

**Hull Board of Selectmen
Final Minutes
February 2, 2022**

The meeting of the Hull Board of Selectmen was held at 7:30 p.m. on February 2, 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; Domenico Sestito, Member; John Reilly, Member.
Member absent: Donna Pursel, Clerk. 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.

Minutes for Approval

Motion	Grey	To approve the minutes of the Board of Selectmen meeting on April 23, 2020
Second	Sestito	
Vote	Unanimous	Grey – Aye Sestito – Aye Reilly – Aye Constable – Aye
Motion	Grey	To approve the minutes of the Board of Selectmen meeting on September 29, 2021
Second	Sestito	
Vote	Unanimous	Grey – Aye Sestito – Aye Reilly – Aye Constable – Aye
Motion	Grey	To approve the minutes of the Board of Selectmen meeting on November 10, 2021
Second	Sestito	
Vote	Unanimous	Grey – Aye Sestito – Aye Reilly – Aye Constable – Aye
Motion	Grey	To approve the minutes of the Board of Selectmen meeting on December 8, 2021
Second	Sestito	
Vote	Unanimous	Grey – Aye Sestito – Aye Reilly – Aye Constable – Aye
Motion	Grey	To approve the minutes of the Board of Selectmen meeting on January 5, 2022
Second	Sestito	
Vote	Unanimous	Grey – Aye Sestito – Aye Reilly – Aye Constable – Aye
Motion	Grey	To approve the minutes of the Board of Selectmen meeting on January 19, 2022

Second	Sestito	
Vote	Unanimous	Grey – Aye Sestito – Aye Reilly – Aye Constable – Aye

APPOINTMENTS

National Grid re: Grant of Location for 13-15 Eastman Road, part of National Grid's Bare Steel Replacement Program

Mary Mulroney from National Grid was on the call to request the Board's consent for National Grid's replacement of 780' of 6" bare steel dated 1931 and 1942 and approximately 35' of 4" bare steel dated 1931 with approximately 815' of 6" plastic in Eastman Road from the existing 6" plastic at Nantasket Avenue to the end of Eastman Road at the pump house.

Chris Gardner, Director of Public Works, had reviewed the site and stated that the area in question is being used by a tree company for the storage of tree trunks and would be very difficult to access. Lemnios said the area would need to be cleared at the company's expense as the property is under Town control and no permission has been given for this use. Mulroney said that National Grid would work with the company on this.

Lemnios said National Grid's request would also need to go before the Conservation Commission because some portion of the work is within the boundary of an area that comes under the Wetlands Protection Act. Chris Krahforst, Conservation Administrator, said that since it is a utility replacement it might have a utility exemption but it certainly would benefit National Grid to come before the Commission. He also noted that if the area is cleared out it would help the Commission's objective of providing public access to that area.

Lemnios said that abutters had been notified about this meeting. Constable asked if there were any abutters on the call but there were none.

Motion	Reilly	To grant a right of way as requested this evening subject to National Grid's securing all applicable permits and licenses and completing proper forms to the satisfaction of the Town Manager, the DPW Director and the Facilities Manger
Second	Sestito	
Vote	Unanimous	Reilly – Aye Sestito – Aye Grey – Aye Constable – Aye

Craig Wolfe, Hull Rotary Club re: Snow Show

Wolfe said this is a snow event on Sunday, February 27, 2022 to raise funds for the various Veteran's programs sponsored by the Hull Lifesaving Museum. He said they have obtained a permit from HRA and will use the same format that they use for the Car Show. He noted that all of the regular emergency management teams will be there.

Motion	Reilly	To approve the Snow Show with the final signoff by the Police Chief and Town Manager and Town Counsel
Second	Grey	
Vote	Unanimous	Reilly – Aye Grey – Aye Sestito – Aye Constable – Aye

Joint Meeting with HRA re: Parking

Lemnios said that he and Bart Kelly and Dennis Zaia from the HRA had recently met with Police Chief Dunn and Deputy Chief Reilly to review the HRA parking protocols for the 2022 season. As it currently stands, there will be a maximum of 500 paid parking spots available. Of these 500 spots, 400 will be in the main HRA lot near the hotel and 100 spots will be in the Phipps Street lot. Non-residents are to park first in the lot near the hotel and once those spots are filled the Phipps Street lot will open for paid parking. Residents with stickers can park in the Phipps Street lot at any time. The hours of operation for these lots will be from 8 a.m. to 5 p.m. During the day the Triangle lot would be dedicated to Hull residents with stickers but after 5 p.m. anybody could park there. Kelly and Zaia had said that due to its proximity to bathrooms, etc. they would prefer to see the Phipps Street lot filled first and the large lot be the secondary lot. Lemnios said he pointed out that the large lot would ensure that the maximum number of people parked close to the business district and would also provide the best buffer for the people in the residential neighborhoods near the Phipps Street lot.

Police Chief Dunn was on the call and said that based on what he is hearing from residents he feels the current parking program is a success and that the number the Board has presented is fair. He said parking ticket complaints have dropped in that area and he thinks the signage helped a great deal. He thinks that people from out of town are now realizing that they will be ticketed.

Constable said she would like to hear from HRA members. Kelly said the HRA understands the issues of traffic and quality of life, however he emphasized that the parking revenues that the HRA receives go back to the Town in a number of different ways. He reiterated that the HRA feels the Phipps Street lot is where most people would like to park and they would like to see that increased from 100 to 200 cars for non-residents with 300 in the main lot. He said they would also like to allow 50 non-resident cars in the Water Street lot, which would raise the number of paid spots to 550. He said the only other request the HRA has is to extend the hours of operation from 5 p.m. to 8 p.m. Lemnios said that police details would be the responsibility of the operator until 9 p.m. but Kelly said he does not feel that the number of cars after 5 p.m. would require a detail. Dunn said he would agree with Kelly on that point. Reilly said he thinks that the end time was set arbitrarily and he is not opposed to having it extended but he would like the Chief to have flexibility regarding details, depending on the number of people in a lot. Constable said she would also be in favor of keeping the lots open to 8 p.m. but feels they might want a detail there until at least 6 p.m. barring something unusual. Sestito and Grey said they do not want to change anything they have currently set in place as it is working and Hull residents seem to be happy with it.

Motion	Reilly	To approve the change of hours from 8 a.m. to 5 p.m. to 8 a.m. to 8 p.m. with police details in place until 6 p.m. unless otherwise directed by the Police Chief or his designee
Second	Grey	
Vote	3-1-0	Reilly – Aye Grey – Aye Sestito – No Constable – Aye
Motion	Constable	To increase the Phipps Street lot from 100 cars to 150 cars with the provision that cars are parked on the south end of the lot first and to allow 200 cars only for the weekends of the Carnival

There was no second for this motion so it was withdrawn.

Bart Kelly, Building Commissioner re: Building Department Presentation

Kelly said the mission of the Department is to promote the health, safety and welfare of the Town by ensuring the proper use, development, and construction on land in the Town and proper interpretation and enforcement of Hull Zoning Regulations and the State Building Code. He said that the Department reviews all permit applications including site plans, construction drawings, and necessary documents. They conduct all required inspections and coordinate with the Conservation Department to evaluate proposed development and construction in the flood zone, and collaborate on the annual CRS certification, which gives the Town a 15% reduction in flood insurance. He said

they also work with the Planning Board to evaluate proposed change in use for developments and work to ensure that approved projects comply with the Conditions of the Site Plan Review. They also work with the Board of Health to identify building code and safety issues identified during rental inspections.

Kelly said that since the pandemic started the Building Department has seen a dramatic increase in the number of building permits issued and based on what he is seeing he expects the work load will remain strong. He also noted that there has been a steady increase in the cost of operating the Department and as a result they are asking for approval to increase permitting fees. He said that the rates have not changed since 2009 and the increased fees are needed in order to hire and retain competent inspectors.

Lemnios said the Department has taken over an incredible workload as the Town has been going through a building boom over the past few years and asked that the Board consider the fee increases at their next meeting. Constable asked Kelly if he could circulate the proposed fee schedule so they could review it before the next meeting. Kelly said he would.

Chris DiIorio, Community Development and Planning Director re: Community Development and Planning Presentation

DiIorio said the Department's mission is to work with the community to develop a common vision for its future and take actions that transform that vision into reality. To do this they work with a number of Town committees and boards as well as with developers, in order to make sure that proposed plans are compatible with the Town's goals. He said they look at zoning amendments that might be beneficial to the Town and undertake planning studies so they can understand what the community is looking for and where possible they secure funding for approved projects. They also work with the State on new initiatives and make sure the Town is in compliance with all regulations and that all ADA requirements are satisfied on new construction projects. DiIorio said they have had a number of Special Permit/Site Plan Review/Modifications over the last several years and they stay on top of projects during construction and review them when they are complete to make sure they are built according to the plan that was submitted. He said currently they also manage about 75 CDBG Home Improvement loans.

DiIorio said that they have overseen seven recent and current planning studies and reports: Unified Work Plan, Open Space and Recreation Plan, Pemberton Plan, Fort Revere Tower Assessment, Village Fire Station Assessment, Affordable Housing Production Plan and HRA Urban Renewal Plan. Among the key activities that the Department is working on are projects related to transportation, culture/entertainment, recreation, and the economy. Some of their achievements include making Nantasket Avenue more attractive and pedestrian/bike friendly and working to save ferry service for the Town. They have constructed the Artwalk and have worked with HRA to create space for events and pop-up businesses. He noted that the Open Space and Recreation Plan identified issues with Town parks and they have been able to renovate a number of these, especially the Kenberma playground. He said they are working with the Economic Development Council and have hired a consultant to help with the development of a Business Improvement District and are also working on wayfinding and branding signage and have secured some money for dredging work around Nantasket Pier. He noted that in the past several years they have received close to \$2,000,000 in grants.

Lemnios said that DiIorio works closely with a number of Town boards and with the HRA on their projects. He said he is hoping to add the position of an Assistant Town Planner in order to help pursue the various grants that are out there.

Chris Krahforst, Conservation Director re: Conservation Department Presentation

Lemnios said Krahforst is another person who works with multiple Town boards and committees as well as state agencies and the residents of the Town. He said that one of the biggest long-term threats to the community is climate change and sea level rise and they are hoping to bring in an Assistant Conservation Administrator in order to allow Krahforst to better respond to this crisis and utilize his education and connections in state government.

Krahforst said the charge of the Department is to protect the public's interest in their natural resources. He said they have numerous responsibilities, including administration of the Wetlands Protection Act (WPA) regulations and helping residents work through the permitting process required by the WPA, conducting Conservation Commission

meetings, informing project applicants of FEMA flood zones, and addressing compliance violation issues. He noted that the Department has done a significant amount of grant writing and since FY '19 has received over \$600,000 in grants from the Office of Coastal Zone Management alone.

Krahforst highlighted several long-standing challenges that are facing the Town including managing and improving the water quality in Straits Pond and working to provide pedestrian access to the area as well as reconstructing and fortifying the primary frontal dune on Nantasket Beach. He said that in 2019, as required by the Municipal Vulnerability Preparedness Program, they conducted a community-based workshop to engage Town officials and representatives in the issues of the Town's vulnerability resulting from the rise in sea levels. He said that the workshop enabled them to establish priorities and identify resources to deal with the issues of vulnerability and alternative energy. He noted that there are several areas in town that experience frequent severe flooding and they are seeking assistance from the State to help address this issue.

Krahforst said the department also works on the FEMA Community Rating System (CRS), which requires detailed annual tracking in order to maintain the Town's current rating. He said they update the Town's Hazard Mitigation Plan every year and are involved in the permitting of sea walls, road reconstruction, and storm drainage/damage.

Krahforst said in the near-term the Department will be involved in the formulation of a newly-required Floodplains Bylaw and in securing available funding for floodplain management. He said there will be a request before Town Meeting for an Assistant Director so that they can do the necessary things that are coming down the road and also asked that the Select Board recruit strong candidates for the two open positions on the Conservation Commission and consider adding alternate Commissioners to help with the work load.

Sestito asked Krahforst about the concept of a managed "retreat" from, or abandonment of homes in flood-prone areas. Krahforst said he had participated in a workshop with U Mass and they heard from communities that have had this happen and it has not gone well. He said there are homes in Hull that are in harm's way and they need to ask questions about this and what it means for Hull so that they can begin to plan for this possibility.

REQUESTS FOR APPROVAL

Joseph Agostino, Mezzo Mare re: Amendment of Alcohol and Common Victualer License for Monday, February 14, 2022

Lemnios said that the current license does not include being open on Mondays but due to Valentine's Day he would like to be open on that day.

Motion	Sestito	To approve an Amendment of the Alcohol and Common Victualer License for Mezzo Mare to allow for opening on Monday, February 14, 2022
Second Vote	Grey Unanimous	Sestito – Aye Grey – Aye Reilly – Aye Constable – Aye

Jen Olivieri, Hull Boosters re: Carnival on HRA property for June 15, 2022 through June 19, 2022 with a set up date of June 13, 2022

Motion	Sestito	To approve the Hull Boosters Carnival on HRA property for the dates of June 15, 2022 through June 19, 2022 with a set up date of June 13, 2022, pending all necessary approvals and required inspections and also to grant the Town Manager the authority to adjust the HRA parking scheme for this Carnival as well as the July Carnival for the Hull Youth Football Organization
Second Vote	Grey Unanimous	Sestito – Aye Grey – Aye

		Reilly – Aye Constable – Aye
Motion	Reilly	That the inspectional fees usually set by the Town be waived for the Hull Boosters Carnival
Second Vote	Grey Unanimous	Reilly – Aye Grey – Aye Constable – Aye

**Sestito recused himself from this vote due to his position on the Hull Youth Football Organization

UPDATES

Lemnios said that the Atlantic Avenue water main replacement is moving along well. He said that next Saturday the Board of Health will be holding an opportunity for people to pick up free Covid test kits. He noted that the Town currently has approximately a 15.18% positivity rate but it is coming down. He would anticipate that they would begin to open public buildings at the end of February or the beginning of March.

Sestito asked if they could discuss the pavement plan at the next meeting. Lemnios said there would be a presentation in March.

Constable recognized the passing of Donna Pursel's mother and said she would send the family the Board's condolences. She also wanted to thank DPW and Public Safety for their hard work during the recent storm.

On a motion by Sestito, seconded by Grey, the Board voted unanimously by roll call vote 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 for Board of Selectmen Meeting on February 2, 2022
- Map for National Grid Grant of Location Request and Notice of Public Hearing for Grant of Location of Gas Mains and Related Matters
- Flyer for Vehicular Snow Show
- Hull Boosters Carnival Request
- Mezzo Mare Amendment Request