

Hull Select Board

Minutes

March 22, 2018

The meeting of the Hull Select Board was called to order at 7:30 p.m. on Thursday evening, March 22, 2018, at Hull Municipal Building, 253 Atlantic Ave., Hull, Massachusetts.

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

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APPOINTMENTS

Chris DiIorio, Director of Community Development and Planning, regarding zoning article

DiIorio explained that there is a town bylaw regarding flexible plan development, which allows for review and approval of large scale comprehensive plans greater than ten acres. Currently the Board of Appeals is the granting authority for special permitting and site plan review. He stated that it is more in the purview of the Planning Board to review this kind of development, and the article proposes changing the bylaw accordingly.

There is also a proposal to change a parking reference that refers to a section that no longer exists in the zoning bylaw. They wish to instead refer it to the parking section in the Nantasket Beach Overlay District zoning.

The board voted as follows:

Motion	Mitchell	Motion to refer the flexible plan development article for Section 43 back to the Planning Board.
Second	Constable	
Vote	Unanimous	

APPROVALS

The board received communication from the Massachusetts Gaming Commission that it is offering existing non-pouring establishments the ability to KENO-To-Go. In Hull these would be Smart Save Variety, 169 Nantasket Avenue and The Village Market, 505 Nantasket Avenue. The board will consider this matter at a future meeting.

APPOINTMENTS, CONTINUED

Way-finding presentation

Planning Director Chris DiIorio stated that last year the town received a grant of \$15,000 to hire a consultant to explore way-finding designs and develop signage for the town in order to provide a sense of place and a cohesive message. A working group was formed consisting of members of the Planning Board, the Select Board, the Historic Commission, the Design Review Board, and the HRA, to work with Favermann Designs to develop the signage.

Mark Favermann said that the objective is to create a sense of identity, image, sense of place and shared experience to both residents and visitors. The group settled on a design for signs that would be used at town entry points, on

light poles, and in other areas of interest. He noted that the entire program could be accomplished for about \$20,000 or could be done in segments. Favermann further said that the designs can be integrated into the town's social media and stationery and a QR code can be placed on the signs to help orient people.

The signs that were presented referred to "Hull Nantasket" as opposed to just "Hull." Richardson asked if there were any public forums to get public input. He stated that the town in the past had decided to move away from using Nantasket as a reference. Reilly added that there was a lot of effort to push the town's name rather than join it with Nantasket. Reilly also said that he is very proud of the town symbol with the lighthouse the signs at the entryways into town should have the town seal.

Favermann said that the signs can be changed to just refer to Hull. Lemnios said that you can have the traditional sign at the entrance of town and use the simpler signs in other places such as street signs. He pointed out that branding is a powerful mechanism.

Resident Robin Flint noted that the town's vision statement says "wave of the future." Constable said that continuity of signage is important and is a kind of advertising. She said that she would hate to undo the group's process.

The discussion will be continued the second week in April.

The board took a brief recess at this time.

Paragon Entertainment Ventures, regarding preview of Paragon Arcade

Charles Boggini, Manager of Paragon Entertainment Ventures, LLC, 189-193 Nantasket Avenue was present at them meeting to provide the board with a preview of Paragon Arcade. Scott Golding, an attorney with Drohan Tocchio & Morgan in Hingham was also present. Lemnios said the town officials had met with them recently to review the town's licensing process with them and had thought it would be helpful if they provided the board with a preview of their concept.

Golding said that the area is a very important part of town and that they wish to update it but retain the flavor and honor the history of the area. There would be no change to Dalat or Josephs, Carousel and Ships and the miniature golf area would not change. They would be seeking approval for an arcade space and a common victualer's license for a food space. These approvals are on the agenda for this meeting. They will be doing some cosmetic changes, including painting. The arcade will have new games. In the future they would like to have a brew pub in an adjacent space, which would be a modern tavern or bar, with seating for 65-80 people.

Boggini said that the façade is currently chipped and ragged and there are visible dumpsters. They will repaint, landscape, and an artist is working on the inside of the building. They will move the dumpsters which will give it a clean aspect. In the future they will be looking to implement an outdoor space and could have pop-up local restaurants serving food above the brew pub space. He estimated that it would provide 35-50 jobs year-round.

Reilly suggested that the board conduct a site visit, either as a board or individually. He also pointed out that there were errors in the application. Lampke will take care of corrections. A recess was held to see if there needed to be a separate vote for Sunday operation.

After the recess, Lampke stated that there was some contradiction in the law and he would have to check with the Commissioner of Public Safety. He said that the board can specify the timing if they are concerned.

The board voted to approve the licenses requested at this time as follows:

Motion	Reilly	Motion to approve a common victualer license for Paragon Entertainment Ventures, LLC. Hours of operation will be 7 a.m. to 1 a.m. daily with the stipulation that they provide a final floor plan. The area designated on this plan is the arcade area and formerly Ricky's Kitchen.
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Second	Constable	
Vote	Unanimous	

Motion	Reilly	Motion to approve an automatic amusement devices license for Paragon Entertainment Ventures, LLC, to consist of 30 redemption machines, 12 video machines, 12 merchandizers, and five non-games. Hours of operation will be 7 a.m. to 1 a.m. and with the contingency that if there is a separate Sunday license required the applicant will come in and apply for that license and hours will follow according to guidelines.
Second	Constable	
Vote	Unanimous	

APPROVALS, CONTINUED

Lemnios asked that all approvals be subject to all inspections being performed and that licenses shall not be released until inspectional services are satisfied.

Motion	Mitchell	So moved
Second	Constable	
Vote	Unanimous	

The board approved licenses as follows:

Motion	Reilly	<p>Local 02045, LLC., dba Local 02045, Lisa Powers, Manager, 2 A Street (A) All Alcohol (Seasonal) as a Restaurant- RENEWAL (B) Common Victualer – RENEWAL (C) Entertainment Live (Bands, DJ) – RENEWAL</p> <p>Hull Kitchen, LLC dba Hull’s Kitchen, Jeffrey P. Wicks, Manager 19 Hull Shore Drive (A) All Alcohol (Seasonal) as a Restaurant- RENEWAL (B) Common Victualer – RENEWAL (C) Entertainment Live (Guitar) – RENEWAL</p> <p>Nantasket Beach Salt Water Club, Patrice Kenney, Manager, 3 Fitzpatrick Way, (A) All Alcohol (Seasonal) – RENEWAL (B) Common Victualer – RENEWAL (C) Entertainment (DJ and Live) – RENEWAL</p>
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		<p>Bayside Marking Systems, Inc., dba Nantasket Lobster Pound, James E. O'Brien, Manager, 50 George Washington Boulevard – (A) All Alcohol (Seasonal) as a Restaurant RENEWAL (B) Common Victualer – RENEWAL</p> <p>Hull's Kitchen LLC. dba HK Too, 276 Nantasket Ave, Jane Wicks-re- (A) All Alcohol (Seasonal) RENEWAL, Common Victualer - RENEWAL and Entertainment –RENEWAL</p> <p>Note: Reilly added that the board is not expanding any existing licenses, only what was previously licensed.</p>
Second	Mitchell	
Vote	Unanimous	

Reilly also called for a show cause hearing for Hull's Kitchen Too. He said that there doesn't seem to have been any work done on the interior, as proposed when they applied for the license. He said that if there was just going to be a patio the board would have looked at it more closely. Constable added that Mambo's is also about a year behind schedule. Lampke and Lemnios will reach out to them so that the board can get an update.

Appointment of Town Meeting/Election Workers

The board approve the Town Clerk's request for town meeting/ election workers as follows: Sean Bannon, Nicole Twombly, Jerry Sullivan, and Kathleen Pomakis.

Motion	Reilly	So moved.
Second	Mitchell	
Vote	Unanimous	

Annual Town Meeting Warrant and Annual Town Election Warrant

Richardson read aloud the town election warrant announcement for May 21, 2018 and the board voted as follows to approve the warrant and signed the documentation.

Motion	Mitchell	So moved.
Second	Constable	
Vote	Unanimous	

In addition, the board approved the town meeting warrant.

Motion	Constable	So moved.
Second	Mitchell	
Vote	Unanimous	

NEW BUSINESS

Lemnios thanked all of the town employees who were ready for the week's storm that ultimately did not occur. He also noted that a meeting on the Hingham "road diet" is scheduled for April 12 in the high school conference room. There will be a presentation by engineers from Hingham. He also reminded all that the special election is Monday, March 26, from 7 a.m. to 8 p.m.

Mitchell stated that the solid waste task force has had its first meeting and will meet again on April 10 at 6:30 p.m.

Constable stated that the Economic Development Committee will meet on April 4 at 7 p.m. and are inviting Hull artists.

Reilly noted that the board should form a committee to plan for the town's 375th celebration.

EXECUTIVE SESSION

At 9:37 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 be detrimental to the litigating position of the body; and to go into Executive Session to discuss the deployment of security personnel or devices or strategies with respect thereto; 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.

Matters to be discussed were:

- Litigation regarding the collection of funds due the town
- Police matter

Motion	Reilly	So moved.
Second	Mitchell	
Vote	Unanimous	Richardson – Aye Constable – Aye Mitchell – Aye Reilly – Aye Reilly noted that he would not be recusing himself from the discussion on deployment of security personnel.

The meeting was adjourned at 9:40 p.m. The board is scheduled to meet next at 7:30 p.m. on Thursday, March 29 at 7:30 p.m. at Town Hall.

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:

- The Select Board's agenda and added agenda for March 22, 2018
- Handout regarding way-finding signage
- Handout regarding Paragon Arcade proposal
- License applications for Paragon Arcade
- Memo from Town Clerk regarding Town Meeting and Election Workers
- Zoning bylaw handout
- Town Meeting and Election announcement