

Hull Board of Selectmen

Minutes

February 7, 2019

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

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MINUTES

The board approved the minutes of September 20, 2018; October 04, 2018; October 18, 2018; November 01, 2018; and November 15, 2018.

Motion	Reilly	So moved.
Second	Grey	
Vote	Unanimous	

CORRESPONDENCE

La Dalat Restaurant regarding closing from January 28, 2019 to February 26, 2019

The board received a letter from La Dalat Restaurant, 181 Nantasket Ave, Hy Tran, Manager, informing the board that they would be closed from January 28, 2019 to February 26, 2019 for vacation and the lunar New Year.

Motion	Reilly	So moved.
Second	Constable	
Vote	Unanimous	

APPROVALS

Renee Kiley, Administrator HNCC, regarding Endless Summer and Stem to Stern yard sale

Sestito read a memo from Renee Kiley, Administrator Hull Nantasket Chamber of Commerce, asking the board to approve dates for the town's annual Stem to Stern Yard Sale on May 18 and 19, 2019, and Endless Summer on September 14, 2019 with a rain date of September 17. The board noted that as September 17 is a Tuesday, they would approve the rain date for September 15 and verify with Ms. Kiley.

Motion	Reilly	So moved.
Second	Constable	
Vote	Unanimous	

APPOINTMENTS

Public Hearing: Nantasket Resort, Inc. and Nantasket NHG LLC regarding transfer of licenses

Prior to the hearing, Sestito swore in all of those who wished to speak.

Scott Alemany, Proposed Manager of Nantasket Beach Resort, 45 Hull Shore Drive, representing the Newport Hotel Group, was present at the meeting to request a transfer of licenses from Nantasket Resort, Inc. to Nantasket NHG LLC, dba Nantasket Beach Resort, for the following licenses:

- All Alcohol (Annual) as an Innholder Common
- Common Victualer
- Entertainment

Alemany stated that they were anticipating full operations as currently exist. He stated that there would be interior renovations and during these the restaurant might have to be closed for a short period of time. Hotel and event operations will continue during renovations. The plan is to still offer pool use to residents, but pool memberships will be suspended while renovating.

Motion	Reilly	Motion to approve the license applications as presented this evening.
Second	Constable	
Vote	Unanimous	

APPROVALS, CONTINUED

Renee Kiley, Hull PTO, regarding The Color Run

Renee Kiley, Hull PTO, is requesting permission to hold The Color Run, a walk/run event, on August 24, 2019 at 9 a.m. This event will begin at Hull High School and will include one-hour street closings and a police detail. The PTO will handle clean-up and will also purchase an insurance rider for the event if necessary.

Motion	Reilly	Motion to approve, subject to final approval by the Town Manager, Police Chief, and Fire Chief
Second	Grey	

Vote	Unanimous	

Michael Devine, Superintendent of Schools, regarding place holders for Town Meeting Warrant

Sestito read aloud two memos from Michael Devine, Superintendent of Schools, asking the board for place holders on the 2019 Annual Town Meeting Warrant for articles regarding the following:

- Bond authorization for the Hull community walking track and turf field
- MSBA feasibility study for the Memorial School improvements

Details for these will be provided as soon as additional information is received.

Motion	Reilly	Motion to approve first request.
Second	Constable	
Vote	Unanimous	

The board approved the second place holder request as follows:

Motion	Reilly	Motion to approve.
Second	Grey	
Vote	Unanimous	

Hull Lifesaving Museum, regarding One Day Liquor License

The board approved a license request from Hull Lifesaving Museum, 1117 Nantasket Ave., for a One Day Liquor License for February 15, 2019 from 4-11 p.m. for the Sea and Sky art show.

Motion	Reilly	Motion to approve
Second	Richardson	
Vote	Unanimous	

The board approved a one-day liquor license for the Saltwater Club, 3 Fitzpatrick Way, on March 16, 2019 from 12 p.m. to 12 a.m.

Motion	Reilly	So moved
Second	Richardson	
Vote	Unanimous	

Approval request regarding vacant properties bylaw

The board received a memo from Chris DiIorio, Town Planner, regarding the bylaw for registration and maintenance of vacant commercial properties. The fee would be waived if the property owners used the space for display of public art. The memo cited a registration fee of \$400 used successfully in Arlington, MA. The board needed to approved the registration fee or recommend an alternative fee. Constable said that a notification would be going out to all commercial business owners. Richardson stated concern that this fee might be too high for some small spaces. Constable said that the fee would encourage people to activate the vacant space by making it available for public art. Reilly suggested a fee of \$250.

A member of the public said that the point of the higher registration fee would be to encourage people to use the art option rather than pay. Constable the board could start with a lower fee for the first year and reevaluate for subsequent years. She stated that the town planner would review the art for selection. Reilly suggested that review of the art be conducted by a panel rather than by one person.

Patrick Finn, member of the Board of Appeals, stated that variances had recently been created for properties that were converted from commercial to residential space because they had not been able to rent the commercial space, and expressed concern about the effect of the bylaw and fee on this type of property. Reilly stated that as the bylaw is put into practice it can be amended as needed. He also pointed out that there is a sunset clause on the bylaw.

Motion	Reilly	Motion to set the fee at \$250.
Second	Grey	
Vote	Unanimous	

Request from Beach Management Committee

Rhoda Kanet, Beach Management Committee, asked the board to raise the number of public members on the Beach Management Committee from three to five. She also requested that a specific individual be approved, as this is someone who has been already been working with the committee projects. Richardson suggested holding off on appointing any specific individual before advertising the positions and interviewing candidates.

Motion	Reilly	Motion to increase the public representative make-up of the Beach Management Committee from three to five.
Second	Grey	Constable

Vote	Unanimous	

The board took a brief recess at this time.

Phil Lemnios, Town Manager, regarding FY20 Budget

This portion of the meeting, at which Town Manager Lemnios presented his FY20 budget, was held in conjunction with the Advisory Board, which was called to order by its chairperson, David Clinton, at 8:05 p.m. The School Committee was also present and called its meeting to order at 8:06 p.m. The presentation of budget and discussion are available in the archives of this meeting and at hulltv.net. Clinton stated that the Advisory Board will commence its detailed review of the budget on Monday, February 11, and will continue its meetings going forward, with the exception of February 18, which is Presidents' Day. These are public meetings and the public is welcome. The Advisory Board and the School Committee adjourned following the presentation at 8:50 p.m.

NEW BUSINESS

Rhoda Kanet reported successful Martin Luther King Day commemorative activities. She also announced that beach grass planting will occur on March 23.

The board took a brief recess at this time.

EXECUTIVE SESSION

At 9 p.m., Sestito asked for a motion that the board go to into Executive Session 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:

- Cemetery
- Personnel-related claims

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

The open meeting was adjourned at 9:05 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 7, 2018
- Minutes of September 20, 2018; October 04, 2018; October 18, 2018; November 01, 2018; and November 15, 2018
- Request for transfer of licenses for Nantasket Beach Resort
- FY20 draft budget
- Letter from La Dalat Restaurant regarding temporary closure
- Memo from Renee Kiley regarding Endless Summer and Stem to Stern Yard Sale
- Memo from Renee Kiley regarding The Color Run
- Memo from Michael Devine regarding Town Meeting Warrant
- License application from Hull Lifesaving Museum for one-day liquor license
- FY20 budget
- License request from Saltwater Club for one-day liquor license
- Memo from town planner regarding vacant properties bylaw