

**Hull Board of Selectmen
Final Minutes
November 21, 2019**

The meeting of the Hull Board of Selectmen was called to order at 7:30 pm on Thursday, November 21, 2019, at Hull Town Hall, 253 Atlantic Avenue, 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.

Update on Water Acquisition

Mary Power from the Hingham Board of Selectmen, Tom Mayo, Hingham Town Manager, and Jim Taylor, Chair of the Transition and Evaluation Committee were present to give an update on the acquisition of Aquarion Water Company.

Power reported that they are in a period of “good husbandry” with Aquarion as they continue to operate and maintain the Town’s water system. This is going well and Aquarion has been highly cooperative. At this point, capital spending for the water system for 2019 will be approximately \$3.2 million, and \$2.4 million of this expenditure is on water mains. Approximately 78% of the water mains replaced were in the Town of Hull. The Town of Hingham has met with the Department of Environmental Protection (DEP) to update them on their plans and DEP appears satisfied. The Town has hired Robert Gullage of Gullage Strategies as an advisor during the process of acquiring the water company and this has been very helpful.

The Town has also hired Environmental Partners Group (EPG) to help with the technical expertise that will be required during the transition and they have a contractual arrangement with Mr. Jeffrey Nutting, who is helping to advise on the municipal side. EPG and Nutting are working on a business plan which needs to be in place before the water rights can be transitioned.

The Town of Hingham intends to enter into an Inter Municipal Agreement (IMA) with both Hull and Cohasset and also to establish a Customer Advisory Board (CAB). They would like to have a representative from Hull on this Board and are hoping to expand the number of Board members so that Hull would have eventually have two members.

Tom Mayo reported that the Request for Proposals (RFP) was issued in September. This was followed by a mandatory site visit by prospective bidders and that there was a good turnout for this. 11/5/19 was the final date for vendors to submit questions and they received 180 questions. Aquarion was very helpful in providing answers to these questions, as were EPG and Nutter. Due to the number of questions received the deadline for responses was extended to 11/26/19 and the deadline for submission of proposals was extended to 12/19/19. They have set 1/8/20 and 1/9/20 as dates for interviews for qualified bidders. They will have a team of interviewers and would like a representative from the Town of Hull on the team. They anticipate awarding the contract on 1/24/20 with the contract

being signed toward the end of February. It is hoped that full operation of the water system would be transferred to the successful bidder by 4/1/20.

Jim Taylor from the Transition and Evaluation Committee explained that the Committee currently has 5 members and that it is their role to support the Board of Selectmen in moving forward with this project. They have begun reviewing drafts of the business plan and are also taking a closer look at the rules and regulations, which are basically the contract between the water company and its customers. They are encouraging public input on this and will have a public hearing before the rules and regulations go into effect. These will then be submitted to the Water Commissioner for final approval. They are also soliciting suggestions for a new name for the company. Once the transition is complete they will complete a cost of service study which will be needed for rate setting and will evaluate governance. Power emphasized that current water rates will be maintained during the first year.

There was some discussion as to questions and requirements surrounding water quality. Power explained that DEP requirements are uniform throughout the state and that they will have to abide by state standards. Reilly and Lemnios commended Power and the Town of Hingham on the job they have done and on their willingness to communicate and cooperate with the Town of Hull on this project.

After discussion the board voted as follows:

Motion	Reilly	To designate the Town Manager, or his designee, to represent the Town when they interview the RFP's in January.
Second	Constable	
Vote	Unanimous	

Lemnios agreed to be the designee but stated that he would like John Struzziery, who manages the Town Waste Water Treatment Plant to be part of the committee.

Several questions were then raised by Polly Roe, a resident of Hull, regarding the process for applying for a spot on the CAB (not clear at this point), whether the Public Hearing to be held in Hingham is open to non-residents (yes), and the impact of the IMA on the Town of Hull. Lemnios explained that IMA's are fairly common tools for municipalities and would be a necessary vehicle to regulate and document how the relationship of the three towns, Hingham, Hull and Cohasset, would work. At this point are in the initial stages of identifying what issues would be covered in such an Agreement.

FY2020 Tax Classification

Mike Buckley, Town Accountant, and Kathleen Pizzella, Assistant Assessor, gave a presentation outlining the classification system for the Town's tax policy among the various property types. They requested that the Board vote to adopt a tax rate policy. The Board of Assessors was also present. There were three issues to be decided:

- Whether to approve a single or split tax rate
- Whether to approve a Small Commercial Exemption
- Whether to approve a Residential Exemption

It was their recommendation that the Board approve a Residential Factor for FY2020 of “1”, meaning that the tax rate should NOT be split in order to shift more tax burden to the Commercial Class; that the Board NOT approve a residential exemption; and that the Board NOT approve a Small Business Exemption.

After discussion the Board voted as follows:

Motion	Reilly	That the Residential Factor for Fiscal Year 2020 be set at “1”
Second	Grey	
Vote	Unanimous	

Motion	Reilly	That the Town of Hull will not adopt a Residential Exemption
Second	Constable	
Vote	Unanimous	

Motion	Reilly	That the Town of Hull will not adopt a Small Business Exemption
Second	Grey	
Vote	Unanimous	

Appointment of Nicholas Galluzzo as a Sergeant for the Hull Police Department

John Dunn, Police Chief for the Town, appeared to recommend the appointment of Nicholas Galluzzo as a sergeant for the Hull Police Department.

Motion	Richardson	To appoint Nicholas Galluzzo as a Sergeant for the Hull Police Dept.
Second	Constable	
Vote	Unanimous	

Liquor Application Requirements for Shipwreck'd

The owners of Shipwreck'd were present for a discussion regarding the notification of abutters relative to their application to serve liquor at their restaurant. Due to the location of the establishment on Town property, its proximity to a school and its presence in an active neighborhood, as well as the fact that the applicants had never operated an alcohol establishment, the Board had determined that the area for abutters should be expanded. It was agreed by all parties that abutters within the normal 300' area would receive notification of the application by certified mail, as required by law, but that anyone beyond that area would be notified by regular mail. The owners of Shipwreck'd will provide stamped envelopes to the Town for notifications to be mailed out at the time the application is submitted. Reilly asked that any concerns that the School Committee might have be presented in a timely manner so that they can be considered by the Board when they review the application.

Presentation of FY21 Budget Preview

Lemnios presented a preliminary budget overview for Fiscal Year 2021 and asked the Board to set the schedule for advertising the Warrant. The following schedule was approved by the Board:

1/3/2020	Friday	Advertise Warrant Opening
1/6/2020	Monday	Articles accepted
2/6/2020	Thursday	Warrant closes 3 pm
5/4/2020	Monday	Town Meeting

Motion	Grey	To approve the schedule for advertising the Warrants for Town Meeting
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Second	Constable
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Vote	Unanimous
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Nantasket Hull Rotary Annual Thanksgiving Feast

Sestito noted that Craig Wolfe from Nantasket Hull Rotary was unable to be at the meeting, but that the annual Thanksgiving feast would be held on 11/28/19 from 11am – 2pm at Daddy's Beach Club. This event is free for everyone and is served by members of the Hull-Nantasket Rotary. Transportation will be provided for anyone who needs it.

Sestito also mentioned other annual Town events such as the annual bonfire at 7 pm on Thanksgiving night, the Hull football game at 10 am on Thanksgiving morning, and the induction of Hall of Fame members at the South Shore Country Club on 11/30/19.

Temporary Closing of Nantasket Beach Resort

Sestito read correspondence from Donald McCann of the Newport Hotel Group, Nantasket Beach Resort, stating that the hotel would be closed for overnight stay beginning 12/1/19 due to construction. The restaurant will be closing as well. They expect to reopen as of 4/1/20.

Motion	Reilly	To authorize a reopen date of 4/1/20 for the Nantasket Beach Resort
Second	Grey	
Vote	Unanimous	

Approval of Feasibility Study

A vote was taken for the Board to enter into the Feasibility Study Agreement relating to the Hull Memorial Middle School.

Motion	Grey	That the Board of Selectmen enter into an Agreement with the Massachusetts School Building Authority for a feasibility study for the Memorial Middle School. The Town, per the Board of Selectmen accepts and will be bound by the terms of the Agreement as presented by the Massachusetts School Building Authority and further authorizes the Town Manager, Philip Lemnios, to sign the Feasibility Study Agreement.
Second	Reilly	
Vote	Unanimous	

Request for Approvals

Motion	Richardson	To approve the appointment of Chris Dilorio, Director of Community Development and Planning, as the Town's MAPC Representative
Second	Reilly	
Vote	Unanimous	

Motion	Richardson	To approve the request from Renee Kiley, Administrator, Hull Nantasket Chamber of Commerce, to hold 2020 Stem to Stern Yard Sale on Saturday May 16 th and Sunday May 17 th and also a request to hold the 16 th Annual Endless Summer Waterfront Festival on September 12, 2020 with a Rain Date of September 13, 2020
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Second Reilly

Vote Unanimous

Annual Licensing – Alcohol

Motion Reilly To approve the renewal of the following licenses:

Houlihan’s Seaside dba the Parrot, John Brian Houlihan, Mgr.,
1 Hull Shore Drive – (A) All Alcohol; (B) Common Victualer;
(C) Entertainment (live, Jukebox, DJ, Karaoke)

McDevitt Enterprises, Inc. dba Jo’s Nautical, Stephanie Aprea, Mgr.,
125 Main Street – (A) All Alcohol General on Premise (Annual);
(B) Entertainment (Live, Jukebox, DJ, Karaoke)

Joseph Agostino dba Beach Food, 245 Nantasket Ave., - (A) All
Alcohol; (B) Common Victualer

145NA, Inc. dba Nantasket Flatts, Richard Vaughan, Mgr., 145
Nantasket Ave. – (A) All Alcohol; (B) Common Victualer;
(C) Entertainment (Piped in Music, DJ and 3-Piece, Interior and
Exterior); (D) Automatic Amusement (Pool Table)

Second Richardson

Vote Unanimous

Reilly noted that there had been complaints regarding the noise level at one of the establishments. Lemnios is aware of this issue and will be contacting the Manager regarding the complaints.

Annual Licensing – Package Stores

Motion: Reilly To approve the renewal of the following licenses:

Porta Bella Beverage, Inc. dba West Corner Liquors, 18 Nantasket Ave.,
George Duncan, Mgr. – All Alcohol as a Package Store

EAM Market, Inc. dba The Village Market, 505 Nantasket Ave., James
Francis McGinnis, Mgr. - All Alcohol as a Package Store

Lighthouse Enterprises, Inc. dba A Street Liquors, 670 Nantasket Ave.,
Taylor Tibbetts, Mgr. – All Alcohol as a Package Store

Pre Pork, dba Quick Pick, 261 Nantasket Ave., Indravadan D. Patel,
Mgr.– All Alcohol as a Package Store

Second Richardson

Vote Unanimous

Richardson noted that the street address for A Street Liquors has changed, but that this does not affect the status of the approval of their license renewal.

Annual Licensing – Common Victualers

Motion: Reilly To approve the renewal of the following licenses:
To Dine for, Inc. dba To Dine For, 518 Nantasket Ave., Paula
Cofman, Mgr. – Common Victualer

L Street Pizza, 754 Nantasket Ave., Maroun Habchy, Mgr. – Common
Victualer

Breadbasket Bakery LLC dba Breadbasket Bakery and Cafe, 307
Nantasket Ave., Michael Lyons, Mgr. – Common Victualer

Hull Donuts, Inc. dba Dunkin Donuts Restaurant, 1 Bay Street, Maria
Goncalves, Mgr. – Common Victualer

Second: Richardson

Vote: Unanimous

Annual Licensing – Livery Service

Motion: Reilly To approve the renewal of the license for livery service for Michael
Ashe, Michael Ashe dba Seaside Transport, 712 Avalon Drive, for
Vehicle (2012 Toyota Sienna) and Livery Badge, with stipulation that the
vehicle be inspected by the Hull Police Department

Second Richardson

Vote Unanimous

Annual Licensing – Livery Badge

Motion: Reilly To approve the renewal of the following Livery Badges:

John Cashman, 21 Shore Garden Road – Livery Badge for Seaport Livery Service

Tara Ashe, 88 Edgewater Road – Livery Badge for Seaside Transport

Kurt Kalberer, 78 Beechwood Street, Cohasset – Livery Badge for Seaside Transport

William Simmons, 37 Bates Street – Livery Badge for Bayside Coach

Louis Gainor, 123 Beach Ave. – Livery Badge for Seaport Livery Service

On a motion by Grey, seconded by Richardson, the meeting was adjourned at 9:10 pm. The Board will meet next on December 5, 2019.

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 Select Board's office upon request:

- Agenda for November 21, 2019
- Preliminary FY21 Budget Overview
- Memo from John Dunn, Chief of Police, regarding recommendation for Police Sergeant
- Correspondence from Renee Kiley, Hull Chamber of Commerce, regarding annual events
- Applications for Alcohol, Package Store and Common Victualer licenses from: Houlihan's Seaside; McDevitt Enterprises; Joseph Agostino; 145 NA; Porta Bella Beverage, Inc.; EAM Market, Inc.; Lighthouse Enterprises; To Dine For, Inc.; L Street Pizza; Breadbasket Bakery, LLC; Hull Donuts, Inc.
- Applications for Livery Service License and Livery Badges from: Michael Ashe; John Cashman; Tara Ashe; Kurt Kalberer; William Simmons; Louis Gainor

