

## Hull Board of Selectmen

### Minutes

**April 4, 2019**

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Thursday, April 4, 2019, at Hull Town Hall, 253 Atlantic Ave., Hull, Massachusetts.

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

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### MINUTES

The board approved the minutes of November 29, 2018, December 13, 2018, January 10, 2019, and February 07, 2019 as follows.

<b>Motion</b>	Richardson	So moved.
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

### APPOINTMENTS

#### **Public Hearing: Jane Wicks, Manager, HK Too, regarding license amendments**

Those who wished to speak during the public hearing were sworn in prior to the discussion. Jane Wicks, Manager, HK Too LLC., dba HK Too, 276 Nantasket Ave., asked the board to approve a change in the business's license from 120 seats to 90 seats (outdoor seating only). The indoor space will no longer be used for seating. The existing indoor bathrooms will continue to be used for customer restrooms. They are requesting no change to the entertainment license. They are not proposing a change in hours. Grey stated that he had noticed that the restaurant had been closed at times during busy days during the season. Wicks said that they cannot be open on Mondays and Tuesdays, based on their business model and working hours. Richardson noted that the license says open on Tuesday and Wednesday from 11 a.m. to 9 p.m. Lampke explained that a business is expected to be in operation during the hours on the license. Lemnios explained that the license should reflect the business's regular hours of actual operation and that the license could be amended. After discussion the board voted as follows:

<b>Motion</b>	Richardson	Motion to amend the existing licenses to be a Common Victualer and to provide and sell alcoholic beverages of the following kind, which would be all alcohol seasonal, by eliminating the indoor area from the license and to approve the outdoor patio license only. Kitchen and restrooms remain available for use. Proposed hours will be Wednesday, 11 a.m. - 9 p.m., Thursday to Saturday, 11 a.m. - 10 p.m.; and Sunday 11 a.m. - 8 p.m. And also to amend the existing entertainment license to be for outdoor patio only and not indoor hours. Proposed hours of entertainment
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		will be Wednesday to Saturday, 6-9 p.m. and Sunday from 2-5 p.m.
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

### **Continuation of discussion regarding shade tree at 184 Nantasket Road**

The board continued its discussion of a request by the owner of property at 184 Nantasket Road, made via their builder, to remove a large and old shade tree from the property. The request was to cut down the tree and plant replacement trees. The board had previously conducted a site visit to view the property and the tree.

The following town residents spoke in opposition to removing the tree, citing the value to the community of a mature shade tree of this size: Tom Burns, 1 Clifton Ave., Alan Osgood, 125 Newport Road; Lisa Campbell, 107 Atlantic Ave.; Susan Etkind, 197 N. Truro Street; Susan Thomas, 88 Clifton Rd.; Jane Wicks, 67 Whitehead Ave.; Katherine Borsody, 29 Andrew Ave.; [Resident] 100 Clifton Ave.

Selectmen Richardson noted that the board was also in receipt of numerous letters and emails opposing removal of the tree. Both Richardson and Constable noted that the board had never heard from the owner of the property. The builder had submitted a letter of request, but neither the builder nor the owner was present at the meeting.

After discussion, the board voted as follows:

<b>Motion</b>	Richardson	Motion that we do not allow the tree to be removed.  Amended to: Motion that we deny the request to remove the tree.
<b>Second</b>	Grey	
<b>Vote</b>	Unanimous	

The board took a brief recess at this time.

### **Public Hearing: Red Parrot, Inc., dba Inspire Eat and Drink, regarding transfer of all licenses**

Those who wished to speak during the public hearing were sworn in prior to the discussion. Walter Sullivan, Attorney, spoke on behalf of John Brian Houlihan, Houlihans Seaside, Inc., the new owners of The Red Parrot, Inc., dba Inspire Eat and Drink, 1 Hull Shore Drive. This was a public hearing to transfer licenses to the new owner.

Sullivan stated that Houlihan has several successful restaurants on the South Shore, including Scituate, Cohasset, Norwell, and Hingham. He said that the restaurant will have a bar, dining room, kitchen on both floors, as well as a lounge on the first floor and a deck space on the second floor. There will be two entrances and seven exits. It will seat 393. The proposed hours of operation for the food and alcohol license are 8 a.m. to 1 a.m., Monday through Saturday; and 10 a.m. to 1 a.m. on Sunday. The entertainment license will be Monday through Sunday from 10 a.m.

to 1 a.m. Houlihan stated that he is applying the keep the licenses for music and entertainment in effect, including for the outside patio space. They hope to be partially open by Memorial Day.

<b>Motion</b>	Richardson	Motion to approve the license as presented.
<b>Second</b>	Grey	
<b>Vote</b>	Unanimous	

### APPROVALS

The board approved a request from Joe Regan, South Shore Habitat for Humanity, for the 13<sup>th</sup> Annual Ride for Habitat on September 14, 2019.

<b>Motion</b>	Grey	
<b>Second</b>	Richardson	
<b>Vote</b>	Unanimous	

The board approved a request from the Struzziery Family for the Annual Struzz's 5K Home Run to be held on Saturday, September 21, 2019 at 10 a.m.

<b>Motion</b>	Richardson	
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

The board approved a request from Joyce Sullivan, Board of Health Director, to declare a 2003 Ford Taurus as surplus property. It is no longer in use. Estimated value is \$500.

<b>Motion</b>	Grey	
<b>Second</b>	Richardson	
<b>Vote</b>	Unanimous	

## CORRESPONDENCE

Sestito read correspondence from Jill Dennard, stating that she was resigning from the Advisory Board.

## NEW BUSINESS

### Referral of Warrant Article to Planning Board

Lampke asked the board to refer a warrant article proposing an amendment to the zoning bylaw to the Planning Board for public hearing. The amendment would allow town officials and departments to seek appropriate guidance from related sources when interpreting existing zoning bylaws.

<b>Motion</b>	Richardson	Motion that we refer article 13 to the Planning Board.
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

Richardson asked about the flashing light that used to be at Anastos Corner. He said that he had heard comments about the speed of oncoming traffic. Lemnios will investigate.

Constable thanked the community for its support and attendance of the ArtWalk fundraiser and stated that Mass Development has awarded a \$25,000 grant for the ArtWalk, and fundraising is going well.

Lemnios pointed out that numerous road and utility work projects are underway and will be progressing throughout the spring.

## APPOINTMENTS, CONTINUED

### Police Chief John Dunn, regarding Police Sergeant candidates

Police Chief John Dunn presented to the board for its approval three candidates for the position of Police Sergeant. Dunn stated that 13 out of 19 eligible officers took the assessment center and all passed. The three top ranked candidates, Scott Saunders, Steven Saunders, and Edward Minelli, were promoted to position of sergeant.

<b>Motion</b>	Richardson	Motion to appoint Scott Saunders, Edward Minelli, and Steven Saunders to the position of sergeant.
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

## HRA UPDATE

Members of the Hull Redevelopment Authority were present at the meeting to provide the board with an update on the current status of plans for development. Present were Bartley Kelly, Chair; Spencer O'Loughlin, Vice-Chair, Dennis Zaia, Clerk; and Evan Shuman. Kelly stated that neither of the two proposals the HRA had received for the property development were suitable under the rules/laws the HRA must follow under the RFP process. It has therefore decided to file a new urban renewal plan with the state. This will allow it more flexibility in seeking development proposals. He stated that there is still interest in the property.

## EXECUTIVE SESSION

At 8:55 p.m., Sestito asked for a motion that the board go to 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:

- HRA property

<b>Motion</b>	Richardson	So moved.
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	Sestito – Aye Constable – Aye Grey – Aye Richardson – Aye

Kelly moved that the HRA go to 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 and to not reconvene in open session.

Matters to be discuss were:

- Potential redevelopment of HRA property on Nantasket Beach

<b>Motion</b>	Kelly	So moved.
<b>Second</b>	Zaia	
<b>Vote</b>	Unanimous	Kelly – Aye Zaia – Aye O'Loughlin – Aye Shuman – Aye

**The open meeting was adjourned at 9:05 p.m.**

*Recorded by Catherine Goldhammer*

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 Select Board's office upon request:

- Agenda and added agenda for April 4, 2019
- Warrant Article 13
- Letter from the Struzziery Family regarding the Annual Struzz's 5K Home Run
- Letter from Joe Regan, South Shore Habitat for Humanity, regarding the 13<sup>th</sup> Annual Ride for Habitat
- The Parrot license transfer application packet
- License change request from HK Too
- Letter from Jill Denard regarding resignation from Advisory Board
- Memo from Police Chief John Dunn, regarding Police Sergeant candidates
- Minutes of November 29, 2018, December 13, 2018, January 10, 2019, and February 07, 2019
- Materials regarding tree at 184 Nantasket Road
- Memo from Joyce Sullivan, Board of Health Director, regarding surplus property