

**Hull Board of Selectmen  
Final Minutes  
November 7, 2019**

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Thursday, November 7, 2019, at Hull Town Hall, 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.

**APPOINTMENTS**

**My Starfish LLC dba Shipwreck'd, 173 Main Street – re: Discussion on Pemberton building**

Adrian Muir was present on behalf of My Starfish LLC to update the Board on the intention of My Starfish LLC to apply for a seasonal liquor license for Shipwreck'd for their peak season, which runs from approximately April through November. Since they are within 500' of a school they have already met with the School Committee and School Superintendent to advise them of their proposal and have received a unanimous approval of their proposed plan. At this point they would like to determine what further steps they might need to take to move forward.

Sestito advised Muir that if they do apply for a liquor license they would need to notify all abutters, who would have the right to speak at a public hearing. Lampke noted that they need to file an application and that there would be a public hearing on this matter; accordingly it is not appropriate for the Board to give an opinion on its viability prior to the application and hearing. Sestito expressed appreciation that My Starfish LLC is approaching this matter in a thorough and timely manner. Lampke advised Muir that the next step would be to apply for a liquor license and emphasized that all parties to the lease of the property need to be involved in the application process.

**Continuation of Discussion – re: Request from Justin Gould and Andy Spinale re: Lease Amendment Steamboat Wharf Marina**

**EXECUTIVE SESSION**

Sestito moved to go into Executive Session to consider the purchase, exchange, lease or value of real property, and that the Chair declares an open meeting may have a detrimental effect on the negotiating position of the body. He also moved to go into Executive session to comply with, or act under the authority of attorney/client privilege, or to move to go into Executive Session to consult with legal counsel to obtain legal advice pursuant to attorney/client privilege

and to reconvene in open session. The topic that will be discussed is lease/value of property at Nantasket Pier.

<b>Motion</b>	Richardson	To go into Executive Session
<b>Second</b>	Grey	
<b>Vote</b>	Unanimous	

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Open Session was resumed at approximately 9:00 pm.

<b>Motion</b>	Reilly	To allow the amendment of Steamboat lease to allow for restaurant use subject to final approval of written documents and signed off by all parties and further move to authorize the Chairman or Town Manager to sign on behalf of the Board
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

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Lemnios stated that Atty. Brodsky and Lampke will start drafting the lease amendment as soon as possible. He thanked all parties involved for being patient and arriving at an agreement that will lead to a more vibrant Nantasket Pier location. He particularly thanked the O'Brian family, owners of Jake's Seafood, for their longstanding commitment to the Town.

Reilly raised the issue of the high volume of traffic in the area and stated that the Board would need to stay on top of this situation in order to ensure the safety of patrons parking in this area. Constable agreed with these concerns. At this time Reilly excused himself from the remainder of the meeting.

### **APPROVALS**

The Board approved the following:

<b>Motion</b>	Richardson	Michael McGurl, Hull Lifesaving Museum, 1117 Nantasket Ave.: re: One Day Liquor License on November 9, 2019 from 7:30 pm to 11:00 pm.
<b>Second</b>	Grey	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Richardson	Daddy's Ventures, Inc., dba Daddy's Dry Dock, Jeffrey Lemkin, Mgr., 280 Nantasket Ave.: (A) all alcohol as a General on Premise Licensee; (B) Entertainment (Jukebox, DJ, Live); (C) Automatic Amusement; (D) Common Victualer; (RENEWAL)
<b>Second Vote</b>	Constable Unanimous	
<b>Motion</b>	Richardson	Ric-Ray, Inc. dba Schooners, Jacqueline Chase, Mgr., 157 Nantasket Ave.: re: (A) All alcohol (Renewal); (B) Common Victualer (Renewal); (C) Entertainment (Jukebox) (Renewal)
<b>Second Vote</b>	Constable Unanimous	
<b>Motion</b>	Richardson	Smart Save, Inc. dba Smart Save Variety Store, 169 Nantasket Avenue, Nilesh Patel, Manager: re: Wine and Malt as a Package Store (Renewal)
<b>Second Vote</b>	Grey Unanimous	
<b>Motion</b>	Richardson	Placido & Gaetano Treviso dba Nantasket Seafood, 533B Nantasket Ave.: re: Common Victualer (Renewal)
<b>Second Vote</b>	Grey Unanimous	
<b>Motion</b>	Richardson	Mai and Mai, Inc., dba Hull Jade Restaurant, Mo Kang Mai, Mgr., 516 Nantasket Ave.: re: (A) Common Victualer (Renewal)
<b>Second Vote</b>	Constable Unanimous	
<b>Motion</b>	Richardson	Bermaken Hotel LLC, dba Bermaken Hotel, Steven Wilkins, Mgr., 102 Revere St.: re: (A) Lodging House License (Renewal)
<b>Second Vote</b>	Grey Unanimous	

<b>Motion</b>	Richardson	Sandpiper Real Estate LLC, dba Sandpiper Inn, Steven Austin, Mgr., 165 Nantasket Ave.: re: Lodging House (Renewal)
<b>Second Vote</b>	Constable Unanimous	
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<b>Motion</b>	Richardson	Park Ave. Realty Trust, LLC, dba Nantasket Beach Lodging, William Scroll, Mgr., 12 Park Ave.: re: (A) Lodging House License (Renewal)
<b>Second Vote</b>	Grey Unanimous	
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<b>Motion</b>	Richardson	Deborah A. Rock and Carmen Arroyo, dba Bayside Coach, 71 Kenberma St.: re: Livery License for Vehicle(s) (2014 Chrysler Town and Country and 2016 Honda CRV) and Livery Badges for Deborah A. Rock and Carmen Arroyo (Renewal)
<b>Second Vote</b>	Constable Unanimous	
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<b>Motion</b>	Richardson	Richard McKenna, 9 Massasoit Ave.: re: Livery Badge for Seaport Livery Service
<b>Second Vote</b>	Grey Unanimous	
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### **CORRESPONDENCE**

A letter of resignation from the Capital Outlay Committee dated 11/1/2019 was received from Richard Kenney, 1 Rivers Edge Road, as the Committee has not met for over a year. Lemnios will send Kenney a note thanking him for his many years of service on the Capital Outlay Committee as well as the Advisory Board.

Lemnios read correspondence dated 10/30/2019 from the Massachusetts School Building Authority inviting the Town of Hull to partner with the MSBA in conducting a Feasibility Study for the Hull Memorial Middle School. A feasibility study will be completed and submitted to the MSBA to see if they are willing to advance the project to the funding stage.

## **CONTINUATION OF DISCUSSION RE: BOARD OF SELECTMEN GOALS AND OBJECTIVES**

Lemnios stated that since the last meeting members of the Board have submitted items that they feel deserve the attention of the Board. Lemnios has created a master list of approximately 50 items and feels that the Board should take the time to consolidate and prioritize these items.

The items submitted fall into 8 categories:

1. Capital Plan
2. Communications
3. Economic Development and Community Development
4. Housing
5. Open Space and Recreation
6. Operations
7. Resiliency Plan
8. Transportation

There was extended discussion as to how to best consolidate the items under each of these categories. Lemnios will create a “cleaned up” version and will circulate it to the Board. Members should respond in order to create the top priorities under each category.

## **NEW BUSINESS AND OLD BUSINESS**

Lemnios reminded Board members of the Veterans Day service to be held at 11:00 a.m. on Monday, November 11<sup>th</sup> as well as the Special Town Meeting which will be held at 7:00 p.m. on Monday, November 18<sup>th</sup>. He will supply the Board with a list of the scheduled dates for December Board meetings.

Constable reported on developments with the South Shore Coalition. She feels that the Coalition is making real progress in the area of developing the South Shore region as a tourist destination. She encouraged members to attend their next meeting in Hingham on November 21, 2019.

Lemnios gave an update on ongoing Town projects, all of which seem to be going well.

**The meeting was adjourned at 9:46 p.m.**

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 Select Board's office upon request.

- Agenda for November 7, 2019 meeting of the Board of Selectmen
- 10/30/19 correspondence from MSBA to Town Manager regarding Feasibility Study for Hull Memorial Middle School
- Email from Richard Kenney resigning from the Capital Outlay Committee
- Application for One-Day Liquor License for Hull Lifesaving Museum
- Application for Common Victualer, Alcohol, Entertainment and Automatic Amusement licenses for Daddy's Ventures, Inc.
- Application for Common Victualer, Alcohol and Entertainment licenses for Schooners Restaurant
- Application for Alcohol license from Smart Save Variety
- Application for Common Victualer license from Nantasket Seafood & Pizza
- Application for Common Victualer license for Hull Jade Restaurant
- Application for Lodging House license from Bermaken Hotel
- Application for Lodging House license from Sandpiper Inn
- Application for Lodging House license from Nantasket Beach Lodging
- Application for Livery license and Livery Badges for Deborah A. Rock and Carmen L. Arroyo, for Bayside Coach
- Application for Livery Badge for Richard McKenna for Seaport Livery Service