

**Hull Board of Selectmen
Final Minutes
December 8, 2021**

The meeting of the Hull Board of Selectmen was held at 7:30 p.m. on Wednesday, December 8, 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.

APPOINTMENTS

Town Clerk, Lori West re: Request to accept 2020 Federal Census precincts and boundary lines

West said that as a result of the census that was completed in 2020, the Secretary of State's office requires that the Board accept the 2020 reprecincting of the Town and their boundaries and descriptions, which were completed after many meetings with the Secretary of State's office. West said that because Hull is so small and their numbers did not change very much from 2010 they were able to keep the same map and the precincts will remain the same. She said that former DPW Department Head Joe Stigliani and surveyor David Ray were both very helpful in reading the maps and boundaries and they are confident that the boundary descriptions match the map that they have given to the State.

Motion	Sestito	To accept the 2020 Federal Census Precinct and Boundary Lines as presented this evening by the Town Clerk
Second Vote	Grey Unanimous	

Discussion of the renewal of licenses for Paragon Entertainment Ventures

Lemnios explained that after the last meeting on this license they reviewed the license conditions extensively as there are two periods involved, pre-Covid and Covid. He said that because Covid restrictions are expiring, the applicant is seeking renewal of the pre-Covid license for the entire complex that was approved by both the Selectmen and the ABCC. He explained that in 2018 and 2019 the Board approved a series of licenses for various locations on the site, each license with its own conditions in terms of hours, service of alcohol, etc. When Covid came into play in March of 2020 many places were closed completely and as they began to be allowed to reopen there were restrictions put into place on seating distances and on live music. Lemnios said the Board has asked the applicants to postpone their presentation to next week's meeting to make sure everything is clear as they know there is intense public interest in the topic. He said he will ask the Police Chief to attend the next meeting in order to address the issue of noise complaints. The next meeting will be remote but will be posted online so that people will be able to participate.

Several residents of the Horizons condominium complex who were present raised the issue of noise and the amount of building that is going on in that area. Reilly recommended that they not be afraid to register complaints as they occur so that they can be documented. Lemnios pointed out that the building of condominiums in this area was approved at Town Meeting and that it is a mixed-use area which combines commercial and residential space and the Town has to find a balance between the two. He stressed that residents should attend Town Meeting so that they have a voice in decisions that are made in the Town. One resident asked if it would be possible for them to obtain a copy of the existing licenses for this area and Constable said that they could.

Nantasket NHG LLC dba Nantasket Beach Resort and Paragon Grill LLC dba Paragon Grill re: Annual License Renewal and Change of Manager:

- 1) **Nantasket NHG LLC dba Nantasket Beach Resort, 45 Hull Shore Drive re: (A) All Alcohol**

as an Innholder; (B) Common Victualer; (C) Entertainment (DJ, Live, Piped-In Music)

Motion Reilly To renew the license as stated, subject to signoff by Inspectional Services, said renewal to be the same as the current terms and conditions subject to all legal requirements

Second Vote Sestito
Unanimous

2) Paragon Grill LLC dba Paragon Grill, 43 Hull Shore Drive re: (A) All Alcohol; (B) Common Victualer; (C) Entertainment (DJ, Live, Pipe-In Music)

Reilly noted the restaurant has been closed and asked if they had somebody lined up to come in and when they might open. Trisha Ellis, the proposed manager, said nothing has been finalized but that they have a prospect coming the next day who they hope will take over the restaurant and do catering as well.

Motion Reilly To renew the license 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, with the stipulation that there be an update given to the Town Manager on a monthly basis until an operator is chosen for this location and the license is exercised

Second Vote Sestito
Unanimous

3) Paragon Grill LLC dba Paragon Grill, 43 Hull Shore Drive re: Change of Manager; Trisha Ellis (Proposed)

Trisha Ellis said she had just relocated from New York to accept this position. She said that she has worked in the hotel industry for many years in a variety of positions. She feels that the Nantasket Hotel Group cares about its employees as well as their guests and that they hope to foster their relationship with the community.

Motion Reilly To approve the appointment of Trisha Ellis as Manager of Paragon Grill LLC dba Paragon Grill

Second Vote Sestito
Unanimous

4) Nantasket NHG LLC dba Nantasket Beach Resort, 45 Hull Shore Drive re: Change of Manager; Trisha Ellis (Proposed)

Motion Reilly To approve the appointment of Trisha Ellis as Manager of Nantasket Beach Resort

Second Vote Sestito
Unanimous

Patrol Officer Stephen Glavin re: Promotion to Police Sergeant

Reilly recused himself from this discussion as his son is a police officer and would be under Glavin's supervision.

Police Chief Dunn said that he is recommending that Officer Glavin be appointed to replace a supervisor who retired in November. Glavin is a resident of Hull who has served the Town for over ten years in a variety of roles including being a hostage negotiator, detective, shift supervisor, and sexual assault officer. He has excelled in every capacity. Dunn looks forward to seeing great things from him and feels he will be an excellent role model for the younger officers.

Motion Sestito To appoint Patrol Officer Stephen Glavin to be promoted to Police Sergeant based on the recommendation of the Chief of Police

Second Grey

Vote Unanimous

REQUESTS FOR APPROVAL

The Nantascot Lodging House, 475 Nantasket Avenue re: Change of Entity Name to Impenetrable Hull LLC and Change of Manager; Dan Botwinik (Proposed)

Motion Sestito To approve the change of Entity Name for The Nantascot Lodging House to Impenetrable Hull LLC and to approve the change of Manager to Dan Botwinik

Second Vote Grey Unanimous

Annual Town Meeting 2022 Warrant Opening and Closing

Motion Pursel To approve the following dates for the Annual Town Meeting 2022 Warrant Opening and Closing: January 7, 2022 – closing date to advertise the warrant; February 1, 2022 – warrant closes at 3 p.m.; March 23, 2022 – Selectmen sign Town Meeting warrant; April 1, 2022 – deadline for posting Town Meeting warrant; May 2, 2022 – Town Meeting; May 16, 2022 – Town Election

Second Vote Reilly Unanimous

ALCOHOL ANNUAL RENEWALS

Reilly noted that there is an open investigation into a complaint against The Sandbar, but Lampke said the license would automatically renew during the investigation unless the Board rejected the license, which would require a Public Hearing.

Motion Grey To approve the renewal license applications as listed on the Agenda with the exception of Paragon Entertainment Ventures, subject to signoff by Inspectional Services, said renewals to be the same as the current terms and conditions, subject to all legal requirements

Second Vote Sestito Unanimous

Renewed were: PF Hospitality, Inc., dba the Sandbar; LaDalat & Company, Inc. dba LaDalat; Houlihan's Seaside dba The Parrot; California Underground; Lighthouse Enterprises, Inc. dba A Street Liquors.

LODGING HOUSE ANNUAL RENEWAL

Motion Sestito To approve the renewal license 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

Second Vote Grey Unanimous

Renewed was: Bermaken Hotel LLC dba Bermaken Hotel.

COMMON VICTUALER ANNUAL RENEWAL

Motion Grey To approve the renewal license applications as listed on the Agenda, subject to signoff by Inspectional Services, said renewals to be the same as current terms and conditions, subject to all legal requirements

Second Vote Sestito Unanimous

Renewed were: L Street Pizza Company, Inc. dba L Street Pizza; Paula Coffman and Rafea Cardoos dba To Dine For; Gateway LLC dba Dunkin'; P and N Bakeries, Inc. dba Weinberg's Bakery.

LIVERY LICENSE RENEWAL

Motion	Grey	To approve the renewal license applications as listed on the Agenda, subject to signoff by Inspectional Services, said renewals to be the same as current terms and conditions, subject to all legal requirements
Second	Sestito	
Vote	Unanimous	

Renewed were: Richard McKenna, Livery Badge for Seaport Livery; Deborah Rock and Carmen Arroyo, Bayside Coach, Livery Service; Deborah Rock, Livery Badge for Bayside Coach; Carmen Arroyo, Livery Badge for Bayside Coach.

CORRESPONDENCE

Donald Gillis, 36 Atlantic House Road re: Letter of Resignation from the Hull Board of Health

Motion	Reilly	To accept the Letter of Resignation from Donald Gillis from the Hull Board of Health
Second	Sestito	
Vote	Unanimous	

Reilly noted that Gillis had served on the Board of Health for forty years and has been a great asset to the community.

May 8, 2021 Annual Town Meeting Attorney General Decision re: Warrant Articles 6, 11, 12, and 16

Lampke said this was a corrected Decision related to approvals on two zoning articles. He said there was an error in the original letter approving Article 16 and that he and Lori West had worked with the Attorney General's office to have them issue a corrected approval letter.

ABCC Advisory re: Non-Consensual drugging occurring at bars, clubs, and other licensed premises

Lemnios said this is an advisory that was sent to towns and municipalities due to certain things happening at Boston bars. Constable noted that this can happen anywhere but at this point it has not been an issue locally.

OLD BUSINESS

Close 2021 Tax Classification Hearing

Motion	Reilly	To close the 2021 Tax Classification Hearing
Second	Sestito	
Vote	Unanimous	

DISCUSSION

HRA Parking Permit Conditions

Lemnios said they felt that it would be good to have potential permit requirements formulated now so they can be given to the HRA to incorporate into the RFP if they intend to operate a parking lot next season and that they have come up with a draft outline of proposed protocols. He said there will be a maximum of 600 spots for paid parking.

He said that 500 spots would be in the first large lot closest to the hotel, 100 paying cars would be in the Phipps Street end of the HRA and that area would also accommodate any resident with a resident sticker with no charge. There would also be a maximum of 50 cars in the triangle lot that would be reserved for Hull residents exclusively from the hours of 8:00 a.m. to 5:00 p.m. These 50 spots are not counted in the 600 total.

There was an extensive discussion regarding the best way to handle the issue of the HRA parking lot and the role of the HRA in general as well as traffic patterns and congestion in the beach front area. Sestito said he feels that a drastic reduction in the number of cars in the HRA lot would have a positive effect on the quality of life for Hull residents and said that if that property is not developed within the next few years, he is not comfortable having the land continue to be used as a large parking lot. Both Pursel and Constable expressed concern that a drastic reduction would drive people to park back in the residential areas. Grey emphasized that efforts should be made to have visitors park in the front lot, which is closest to the businesses, which would be a positive thing for the Town. He feels that a reduction in HRA parking would be a good thing but should be done gradually.

There was agreement that the Board needs to hear more from the HRA as to what is happening in terms of developing this land. Lemnios said he would try to get them in for the first meeting in January to brief the Board and the community as to where they stand. He noted that even if they had a developer in hand, it would be about two years before anything happened, given all of the environmental regulations and permitting that would have to happen as well as public hearings, etc. Constable said they may need to lean on the HRA to come up with a development plan but that they should also hear from the community as to what they would like to see developed in this area.

At this point two motions were put forth.

Motion	Grey	To reduce the number of cars in the HRA lot from 600 cars to 500 paid parking spots, 400 of which will be in the large lot closest to the hotel and 100 paid spots in the Phipps Street lot.
Second	Reilly	

Sestito made a substitute motion:

Motion	Sestito	From May 2023 to October 2023 there will be no parking other than residents in the HRA lot. For the period up until May of 2023 there will be 500 paid parking spots.
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There was no second to Sestito's motion, so a vote was taken on Grey's motion.

Vote	4-1-0	Grey – Aye Reilly – Aye Constable – Aye Pursel – Aye Sestito - Nay
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Reilly said he agrees with many of Sestito's points but they should have more in-depth discussions with other Town boards and should bring people to the table to talk about it. He feels they also need to examine the role of DCR, since they are reaping the benefit of the Town providing parking for their facility. He feels this issue should be placed on a future agenda. The consensus is that more discussion was needed with a variety of people. Lemnios said he would have the HRA come to a meeting in January so they can determine if they are actually going forward with development at this point.

Motion	Reilly	That a discussion of the proposal to eliminate parking in the HRA lot as of 2023 be placed on the Agenda for a meeting of the Board no later than March 15, 2022
Second	Sestito	
Vote	Unanimous	

BOARD UPDATES

Reilly said he wanted to thank those who donated trees to the Town. Four trees went to Veterans via Craig Wolfe and Paul Sordillo, one went to the gazebo at the War Memorial, and the other to the gazebo at Mariner's Park. Reilly said that Wolfe and his sister, Kim Greaves, are instrumental in pushing many projects in town for veterans in need.

Sestito congratulated the Hull Football team for reaching the Super Bowl at Gillette. Pursel said the Citizens Advisory Board of the Weir River Water System met this week and the results of their studies will be sent out at the end of the year. She said that there will be a meeting in February with joint committees formed from Selectmen of each town and the Chair of the water system. Once they have met public forums will be held. She reminded everyone that this Sunday is the Chamber of Commerce's "Home for the Holidays" from 12 pm to 4 pm.

Reilly said there has been some chatter on social media about the accuracy of the sewer and water bills. Lemnios said he would check into this but he thinks it was a result of the conversion from one system to another and that adjustments would be made once everything is complete. Pursel said that the Weir River Water System is aware that some people have had a problem and are very open to hearing from people about this.

Constable thanked the EDC, their consultant, and Chris DiIorio and said she heard there was a great turnout at the Business Improvement District presentation. She said they will follow up on this in the next few weeks. She also asked if the Board was in agreement that they would move to online meetings at least until mid-January. Everyone agreed.

Lemnios said on Monday, the 13th, he and Lampke will be attending a hearing in the Legislature on the Town's request to add five additional alcohol licenses. He said Representative Meschino indicated that the Legislature usually puts very stringent conditions on expansion of licenses to cities and towns so it is unlikely that they will get five but they may get something. If they are granted additional licenses they will likely expire after three years.

Lampke said that as the Board knows, Hull joined many municipalities throughout the country in class action litigation against the opioid manufacturers and distributors due to the terrible impact opioids have had on the country because of the way they were distributed. The Town has been notified that a provisional settlement has been reached with the three largest opioid distributors, Amerisource Bergen, Cardinal Health, and McKesson and also the opioid company Jensen, Johnson & Johnson. The process requires that they agree to the settlement by January 2, 2022. The Board's approval is needed for this. He does not anticipate a large payment to the Town but feels it was important to have as many communities as possible join together to send a message to manufacturers and distributors that the country is not pleased with the way this has been handled. He would ask the Board to authorize the Chair or the Town Manager to sign the necessary paperwork to effectuate approval of the settlement.

Motion	Reilly	To authorize the Chair of the Board of Selectmen and/or the Town Manager to sign the necessary paperwork to effectuate approval of the settlement of the class action suit filed against the opioid manufacturers and distributors
Second Vote	Sestito Unanimous	

EXECUTIVE SESSION

Motion	Sestito	Move to go into Executive Session to discuss the reputation, character, physical condition or mental health of an individual; Move to go into Executive Session to consider the discipline or dismissal of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual; 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 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
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to the Attorney-Client privilege, and not to reconvene in Open Session. The following subject matter will be discussed in Executive Session: Personnel Matter and Appointment of Hearing Officer

**Second
Vote**

Grey
Unanimous*

Sestito – Aye
Grey – Aye
Constable – Aye
Pursel – Aye

*Reilly recused himself from the vote.

The Board then voted unanimously to adjourn the Open Session.
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 December 8, 2021
- Materials related to 2020 Federal Census precincts and boundary lines
- 2022 HRA Parking Protocols
- ABCC Advisory regarding non-consensual drugging occurring at bars, clubs, and other licensed premises
- Correspondence from the State Attorney General regarding approval of Warrant Article 16
- Letter of resignation from Donald Gillis from the Hull Board of Health
- Application for change of name for The Nantascot Lodging House
- Application for Change of Manager and license renewals for Nantasket Beach Resort and Paragon Grill
- Application materials for license renewals for: PF Hospitality, Inc., dba the Sandbar; Paragon Entertainment Ventures, LLC dba Paragon Boardwalk; LaDalat & Company, Inc. dba LaDalat; Houlihan's Seaside dba The Parrot; California Underground; Lighthouse Enterprises, Inc. dba A Street Liquors; Bermaken Hotel LLC dba Bermaken Hotel; L Street Pizza Company, Inc. dba L Street Pizza; Paula Coffman and Rafca Cardoos dba To Dine For; Gateway, LLC dba Dunkin'; Richard McKenna, Livery Badge for Seaport Livery; Deborah Rock and Carmen Arroyo, Bayside Coach – Livery Service; Deborah Rock and Carmen Arroyo, Bayside Coach – Livery Badge

