

## **Hull Board of Selectmen**

### **Minutes**

**January 11, 2018**

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Thursday evening, January 11, 2018, at Hull Municipal Building, 253 Atlantic Ave., Hull, Massachusetts.

Present: Kevin Richardson, Chair; Chris Mitchell, Vice-Chair; Domenic Sestito, Clerk; John Reilly, Member; and Jennifer Constable, Member. Also present were Town Manager Phillip Lemnios and Town Counsel James Lampke.

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### **APPOINTMENTS**

#### **Stephen J. Applebaum, regarding appointment to the Solid Waste Task Force**

Applebaum said that he has been a Hull resident since 2010 and feels that there may be a better way to handle trash pickup than private services. He stated that his goals would be to find a way that would be more efficient and more cost effective. He also noted the congestion and wear and tear on roads from numerous companies picking up trash on the same days.

#### **Jennifer A. McGill, regarding appointment to the Solid Waste Task Force**

McGill is an attorney who has been a Hull resident since 2015. She said that when she moved to town she got information from every company servicing the town and would like to put that research to work for the town. She said that she would want to host a public forum to get community input. She has grant-writing experience and would also explore any grants that might be available for recycling programs.

Lemnios said that the town has been awarded a state technical assistance grant which will provide help to the committee as it goes through its process.

The board voted as follows:

<b>Motion</b>	Reilly	Motion to appoint Stephen J. Applebaum and Jennifer A. McGill to the Solid Waste Task Force for one-year terms, subject to taking the open meeting law / conflict of interest training.
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

### **Correspondence**

The board had received communication from Jason McCann regarding resignation from the Zoning Bylaw Committee.

<b>Motion</b>	Reilly	Motion to accept the resignation with regret and direct the chair to send a letter of thanks to Mr. McCann.
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<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

## LICENSES/APPROVALS

The board approved licenses as follows:

<b>Motion</b>	Sestito	Hull Knights of Columbus, 440 Nantasket Avenue, for a one-day all-alcohol license on 1/20/18 from 1-5 p.m.
<b>Second</b>	Reilly	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Sestito	Kurt Kalberer, 78 Beechwood St, Cohasset, MA, for livery badge for Seaside Transport (RENEWAL)
<b>Second</b>	Reilly	
<b>Vote</b>	Unanimous	

## NEW BUSINESS

Lemnios updated the board on the recent storm, which flooded numerous streets and 12-13 homes. He thanked all town employees who assisted in successful management of resulting issues, including the Emergency Management team, the Fire and Police Departments, and the DPW. He said that Fire Chief Russo will be coming in to give a presentation on the emergency management process and will also hold a larger public forum in the spring. Reilly commended Lemnios on his coordination of the town's efforts. Richardson said that residents on Atlantic Avenue have noted that the higher seawall, where finished, made a big difference.

Lemnios also updated the board on the damage to the commuter float in Hingham and said that the MBTA has been providing transit from the ferry dock to train stations. He also said that Hull police officers have been patrolling the Pemberton commuter lots since last week and have issued at least 120 tickets. He said that there have been more drop-offs and the boats are more crowded. There is no estimate as to when the ferry will be back in service.

At this time the board took a short recess.

## APPOINTMENTS, CONTINUED

### Joint Meeting with Capital Outlay Committee

[Note: This presentation and discussion can be viewed at <http://hulltv.net/video-on-demand>.]

This portion of the meeting was a joint meeting with the Capital Outlay Committee (COC), members of which include: Town Manager Lemnios, Selectmen Richardson and Reilly, Stephanie Fleck from the School Committee, David Clinton from the Advisory Board, Steve Flynn from the Planning Board, and at large members Bob Cambra, and Dick Kenney. Lemnios said that the committee met on December 27 and decided that the town should pursue a debt exclusion at the May 2018 town meeting and general election. They had proposed three options, which were now presented to the selectmen. Options were:

- The first option was the same as proposed in 2016, and would include roadways, playgrounds, turf field, and seawalls, with 80% going to roads and seawalls. In this option the turf field portion would include a bonding for the field.
- The second option was to structure the debt exclusion question as a menu approach.
- The third option would include roadways and seawall, leaving recreational items to be addressed independently of the debt exclusion. This option could be structured as a specific number, rather than include the entire debt from the Memorial and Jacobs Schools. About 95% would go for roads and the remainder for seawall pointing, not major seawall repairs.

The committee had decided in its meeting that they would discuss these with the selectmen in order to determine how to structure the debt exclusion. Lemnios pointed out that many capital projects have been accomplished by grants, but most roadwork has to be self-funded. The town would go back to its roadway engineering consultants to get an updated plan and information about cost and design options for work on Samoset and Manomet Avenues. He further stated that in the large capital plan done in 2014, a turf field was among many of the objectives.

Comments from the public included:

- Jim Canavan asked if the options would include any money for the dunes and controlling the water in the dune neighborhood area. Lemnios said that they are looking at this area, but it wouldn't be earmarked in the debt exclusions.
- Polly Rowe asked how the town would address upcoming costs related to school repairs and other town building needs. Lemnios said that the school did not get funding for its repairs this year, but will reapply. He said that moderate and minor repairs to Town Hall and the Police Department have extended its life somewhat. He said that the school superintendent is studying the schools' ongoing needs from a strategic point of view.
- Dan Sullivan, resident and Advisory Board member, stated that turf field expenses should be steered toward the CPA, which has already added to residents' tax bills. Lemnios said that there are limitations on the kinds of things the CPA can be used for and a very small amount of the turf field project would qualify. But the CPA can address playgrounds; therefore, the debt exclusion would spend less on recreation than it might have had to previously.

Many residents had comments and questions about the turf field. These included:

- Suggestion that the field be put on hold until the schools finish their five-year strategic planning and the town has focused on roads and seawalls.
- Concern about prioritizing the field over other town needs.
- Suggestion that proposed marijuana business may bring money into town that could go to the field.
- Questions about whether the field can be used by the public during school hours.
- Questions about upkeep and maintenance.

Clinton pointed out that the turf field will be for everyone in town, not just for the schools. Lemnios noted that for school safety reasons, it cannot be used by the public during school hours. Canavan said that the turf field has been an issue since he has been in town and is not new. Robin Healy said that the Hull Boosters have pledged an amount for maintenance. School Committee member Stephanie Peters said that there will be a revolving account from rentals for annual maintenance. Steve White said that he is part of a group that is trying get funding for the field via grants, private and public money, and donations. He also said that club sports teams rent fields and that revenue from this could be very beneficial to the town.

Steve Flynn, the Planning Board's representative to the COC, stated that the basic element is that the COC decided that they would recommend a debt exclusion because of capital repairs that are needed, most of which are roadways and seawalls. He pointed out that infrastructure is the main concern.

Richardson suggested the that board vote to support moving forward with a debt exclusion.

<b>Motion</b>	Constable	Motion to that this board support moving a debt exclusion forward subject to looking at the three options and how it would be structured.
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

Reilly said that there had been a statement attributed to him on Facebook that the town is ready to move forward and do a debt exclusion. He said that at no time did he say that.

The Capital Outlay Committee adjourned at 9:20 p.m.

Resident Rhoda Kanet suggested that the town move forward with public meetings so that there can be community input on issues pertaining to a debt exclusion.

The board took a brief recess at this time.

### **Continuation of Retail Marijuana Discussion/Referendum Questions**

The board resumed its discussion of retail marijuana sale in Hull and potential referendum questions for the February Special Town Meeting and the March ballot. Richardson explained that the board needs to decide whether a referendum question would include each item of commercial marijuana activity individually, or all of them as a unit. The four types of commercial activity possible are retail, cultivation, manufacturing, and testing. Richardson said that most towns do an all or nothing approach. Lampke said that many do, but some allow certain activities but not others. Constable and Sestito stated that they support the all or nothing approach.

Lampke explained that there will be several bylaws for discussion at the Special Town Meeting, including those regarding zoning, allowable tax, and other bylaws to marijuana and hemp products. There will also be a referendum question on the Town Special Election Warrant asking whether and how to restrict the retail sale of marijuana in Hull. He said that the zoning bylaws on the warrant for the Special Town Meeting require a 2/3 majority vote and general bylaws require a simple majority.

Jason Frady of the Advisory Board said that people from abutting neighborhoods could oppose the location of the proposed overlay district, in which case all of the other business zoned neighborhoods in town would be made open to cultivation or other uses.

Following discussion, the board voted as follows:

<b>Motion</b>	Sestito	Motion to include all four: sale, distribution, manufacturing, cultivation, and testing as one on the referendum question.
<b>Second</b>	Mitchell	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Sestito	Motion that the Town Meeting articles include all four marijuana establishments
<b>Second</b>	Mitchell	
<b>Vote</b>	Unanimous	

Advisory Board Chairman David Clinton said that the Advisory Board needs to be able to review the bylaws before the warrant goes to the printer. The selectmen will meet next week to discuss this further.

### EXECUTIVE SESSION

At 10:25 p.m., Richardson asked for a motion to go 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 consider the purchase, exchange, lease, or value, or purchase of real property and that the Chair declares an open meeting may have a detrimental effect on the negotiating position of the body; and to comply with, or act under the authority of the Attorney-Client privilege; and to consult with legal counsel and obtain legal advice pursuant to the Attorney-Client privilege; and to not reconvene in open session.

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

Matters to be discussed were:

- Town-owned parcel at HRA site and Hull Shore Drive
- Saunders v Hull

**The open meeting was adjourned at 10:30 p.m. The board is scheduled to meet next at 7:30 p.m. on Thursday, January 18, 2018.**

*Recorded by Catherine Goldhammer*

Approved by:

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### **Documents**

The following documents were included in the Board of Selectmen's packets or were presented during the meeting and are available in the Board of Selectmen's office upon request:

- Board of Selectmen's agenda and added agenda for January 11, 2018
- License application from Hull Knights of Columbus
- License renewal application from Kurt Kalberer
- Marijuana memo from Town Counsel James Lampke
- Letter from Jason McCann regarding resignation from Zoning Bylaw Committee