

**Hull Board of Selectmen  
Final Minutes  
November 17, 2021**

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Wednesday, November 17, 2021 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

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

Reilly asked for a moment of silence in honor of Malcolm Brown who recently died.

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**APPOINTMENTS**

Constable noted that the appointment with Lori West to discuss 2020 Federal Census precincts and boundary lines has been rescheduled to December 1, 2021.

**Board of Assessors re: Tax Rate Classification**

Mike Buckley was present to discuss tax rate classifications for the Town. He explained that at this meeting they need to decide whether they will have a single tax rate or a split tax rate between residential and commercial properties and said they also need to decide whether the Town will adopt tax policy with respect to residential or small business exemptions. He said the Board will need to vote on and sign their recommendations for FY 2022.

Buckley said that he and the Board of Assessors are recommending that the Town keep a single tax rate. He noted that commercial properties make up less than 3% of the parcels in Hull and that a change in the tax rate would result in negligible savings for residents but would add a significant burden for commercial properties.

The first of the other two items to be decided is whether to adopt a residential exemption of up to 20% of the average residential value. This could shift some of the burden for lower valued owner-occupied residences but would place an additional tax burden on higher valued owner-occupied as well as on non-owner-occupied residences. Very few communities in the state have adopted this exemption and he and the Assessor do not recommend it.

The other option would be a small commercial exemption. Assistant Assessor Kathleen Pizzella said the Town has about 100 commercial properties and about 50 properties would qualify for this exemption, so half of the properties in the Town would be negatively affected. Buckley said this is something they could think about for next year, but they do not feel it makes sense for this year.

Lemnios agreed with the recommendations of Buckley and Pizzella. He said the next step in the process is that their calculations are sent to the Mass DOR who reviews it and makes a determination if the math is correct and whether everything is being done in the context of Proposition 2.5. At that point the Selectmen can adopt the tax rate.

<b>Motion</b>	Reilly	That the Residential Factor for Fiscal Year 2022 be a Factor of “1”
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Reilly	That the Town of Hull will <b>not</b> adopt a Residential Exemption for Fiscal Year 2022
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Reilly	That the Town of Hull will <b>not</b> adopt a Small Business Exemption for Fiscal Year 2022
<b>Second Vote</b>	Sestito Unanimous	

**Susan Silberberg from Civic Moxie re: Hull's Local Rapid Recovery Plan Presentation**

Constable said that Hull has received a grant from the Massachusetts Department of Housing Community Development to develop a local Rapid Recovery Plan in order to assess the impacts of Covid 19 on Hull's commercial base and to recommend response action items and propose projects for the community to undertake.

Consultant Susan Silberberg from Civic Moxie explained that the Rapid Recovery Program was devised by the State Department of Housing and Community Development to help districts in the state that were adversely affected by Covid. The goal of the program is to help communities develop actionable, project-based recovery plans that they would be ready to implement as the state comes out of Covid, with particular emphasis on what grant, corporate, and government funding is available.

Silberberg said that based on the size of the Town they were asked to develop about six projects primarily in the Nantasket-Kenberma business area. She said that they focused on four things in the study area: market information (what was driving consumer demand); physical environment; the business mix within the community (business environment); and administrative capacity within the Town or the district to organize, to market, and to move forward with the plan.

Silberberg said since this is a beach area, market information is heavily influenced by the cyclical nature of the businesses in the area, which affects the types of businesses they have. She said that the overall physical environment of the area was deemed to be average, with some areas being in much better shape than others but she noted that some areas are controlled by DCR and not the Town, which is a major challenge since DCR has not functioned as a collaborative partner. She said they did some public outreach to assess the business environment and also had meetings with the Economic Development Committee (EDC) and the general feeling is that there are a number of interesting things going on in Hull but more coordination of marketing and events is needed as well as greater upkeep and maintenance of the beach area. There was also a desire to develop strategies for off-season marketing and ways to deal with parking and traffic congestion. Her assessment is that the Town needs a Business Improvement District (BID) or other district funding/management mechanism and would also benefit from a streamlined process for event and outdoor dining permitting. She noted that currently events and activities are run by outside companies or volunteers, which is not sustainable.

Silberberg said they had six priorities that came out of the application from the Town. The initial priorities were to assist businesses to safely reopen to maximize the critical summer season, to support a marketing effort, and to clarify a process for holding events on town property. The mid to long-term priorities were new business development, to encourage diversity in the district, to create a more resilient business community, and to strengthen the electric grid (they did not address this priority). Based on the application the six project recommendations were:

1. Create a "Hull Artway"
2. Create a Business Improvement District (BID)
3. Create and execute a coordinated branding and marketing strategy for Hull
4. Make outdoor dining and retail permanent and streamline permitting
5. Implement a coordinated parking and transportation alternatives strategy
6. Pilot events and pop-up opportunities

Constable said that the next step is for the Town to establish their top two priorities so that the State's resource team can match them with a consultant to identify funding sources. She said the EDC discussed the proposals and recommended two categories for the Board: to create and execute a coordinated branding and marketing strategy for the Front Beach and Kenberma districts and to implement a parking and transportation alternative strategy. She said they did not select the BID as the Town is currently working with a consultant to explore this option but that they currently lack the cooperation of DCR which is needed to have this succeed. She said that they did not choose to create a "Hull Artway" as they feel that this is something that is already happening in the Town.

There was a discussion of the role of DCR, which is a major landowner in the Town, and ways in which pressure could be placed to encourage them to become an active participant in plans for the area. Lemnios said that a lot of positive things are happening in spite of DCR but asked if there was any way to comment in the report on the corrosiveness of DCR's lack of participation and the fact it is suppressing job growth and economic activity. He said there are groups in Town that are trying to get something positive to happen but get no help or even response from DCR and are losing energy. Silberberg suggested that they start a twitter campaign and Constable said they need a loud, coordinated approach.

Constable said there would be two motions before the Board. One to adopt the Rapid Recovery Plan and one to adopt the two priority items chosen by the EDC.

<b>Motion</b>	Reilly	To adopt the Rapid Recovery Plan
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	
<b>Motion</b>	Reilly	To support the adoption of Items #3 and #5 in the Plan to submit to the State for funding resources
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

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#### **REQUESTS FOR APPROVAL**

**Hull Knights of Columbus, 440 Nantasket Avenue re: One Day Liquor License on December 18, 2021 from 3:00 pm to 7:00 pm for 90<sup>th</sup> Birthday Party**

<b>Motion</b>	Sestito	To approve a One Day Liquor License for the Hull Knights of Columbus on December 18, 2021 from 3:00 pm to 7pm for a 90 <sup>th</sup> Birthday Party
<b>Second</b>	Reilly	
<b>Vote</b>	Unanimous	

**Hull Knights of Columbus, 440 Nantasket Avenue re: One Day Liquor License on December 11, 2021 from 11:00 am to 4:00 pm for a baby shower**

<b>Motion</b>	Sestito	To approve a One Day Liquor License for the Hull Knights of Columbus on December 11, 2021 from 11:00 am to 4:00 pm for a baby shower
<b>Second</b>	Pursel	
<b>Vote</b>	Unanimous	

**PF Hospitality Inc., dba the Sandbar, 297 Nantasket Avenue, Lillian Parker, Mgr. re: Amendment to Entertainment hours of operation for Wednesday, November 24, 2021**

<b>Motion</b>	Sestito	To approve an Amendment to Entertainment hours of operation for PF Hospitality, Inc. dba the Sandbar, for Wednesday, November 24, 2021
<b>Second</b>	Reilly	
<b>Vote</b>	Unanimous	

#### **ALCOHOL LICENSES**

<b>Motion</b>	Sestito	To approve the Renewal license on the applications as listed on the Agenda, subject to signoff by Inspectional Services, said renewals to be the same as the current terms and conditions subject to all legal requirements for: Daddy's Ventures, Inc., dba Daddy's Dry Dock; 145NA, Inc. dba Nantasket Flatts; McDevitt Enterprises, Inc. dba Jo's Nautical; Joseph Agostino dba Beach Food
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**Second  
Vote**                Reilly  
                             Unanimous

#### **PACKAGE STORES**

**Motion**                Reilly                To approve the Renewal licenses on the applications as listed on the Agenda subject to signoff by Inspectional Services, said renewals to be the same as the current terms and conditions subject to all legal requirements for: EAM Market, Inc. dba The Village Market; Madhu, Inc. dba Smart Save Variety Store; Tiger Wind dba Nantasket Liquors; Kenny Corp dba EZ Smoke Shop; Preep Corp. dba Quick Pick, Inc.

**Second  
Vote**                Sestito  
                             Unanimous

#### **COMMON VICTUALER**

**Motion**                Reilly                To approve the Renewal licenses on the applications as listed on the Agenda subject to signoff by Inspectional Services, said renewals to be the same as the current terms and conditions subject to all legal requirements for: Breadbasket Bakery, LLC dba Breadbasket Bakery and Café; Mai and Mai, Inc. dba Hull Jade Restaurant; Crave, 303 Nantasket Avenue and Crave, 43 Hull Shore Drive

**Second  
Vote**                Sestito  
                             Unanimous

Pursel asked if the restaurant at the hotel (Crave) is going to be permanent. Reilly said that he thought it was supposed to be temporary but he knows that the hotel group usually does not operate their own restaurant. He said they are still looking and are hoping to have something permanent by next year

#### **LIVERY SERVICE**

**Motion**                Reilly                To approve the renewal license on the application as listed on the Agenda subject to signoff by Inspectional Services, said renewal to be the same as the current terms and conditions subject to all legal requirements for: Richard E. Laws dba Seaport Livery Service

**Second  
Vote**                Sestito  
                             Unanimous

#### **WHOLESALE CLASS II**

**Motion**                Reilly                To approve the renewal license on the application as listed on the Agenda subject to signoff by Inspectional Services, said renewal to be the same as the current terms and conditions subject to all legal requirements for: West Corner Autos, Inc.

**Second  
Vote**                Sestito  
                             Unanimous

**Paragon Entertainment Ventures, LLC dba Paragon Boardwalk, 189-197 Nantasket Avenue, Charles Boggini, Mgr. re: (A) All Alcohol; (B) Common Victualer; (C) Auto Amusement; (D) Entertainment (Renewal)**

Constable said they were considering this license renewal separately as there were a number of people from the public who had concerns about this renewal and she wanted to let them voice their concerns and give the applicants the opportunity to address them.

Several residents of the Horizon Condominiums next to the Boardwalk expressed concerns about the noise levels created by the outdoor summer Spin classes that start at 7:15 a.m. as well as the loud music that was played from 12 p.m. to 10 p.m. and concerts that were held on the weekends. The general feeling was that the level of noise was completely unacceptable and their quality of life was being adversely affected. They questioned whether Paragon was operating outside the conditions of their license. Several residents said that complaints had been filed with the Police Department and the Town and that nothing had been done.

Constable pointed out that this is a mixed-use area but recognized that everyone should be a good neighbor and said this was an opportunity for residents to express their concerns. She asked Lampke if the music from the Spin class and the music at night fell under the Entertainment license. Lampke said they might but that there are restrictions and regulations regarding excessive noise ("noise pollution") that unreasonably interferes with the comfortable enjoyment of life and property or the property of business. Lampke said this seems to be the time to have a discussion about how to improve the quality of life of people living in this business district.

Lemnios emphasized that ultimately the owners of Paragon are responsible for the enforcement of conditions for their license. He said that back in 2019 when the Town was approving the licenses Paragon was very aware of the need to balance the fact that this is an area with both commercial and residential components and spent a great deal of time identifying what would be happening in each of the locales of the business and what the hours would be. He noted that it is very clear from the Entertainment license that they cannot have any activity involving a microphone in the outside area before 11 a.m. and they are to have piped-in music only in the interior areas and that live bands are not allowed. He said that if they wish to have live music they will need to apply for an amendment to their current license, which would necessitate a Public Hearing. He acknowledged the fact that the owners are trying to plan for the development of this area over the next five to ten years and that they have made many improvements. He understands the frustration of the neighbors, however, and said he would make sure that the Police Chief is aware of the requirements of the current license.

Boggini said they are hoping to continue to develop events and attractions that will draw people to this area. He stressed, however, that they are committed to being a good neighbor and said that at this time they are only hoping to renew their current license and are not seeking an amendment to the license. He said they would have discussions among themselves about whether they will ultimately seek an amendment and if they do would make a decision before April to start that process.

Constable noted that the application that was submitted does not match the current conditions of the license. She suggested that no vote be taken on the renewal tonight and said it would be in Paragon's best interest to resubmit their application for the meeting on December 1, 2021 and make sure that what is being proposed matches the current license stipulations. Reilly said that for the next meeting it would be beneficial to have something in writing documenting this discussion so that they have it on file. He said that Paragon is such a big venue it is hard to keep everything straight and wants to make sure that everyone is on the same page.

**PF Hospitality Inc., dba the Sandbar, 297 Nantasket Avenue, Lillian Parker, Mgr. re: (A) All Alcohol; (B) Common Victualer; (C) Entertainment (Renewal)**

Constable said there was a question from the Board relative to this application. The decision was to hold off on this application until a future meeting.

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## UPDATES

Sestito noted that the Hull High School football team is in the final four for playoffs on Friday night. If they win Friday night they will play in the Super Bowl for their division. He said that this is a huge accomplishment for the team. Reilly thanked everyone involved in the Thanksgiving Eve bonfire.

Reilly noted that all of the establishments in the Town have different inside and outside hours and said it is very difficult for police officers who are called for complaints to know the specifics of each license. Lemnios said that they can come up with a listing of the current licenses but there are a few establishments that are much more complicated and the officers will need extra training on these. Reilly also said there are pieces of equipment that

measure sound levels and it might be a worthwhile investment for the Town. Pursel asked if it would be possible in the future to have information regarding complaints against businesses that are seeking renewals of their license.

Constable thanked Veterans Agent Paul Sordillo for an excellent Veterans' Day ceremony. She also wanted to remind people that there is still a significant amount of funding available for microenterprises. She thinks they have increased the maximum amount and she thinks the State has lightened up some of the application requirements. She also said the EDC is holding a listening session on Business District Improvements on December 6<sup>th</sup> at 5 pm at Paragon and encouraged all property owners, businesses, and interested people to attend.

On a motion by Sestito, seconded by Reilly, the Board voted unanimously to adjourn.

Recorded by Kathleen Fanning

Approved by:

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### **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 November 17, 2021
- License renewal materials for: Beach Food; Bread Basket Bakery; EAM Market; Jo's Nautical Bar; West Corner Auto; Paragon Entertainment Ventures; Crave (2); Daddy's Beach Club; EZ Smoke Shop; Hull Jade; Nantasket Flats; Nantasket Liquor; Quick Pick; Sandbar; Smart Save; Seaport Livery
- Applications from Hull Knights of Columbus for One Day Liquor Licenses on December 11, 2021 and December 18, 2021
- Information for Town of Hull Tax Classification Hearing
- Hull Rapid Recovery Plan