

Hull Board of Selectmen

Minutes

November 15, 2018

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Thursday, November 15, 2018, at Hull Municipal Building, 253 Atlantic Ave., Hull, Massachusetts.

Present: Domenico Sestito, Chair; Jennifer Constable, Vice-Chair; Kevin Richardson, Clerk; John Reilly, Member, and Greg Grey, Member. Also present were Town Counsel James Lampke and Town Manager Philip Lemnios.

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APPOINTMENTS

Interviews for Hull Cultural Council

The following applicants for the Hull Cultural Council were interviewed:

- Karen Shirey Pitrolo is new to town and would like to get involved in the community. She is interested in both culture and the arts and is particularly interested in the science aspect.
- Susan Regan is a long-time resident with a degree in communications and has been involved in the theater since childhood. She would like to be part of a group that can showcase the arts.
- Haven Veraguas is a junior at Hull High School. He is a musician and would like to be a link between the High School and the arts community.
- Randy Veraguas used to be on the council and served two terms (the limit) and would like to serve again. She is also the mother of applicant Haven Veraguas.
- James Quinlivan is a retired Navy Petty Officer who runs a music promotion business and has been responsible for producing music events around the state.

Sestito noted that there is no limit to the numbers of appointees to the council. The board voted as follows:

Motion	Richardson	Motion to appoint Karen, Susan, Haven, James, and Randy for three-year terms.
Second	Constable	
Vote	Unanimous	

Hull Yacht Club, regarding change of manager

Charles O'Connor was present at the meeting as new manager of the Hull Yacht Club, which is requesting an official change of manager. The board voted as follows:

Motion	Richardson	Motion to approve the change of manager.
Second	Grey	

Vote	Unanimous	
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Jason McCann and Sam Devine from MassRIDES, regarding commuter ferry carpooling discussion

This appointment is being rescheduled due to weather.

APPROVALS

The board approved a request by Amy Cochlin for a wedding ceremony on Warren St. beach on June 22, 2019 at 1 p.m.

Motion	Richardson	Motion to approve from 11:30 a.m. to 2:30 p.m., subject to approval from Police and Fire.
Second	Grey	
Vote	Unanimous	

The board approved a request from Patrice Kenney, Nantasket Beach Salt Water Club, 3 Fitzpatrick Way, for a license extension to January 15, 2019.

Motion	Richardson	Motion to approve
Second	Constable	
Vote	Unanimous	

The following were approved for license renewals:

Motion	Richardson	Ric-Ray, Inc. dba Schooners, Jacqueline Chase, Mgr., 157 Nantasket Ave for (A) All Alcohol (RENEWAL); (B) Common Victualer (RENEWAL); (C) Entertainment (Jukebox) (RENEWAL)
Second	Grey	
Vote	Unanimous	

Motion	Richardson	Joseph Agostino dba Beach Food, 245 Nantasket Ave. for (A) All Alcohol (RENEWAL); (B) Common Victualer (RENEWAL)
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Second	Constable	
Vote	Unanimous	

Motion	Grey	Preep Corp. dba Quick Pick, Indravadan D. Patel, Mgr., 261 Nantasket Ave, for (A) Wine & Malt Package Store (RENEWAL)
Second	Richardson	
Vote	Unanimous	

Motion	Constable	EAM Market, Inc. dba The Village Market, James Francis McGinnis, Mgr., 505 Nantasket Ave. for (A) All Alcohol as a Package Store (RENEWAL)
Second	Grey	
Vote	Unanimous	

Motion	Grey	Mai and Mai, Inc. dba Hull Jade Restaurant, Mo Kang Mai, Mgr. 516 Nantasket Ave. for (A) Common Victualer (RENEWAL)
Second	Richardson	
Vote	Unanimous	

Motion	Grey	NHS of the South Shore, Inc. dba NeighborWorks Neighborhood Housing Service, Donna Ackerman, Mgr., Easy Living Lodge 24 Park Ave. for (A) Lodging House License (RENEWAL)
Second	Richardson	
Vote	Unanimous	

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Motion	Constable	Bermaken Hotel LLC. dba Bermaken Hotel, Steven Wilkins, Mgr. 102 Revere St. for (A) Lodging House License (RENEWAL)
Second	Richardson	
Vote	Unanimous	

Motion	Grey	Park Ave Realty Trust, LLC. dba Nantasket Beach Lodging, William Seroll, Mgr., 12 Park Ave. for (A) Lodging House License (RENEWAL)
Second	Richardson	
Vote	Unanimous	

Motion	Grey	Nantasket Beach Inc., dba Nantasket Resort and Spa, Hillary Simpson, Manager, 44 Hull Shore Drive, for Innholder, All alcohol annual, entertainment live, arcade renewal license (RENEWALS).
Second	Richardson	
Vote	Unanimous	

Motion	Constable	Lighthouse Enterprise. Inc., dba A Street Liquor, 670 Nantasket Ave., for all alcohol as package store (RENEWAL)
Second	Richardson	
Vote	Unanimous	

Motion	Constable	Bread Basket Bakery LLC, dba Bread Basket Bakery and Cafe, 307 Nantasket Ave, for common victualer (RENEWAL)
Second	Grey	
Vote	Unanimous	

NEW BUSINESS

Lemnios provided the following updates:

- Emergency Work on Crescent Beach is moving along. The cost will be about \$1.2 million. Stone is being brought in and can be re-used in the final work. Work should be finished in a couple of weeks.
- Material for the Thanksgiving evening bonfire is being accumulated.
- The DPW is now in winter mode and is tuning up winter vehicles for snow removal and sanding.
- At the next meeting there will be a renewal of the Red Parrot license, but they are in process of transitioning the business to a new owner. The Red Parrot will renew their license and will seek a transfer in January.
- Board meetings are scheduled for December 13 and 27.

Constable informed town residents that the Website Committee has posted an online survey on the town website home page.

Richardson thanked the Town Clerk, poll workers, police details, and the DPW for their work on election day.

The board took a brief recess at this time.

APPOINTMENTS, CONTINUED

Police Chief Dunn regarding Cadish Ave.

Police Chief Dunn was present at the meeting to discuss changing Cadish Ave. from a two-way to a one-way street from north to south from Q Street to V Street. Dunn stated that he received a proposal in July from resident George Boylan, along with a petition signed by a number of neighbors. Dunn and Officer Smith, the department's safety officer examined the area and Dunn recommends that it be changed to a one-way street for public safety reasons due to the street narrowing in the designated area. He has discussed this with Fire Chief Russo and DPW Director Jim Dow, who concur with this recommendation.

Boylan, 150 Cadish Avenue, stated that this is a request from numerous residents on the street. He noted that the road is extremely narrow in certain portions and gets a lot of traffic. Two-way traffic is difficult in places. Steve Nash, 160 Cadish, said that there is not room for two cars to pass in front of his house.

Richardson recommended signage at both sides on Cadish and Q Street. Dunn said that they would order supplies and start in a few weeks.

Motion	Reilly	Motion that Cadish Avenue be changed to a one-way road designation, starting at the corner of V Street and Cadish Ave. and continuing in a southerly direction, terminating at Q Street and the intersection of Cadish Ave. where the road will become two lanes, one northbound and one southbound.
Second	Richardson	
Vote	Unanimous	

Bartley Kelly, HRA Chair, regarding bids for redevelopment of the HRA Property

Bartley Kelly, HRA Chair, was present at the meeting to report to the board on recently received bids for redevelopment of the HRA property. Kelly informed the board that two proposals for development of the property have been received. One proposal includes 136 housing units and 100,000 square feet of commercial space, including racquet ball and basketball courts. The other is for 160 residential units. He pointed out that it is very early in the decision-making process. He asked the board to strategize on how they want to participate, whether as a whole board or a subcommittee.

Kelly stated that there are interviews with the developers, one at 6:30 p.m. on Monday November 26 and the other at 6:30 p.m. on Monday December 3. In the future there will be presentations to the public.

Sestito expressed the board's gratitude at being involved in the process. Kelly thanked the board for its support and involvement. He said they would be looking at a possible late January or early February decision-making.

The selectmen will post a meeting for the above dates. Lemnios suggested that the HRA schedule these meetings for the High School exhibition room in order to accommodate the public and other boards and committees. Kelly said that this is an interview rather than a presentation on the specifics of the development. Lemnios asked Town Planner Chris DiIorio to invite the Planning Board and other boards and committees to these meetings. Kelly said that they would not be talking about the development, but rather about them as a business.

Kelly said that they did not put in an application for a MassWorks grant this year, and will look to doing that either next year or the year after depending on the status of the redevelopment decisions.

Constable suggested that the HRA involve the South Shore Chamber of Commerce.

The meeting was adjourned at 8:38 p.m. The board will meet next on November 29, 2018 at 7:30 p.m.

Recorded by Catherine Goldhammer

Approved by:

Documents

The following documents were included in the members' packets or were presented during the meeting and are available in the Select Board's office upon request:

- Agenda and added agenda for November 15, 2018
- Statement of interest to serve on the Cultural Council from Karen Shirey Pitrolo
- Statement of interest to serve on the Cultural Council from Susan Regan
- Statement of interest to serve on the Cultural Council from Haven Veraguas
- Statement of interest to serve on the Cultural Council from James Quinlivan
- Statement of interest to serve on the Cultural Council from Randy Veraguas
- Request for change of manager from Hull Yacht Club
- Wedding request from Amy Cochlin
- License extension request from Patrice Kenney, Nantasket Beach Salt Water Club
- License renewal requests from:
 - Ric-Ray, Inc. dba Schooners,
 - Joseph Agostino dba Beach Food,
 - Preep Corp. dba Quick Pick, I
 - EAM Market, Inc. dba The Village Market
 - Mai and Mai, Inc. dba Hull Jade Restaurant,
 - NHS of the South Shore, Inc. dba NeighborWorks Neighborhood Housing Service

- Bermaken Hotell LLC. dba Bermaken Hotel
- Park Ave Realty Trust, LLC. dba Nantasket Beach Lodging
- Nantasket Beach Inc., dba Nantasket Resort and Spa,
- Lighthouse Enterprise. Inc., dba A Street Liquor,
- Bread Basket Bakery LLC, dba Bread Basket Bakery and Cafe