

**Hull Board of Selectmen  
Final Minutes  
January 19, 2022**

The meeting of the Hull Board of Selectmen was held at 7:30 p.m. on January 19, 2022 via the GoToMeeting platform as an alternate means of public 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; 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. She then asked for a moment of silence in honor of Steve Flynn, a long-serving member of the Hull Planning Board who died recently.

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Bartley Kelly, Chair of the Hull Redevelopment Authority, called their meeting to order. Present: Bartley Kelly, Chair; Bob DeCoste, Vice-Chair; Dennis Zaia, Clerk; James Tobin.

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**Minutes for Approval**

<b>Motion</b>	Sestito	To approve the Minutes of the Board of Selectmen Meeting on September 1, 2021
<b>Second Vote</b>	Grey Unanimous	Sestito – Aye Grey – Aye Pursel – Aye Reilly – Aye Constable – Aye
<b>Motion</b>	Sestito	To approve the Minutes of the Board of Selectmen Meeting on September 18, 2021 with the provision that “United Work Plan” be corrected to “Unified Work Plan”
<b>Second Vote</b>	Grey Unanimous	Sestito – Aye Grey – Aye Pursel – Aye Reilly – Aye Constable – Aye
<b>Motion Second Vote</b>	Sestito Grey 4-0-1	To approve the Minutes of the Board of Selectmen Meeting on August 8, 2019  Sestito – Aye Grey – Aye Reilly – Aye Constable – Aye Pursel – Abstain*
<b>Motion Second Vote</b>	Sestito Grey 4-0-1	To approve the Minutes of the Board of Selectmen Meeting on August 22, 2019  Sestito – Aye Grey – Aye Reilly – Aye Constable – Aye Pursel – Abstain*

\*Pursel was not on the Board of Selectmen in August of 2019. These meetings took place during the transition to a new recording secretary and were recently transcribed for approval.

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## **APPOINTMENTS**

### **Town Clerk/Board of Selectmen Office Manager, Lori West re: 2022 Initiatives**

Lori West was on the call to update the Board on current operations in the Town Clerk's office and initiatives that she is hoping to put in place for 2022. She said that the office is staffed by herself and the Administrative Clerk, Kasey Lombardo. She said that one of the main functions of their job is the issuance of licenses (they issued 57 licenses in 2021) and they are trying to make the process as efficient as possible and have made it possible for people to complete license applications online. West said they also compile the Annual Town Report, prepare for Town Meeting, and administer the operations of the Town Cemetery.

West said they will soon be implementing software that will provide online information regarding current Town Boards and Committees and have also been working on Cemetery software which will help with the administrative work of the Department and will include a grave locator component. West noted that over 90% of their work is mandated by law and some of the key roles include: Chief Election Official, Public Records Officer, Licensing Officer, Census/Voter Registrar, Administrator of the Oath of Office to all appointed and elected officials and Registrar of Vital Records. She also oversees all Conflict of Interest Training. West briefly outlined the 2022 Election Calendar and said they continue to register as many voters as they can and noted that voter registration is available at the counter, through the mail, at the High School, and online. She said they have also updated their voting machines.

West said that one of her 2022 initiatives and goals is to create a virtual newsletter that will allow residents to access more services online and is also hoping to create a welcome packet for new residents that would welcome them to Hull and provide information regarding Town services. She said that she is looking at a number of software packages to streamline their work and is also exploring the possibility of electronic voting for Town Meeting. She said she has been able to narrow down a company that many towns have been using and she feels it is a very impressive system.

Lemnios said that West has worked hard to make the licensing process more efficient and has done a great job with the Cemetery Department. He also said she has navigated all of the changes in voting procedures extremely well. Sestito asked about the possibility of using electronic voting at this year's Town Meeting but West said it would not be possible because it would require a change in the Town Bylaws. However, she is hoping to have a demonstration of the software in the near future as she would like it to become an option for voters at Town Meeting.

### **Joint Meeting with Board of Selectmen re: Update on HRA Development Efforts**

Bartley Kelly said the HRA is close to finishing a draft of their Urban Renewal Plan and would like to get it to the Board of Selectmen for their comments and in the near future. He said they have hired a consultant who will help with the draft and will act as a facilitator at the public meetings that are required before a final plan can be submitted to the Department of Housing and Community Development (DHCD). He said they are hoping to get through this process and be ready to negotiate with developers by the end of the summer or early fall. He stated that they have had some very positive preliminary discussions with potential developers about development in this area but will seek input from both the public and the Board of Selectmen before they submit a final plan for approval. He said that both of the developers they have spoken with are eager to work with the Town to create a development that will be based on the needs of the Town. He explained that they had put out an RFP two years ago but that did not work out and so they have gone back to the drawing board to develop a plan that will give them more defined goals and make it easier to work with developers.

Lemnios emphasized that a plan cannot be submitted to the State until it has been approved by the Board of Selectmen. He feels that it would be very helpful for the Selectmen to begin reviewing a copy of the draft now so that they can see where they are in the process and asked Kelly if he would be able to submit the draft plan to his office by tomorrow. Kelly said they are hoping to have the final draft ready in the next four to six weeks but could

submit the plan to the Board now for review. Lemnios said this would be helpful and pointed out that if the Board sees any red flags they can let them know before they issue a final draft. Lemnios said he would also like information as soon as possible as to what the process for public hearings would be in terms of timelines and the nature of public participation. Kelly said he would need to check with their consultant but should be able to get this information to them within two weeks. Kelly said they are hoping to get input from the Selectmen and incorporate it into the plan before they present it to the public but said they would not expect the endorsement of the Board until they have the public meetings.

Kelly said the HRA had some questions about the parking protocols for 2022 and would like to get some clarification in order for them to put out RFPs. Constable said she wasn't sure if they could address these questions at this meeting as it was not listed on the Agenda. Lampke said that since this is a topic that generates a lot of public interest he would not advise that they have a discussion on this tonight. Lemnios suggested that they schedule this for 7:30 at the next meeting and asked Kelly to collect any questions, concerns or comments from HRA Board members so they could circulate the issues to the Selectmen. Kelly said they would like to discuss this as soon as possible. DeCoste asked about filling the vacancy on the HRA but Lemnios noted that the Town election is only three months away and if they could function with only four members until then it would be good. Lampke explained that under the law, if the board with the vacancy does not notify the Board of Selectmen within 30 days of vacancy that there is a vacancy, then the Board of Selectmen can fill the vacancy.

On a motion by DeCoste, seconded by Zaia the HRA voted unanimously by roll call vote to adjourn their meeting.

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## UPDATES

Pursel asked about the utility wires that are no longer in use on the poles. Lemnios said they are in the process of contacting Comcast and Verizon and are also working with the IBEW to verify that union employees can touch another union's utility property. Pursel asked if they could add the issue of a noise ordinance on an upcoming Agenda. Lemnios said that he, Lampke, and Lori West are meeting to talk about potential warrant articles and they know that a noise ordinance is something of interest but it will have some legal complexity in terms of regulating speech and noise. He thinks the Board will discuss this issue at their first meeting in March. Pursel asked if the Light Board was able to secure the utility box on the corner of Water Street that was removed. Lemnios said it has been secured and he hopes it will be installed in a high visibility location, although that probably will not happen until the spring. He suggested that she start thinking of potential locations.

Constable thanked the No Place for Hate Committee on their presentation of an informative documentary and discussion on the Dali Lama and Bishop Desmond Tutu. She noted that the Joint Committee on Municipalities and Regional Government had a public hearing this past Tuesday regarding Hull's Home Rule Petition to amend the charter to make it more gender neutral. She believes Rep. Meschino did submit written testimony in support so they should hear on that shortly. She also reminded people that there is a Last Mile Transportation survey that will be open until February 14, 2022. She noted that Hull seems to be responding in good numbers to this survey.

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## EXECUTIVE SESSION

<b>Motion</b>	Sestito	To go into Executive Session to discuss strategy with respect to litigation and that the Chair declare that an open session 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 Session 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 counsel and obtain legal advice pursuant to the Attorney-Client privilege and not to reconvene in Open Session. The following matters will be discussed in Executive Session: the Appeal of DEP Superseding Order of Conditions (DEP File # 35-1558) for work at Beach Avenue and 169 Beach Avenue,
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ownership and use issues/claims concerning Beach Avenue and the beach;  
Graves Light and Fog Station LLC v. Hull and HRA property.

**Second  
Vote**

Grey  
Unanimous

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

The Open Session was adjourned.

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 January 19, 2022
- Final 2022 HRA Parking Protocols