

Hull Board of Selectmen

Minutes

February 21, 2019

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Thursday, February 21, 2019, at Hull Town Hall, 253 Atlantic Ave., Hull, Massachusetts.

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

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APPOINTMENTS

Aquarion Water regarding water main replacement

Aquarion Water representative Steve Olsen was present at the meeting to request a grant of location for a water main replacement on Beach Ave. Olsen stated that the water company has Conservation Commission approval and a contractor in place. This will be for 4,800' of 6"/8" main along the railroad bed between M St. and Y St. and some work on Mayflower Rd. The current main is under the dune, and will be left in place. They will have to remove a few connections by hand digging. There will also be seven new hydrants, which have been coordinated with Fire Chief Russo.

Lemnios said that this project has been in discussion for years. The water company has had meeting with town departments. The project will start in mid-March and should be completed by mid-June. Lemnios stated that the road will be regraded as part of the project. Olsen agreed to Sestito's request to provide bottled water to any residents whose service is disrupted briefly during the project.

Olsen said that this winter's water main breaks have probably been due to settling.

The board approved the request as presented this evening.

Motion	Grey	So moved.
Second	Constable	
Vote	Unanimous	

APPROVALS

The board approved the following licenses:

Motion	Grey	Knights of Columbus, 440 Nantasket Ave., regarding one-day liquor license on March 9, 2019 from 4:30-11:30 p.m., for a birthday party.
Second	Constable	

Vote	Unanimous	

Motion	Grey	Knights of Columbus, 440 Nantasket Ave., regarding one-day liquor license on March 16, 2019 from 5:30 p.m. – 12 a.m. for a St. Patrick's Day dinner.
Second	Constable	
Vote	Unanimous	

APPOINTMENTS, CONTINUED

Kurt Bornheim, Harbormaster, regarding mooring fees

Harbormaster Bornheim was present to request that the board approve an increase of mooring fees, currently set at \$6 per foot, to \$7 per foot in 2019 and \$8 in 2021. Surrounding towns' mooring fees are all higher (\$7-12) and in some cases include user fees in addition. Weymouth charges the same as Hull, but is planning to increase. Bornheim noted that the increased revenue would go directly into waterways fund. He also said that there are several upcoming capital projects, including dredging at the Steamboat Wharf, Allerton survey, float replacement, and the A Street boat ramp. Bornheim said that 35% of moorings are used by Hull residents and 65% by non-residents. Residents and non-residents cannot, by law, be charged at different rates.

Lemnios pointed out that the Harbormaster budget is supported by user fees in an enterprise fund. The upcoming projects will not impact the residential tax burden.

The board voted as follows to approve the mooring fees as requested.

Motion	Grey	Motion to approve the increase.
Second	Constable	
Vote	Unanimous	

Bornheim also announced that the department will be providing a free safe boating class from April 4 to May 2 at the Saltwater Club.

A resident suggested that the town find a way to pay for the commuter dock float that is more equitable to town residents, such as adding a surcharge to commuter boat tickets and putting those funds in an escrow account, rather than the full cost of the float being the responsibility of the harbormaster enterprise fund. He further stated that the town might consider having different rates for different mooring locations, as some are more desirable than others.

Discussion: Affordable Housing

Grey stated that he has heard from people regarding the affordable housing issues in town and the upcoming increased need with an aging population. He said that people have expressed interest in serving on a committee to explore this. Constable suggested instead having a task force that meets with Massachusetts Housing Partnership, which is willing to meet with this smaller group for a presentation and then do a community-wide presentation. She also pointed out the CPA is one funding source for affordable housing projects. Grey said that he was in agreement with that plan.

Motion	Constable	Motion to establish a task force that includes a member of the Council on Aging, Wellspring, the Planning Board, the Board of Selectmen, the Housing Authority, and the Veterans' Agent, to meet with Mass. Housing Partnership for an initial affordable housing session, followed by a community-wide affordable housing discussion presented by Mass. Housing Partnership
Second	Grey	
Vote	Unanimous	

The board took a brief recess at this time.

Justin Gould and Andy Spinnelli, Steamboat Wharf, regarding lease amendment

Justin Gould of Steamboat Wharf was present at the meeting, as was Attorney Adam Brodsky, to discuss a lease amendment that would include a restaurant site at the marina. Brodsky stated that this process began in October of 2018 with the objective of converting the former Lobster Express location into a small seasonal marina restaurant, and they would like permission to move forward, as the boating season is approaching. He stated that the lease describes the use as a "marina facility," and references an RFP that refers to "public recreational boating facility," which, he stated includes food service. He further stated that a restaurant would be a permitted use under zoning. He stated that Gould and Spinnelli have provided requested information to the board, including a parking plan that takes Jake's into consideration.

Brodsky stated that he is aware of Jake's concerns about competition, but the proposed restaurant is designed to not be competition, as it is unlike Jake's. He further noted that Gould and Spinnelli have teamed up with restaurateur Andy Boothroyd for this venture. The space is now vacant and they have been unsuccessful at renting it since the departure of Lobster Express.

Sestito said that with two board members absent, he did not feel comfortable coming to a decision this evening. Constable and Grey agreed with this. However, Constable asked that the board put this on its next agenda, or meet out of schedule because of the timelines that will be involved in the project.

Gould presented the parking plan, which he said has been created in consultation with Lemnios and Lampke. He stated that they have made concessions that include not being open in April, but providing 16 dedicated parking spots for Jake's in that time period; and decreasing seating from 120 to 70 during May, September, and October. The location of the dedicated parking spaces is indicated on the plans. The back lot will be used for the two

restaurants as the boats are moved out of the lot during boating season. These spaces will be provided at no cost to Jake's. He further said that there is an evening parking plan and a daytime plan. The carousel will still be able to use parking spaces during the day.

The floor plans had also been included in the board's materials. There will be seating for 50 inside and 70 outside, and with a total of 70 to be used in May, September, and October. The license will reflect that restriction. Lemnios asked about the impact on the business if the board requested an earlier closing time. Current request is 10 p.m. Lemnios also noted the potential impact of exterior lighting. Gould said that they had a lighting engineer working to prevent impact on neighborhoods.

The plans provided are available in the archives of the meeting and the full discussion can be seen on HullTV.org.

The matter will be taken up again on March 7, 2019. Lemnios will check to see if a sooner meeting is possible.

Bill Pelicano, 112 Atlantic Avenue, expressed his approval for this project.

The board took a brief recess at this time.

NEW BUSINESS

Constable stated that there is a call for artists on the town website for the proposed ArtWalk project. She also requested that the town reach out to MassDOT about adding a crosswalk at George Washington Boulevard. In addition, she commended the water treatment plant for the good work that is being done on the plant.

EXECUTIVE SESSION

At 9:15 p.m., Sestito asked for a motion that the board go to into Executive Session to discuss strategy with respect to collective bargaining and that the chair declares that an open meeting may have a detrimental effect on the bargaining position of the body; to discuss strategy with respect to litigation and that the chair declares that an open meeting may have a detrimental effect on the litigating position of the body; to go into executive session to consider the purchase, exchange, lease, or value of real property, and that the chair declares that an open meeting may have a detrimental effect on the negotiating position of the body; to go into Executive Session to comply with, or act under the authority of the Attorney-Client privilege; to go into Executive Session to consult with legal counsel and obtain legal advice pursuant to the Attorney-Client privilege; and to not reconvene in open session.

Matters to be discuss were:

- Nantasket Pier
- Personnel-related claims
- Litigation regarding encroachment on town property
- Union contracts: Police, Fire, DPW, Clerical, and Light Department

Motion	Constable	So moved.
Second	Grey	
Vote	Unanimous	Sestito – Aye Constable – Aye Grey – Aye

The open meeting was adjourned at 9:20 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 February 21, 2019
- License applications from Hull Knights of Columbus
- Steamboat Wharf packet