role of the HRA. He feels they were established to solve “urban blight” and develop that property but the Town is on the verge of losing out on another development cycle with low interest rates due to a lack of action. He feels the Board needs a quality meeting with them.

Constable said that perhaps rather than have a liaison they could emphasize that they need a report from the meetings and if they have specific questions for members they can get back to them. She also said that they do have the HRA on an upcoming agenda to come in for an update. Reilly said they should meet among themselves before that happens and determine what the Board’s rights are in terms of approving any plan the HRA might submit.

Robert Kelly, HRA Parking Lot re: Request for re-appropriation of parking lots A, B, and C

Robert Kelly was not at the meeting. There was a discussion about the configuration of the parking and signage and creating a buffer zone between the parking and residential areas while creating sufficient parking near the business district. The consensus of the Board was that they should hold off on further discussion until Lemnios has a chance to reach out to Kelly and have him come in to meet with them.

EXECUTIVE SESSION

Motion	Constable	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 that 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 the Attorney-Client privilege and not to reconvene in Open Session. The following subjects will be discussed in the Executive Session: Graves Light & Fog Station LLC v. Town of Hull; Atlantic Avenue Property re: Street
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**Second
Vote**

Reilly
Unanimous

Rehabilitation Project and Property Claims.

Constable – Aye
Reilly – Aye
Grey – Aye
Pursel – Aye
Sestito - Aye

The Open Meeting was adjourned.

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 Board of Selectmen meeting on July 14, 2021
- HRA Parking Request
- Request from Jennifer Olivieri for approval of Hull Boosters Beach Race/Walk
- Picture of proposed Vitamin Sea Brewing Pop-Up Beer Garden
- Request from George Boylen for approval to hold St. Mary of the Assumption Festival on Sunday, August 15, 2021
- Request from Hull Lifesaving Museum for approval of the 2021 Harbor Illumination and Joshua James Cemetery Commemoration on Saturday July 31st from 6:00 p.m. to 9:00 p.m.
- Applications from Hull Yacht Club for Covid Amendment to Common Victualer and Alcohol Licenses for the Great Chase Race on September 11, 2021 and Hull Pride on October 2, 2021

