

APPROVALS (con't)

- 2. Mike McGurl, Executive Director, 1117 Nantasket Ave, Hull Life Saving Museum Re: One Day Wine and Malt License on Friday, May 10, 2024 from 3:00 pm to 7:00 pm for a Reception.**
- 3. Armando Aguilar, Manager, 440 Nantasket Ave, Hull Knights of Columbus Re: One Day liquor License on Saturday, March 16, 2024 from 6:30 pm to 11:00 pm for St. Patrick's Dinner.**

TOWN MANAGER UPDATES

EXECUTIVE SESSION

- 1. To discuss strategy with respect to litigation relative to the following subject matters: 169 Beach Avenue and 33 Malta Avenue.**



TOWN OF HULL
SELECT BOARD
253 Atlantic Ave
781-925-2000



APPLICATION FOR ENTERTAINMENT LICENSE

NEW ☐ RENEWAL ☒ TRANSFER ☐ AMENDMENT ☐

CHANGE OF MANAGER (COM)*
CHANGE OF HOURS
ONE DAY
OTHER RAIN DATE ADD'D

SECTION 1 – APPLICANTS & BUSINESS INFORMATION

Applicant's Full Legal Name SUSAN JEANNE LYNCH (RAIN DATE) SAT, Sep 14
Business's Full Legal Name HULL PORCH FEST INC SUN, Sep 15
Business Address _____
Mailing Address ☐ Same as above _____
Business Telephone Number _____ FID# _____
Business Email Address HULLPORCHFEST@OUTLOOK.COM
Description of Premises Area Bounded by Icemberma St MASSOSETT AVE
Revere St + Manomet Ave (FOOTPRINT)
Manager of Record /*Proposed Manager* _____
Home Address Private Residence within Footprint
Home Telephone _____ Cell Phone _____
Email Address _____
Owner/Manager's Signature Susan J. Lynch
If Amending Manager of Record By signing above you are verifying the accuracy of all information

SECTION 2 – TYPE OF ENTERTAINMENT

☐ No Changes to Type of Entertainment from Last Year

Jukebox ☐ DJ ☐ Karaoke ☐ Piped in Music ☐ Amplification System ☒
Recorded Music ☐ Live Music ☒ Vocal Music ☐ No. of Persons _____
Instrumental Music ☐ No. of Instruments _____ Description/Type Instruments (i.e. guitar, drums, keyboard, etc.) _____
Dancing by Patrons ☐ Location(s) AS NOTED ABOVE Size of dance floor(s) _____
Floor Show ☐ Description _____ Other: MULTIPLE BANDS ON PORCHES THROUGHOUT AFTERNOON
Entertainment Location: Indoors ☐ Outdoors ☒ Description (provide floor plan if necessary)
AS NOTED ABOVE ("FOOTPRINT")

SECTION 3 – HOURS OF OPERATION

☒ No Changes to Hours of Operation from Last Year (2022 - RAINOUT IN 2023)

Start Time: Mon _____ Tues _____ Wed _____ Thurs _____ Fri _____ Sat 1 PM Sun 1 PM Rain Date
End Time: Mon _____ Tues _____ Wed _____ Thurs _____ Fri _____ Sat 6 PM Sun 6 PM

NOTE: SUNDAY ENTERTAINMENT HOURS, UNLESS OTHERWISE SPECIFIED BY LICENSING AUTHORITY, TO BE BEGIN NO EARLIER THAN 2:00 P.M.

§ 410-3.8 Floodplain District.**A.**

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas designated on the Town's Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency for the administration of the National Flood Insurance Program, dated July 3, 2024. These maps indicate the 1%-chance regulatory floodplain. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the Plymouth County FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated July 3, 2024. The effective FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Commissioner, and Climate Adaptation & Conservation Dept.

B.

Use Regulations: The use regulations governing the Floodplain District of Hull are in **§ 410-4.2**, Floodplain District use and development regulations, of these zoning Bylaws. Important state regulations concerning floodplain areas are referenced therein.

§ 410-4.2. Floodplain District use and development.**A. The purpose of the Floodplain Overlay District is to:**

- 1) Ensure public safety through reducing the threats to life and personal injury.
- 2) Eliminate new hazards to emergency response Commissioners.
- 3) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding.
- 4) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding.
- 5) Eliminate costs associated with the response and cleanup of flooding conditions.
- 6) Reduce damage to public and private property resulting from flooding waters.
- 7) Preserve the natural flood control characteristics and the flood storage capacity of the floodplain.
- 8) Minimize potential loss of life, destruction of property, and environmental damage resulting from the projected impacts of a warming climate, including extreme rain events and relative sea level rise.

B. Designation of Floodplain Administrator

The Town of Hull hereby designates the position of **Floodplain Administrator to be the Building Commissioner** for the Town.

C. Permit Requirements

The Town of Hull requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or

drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.

Hull's permit review process includes the requirement that the applicant obtain all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The applicant must acquire all necessary permits, and must demonstrate that all necessary permits have been acquired.

- (1) All development in the district, including structural and non-structural activities, whether permitted by right, by special permit or by variance, must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and with the following:
 - (a) Sections of the Massachusetts State Building Code (780 CMR) which address floodplain and coastal high hazard areas;
 - (b) Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);
 - (c) Inland Wetlands Restriction, DEP (currently 310 CMR 13.00);
 - (d) Coastal Wetlands Restriction, DEP (currently 310 CMR 12.00);
 - (e) Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5);

All Permit applicants in the Floodplain Overlay District shall **made aware of [identify] future** flood risk including the projected frequency and depth of flooding as shown on the Hull's MC-FRM "2.4 Foot Sea Level Rise" map dated 05/19/2022, and on the "1.2 Foot Sea Level Rise Flood Depth" map dated 05/19/2022, or the most current version of the MC-FRM (or latest state-adopted projection models), on file with the Town Clerk, Building Commissioner, Planning Board, and Department of Climate Adaptation and Conservation. Applications **for new construction and/or substantial improvement of 3 or more residential units, new construction and/or substantial improvement of non residential structures** shall include (1) a narrative, on a form designated by the Town, describing proposed methods to minimize future flood impacts to the property and surrounding areas, and (2) **if relevant, include on site plans 1%-chance BASE FLOOD elevation predicted for 2.4 Foot Sea Level Rise.** The future flood risk maps and GIS data layers are for planning purposes. Building Code flood resistant regulations apply only to the FEMA FIRMs.

E. Floodway Encroachment

In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard

engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

F. Unnumbered A Zones

In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

G. AO and AH zones drainage requirements

Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

H. Subdivision proposals

All subdivision proposals and development proposals in the floodplain overlay district shall be reviewed to assure that:

- (a) Such proposals minimize flood damage.
- (b) Public utilities and facilities are located & constructed so as to minimize or eliminate flood damage.
- (c) Adequate drainage is provided to reduce exposure to flood hazards.

When proposing subdivisions or other developments in the Federal Floodplain District greater than 50 lots or 5 acres (whichever is less), the applicant must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

I. Recreational vehicles

In A1-30, AH, AE Zones, V1-30, VE, and V Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

J. Protection of dunes

Man-made Alteration of sand dunes within the Zone VE which would increase potential flood damage are is prohibited.

All new construction within Zone VE must be located landward of the reach of mean high tide.

K. Watercourse alterations

In a riverine situation, the Floodplain Administrator shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities, especially upstream and downstream
- Bordering States, if affected
- NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
- NFIP Program Specialist

Federal Emergency Management Agency, Region I

L. Requirement to Submit New Technical Data

If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will use its best efforts, within 6 months, to notify FEMA of these changes by submitting the technical or scientific data that supports the change(s). Notification shall be submitted to:

- NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
- NFIP Program Specialist
Federal Emergency Management Agency, Region I

M. Variances to building code floodplain standards

The Town will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files.

The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of the Floodplain Administrator that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

N. Variances to local Zoning Ordinances related to community compliance with the National Flood Insurance Program (NFIP)

A variance from these floodplain ordinances must meet the requirements set out by State law and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud of the public; and 3) the variance is the minimum action necessary to afford relief.

O. Abrogation and Greater Restriction

The floodplain management regulations found in this Floodplain Overlay District shall take precedence over any less restrictive conflicting Zoning Ordinance provision.

P. Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable but does not imply total flood protection.

Q. Severability

If any section, provision, or portion of this ordinance is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

R. Definitions

AREA OF SPECIAL FLOOD HAZARD — Is the land in the floodplain within a community subject

to a 1% or greater chance of flooding in any given year. The area may be designated as Zone A, AO, AH, A1-30, AE, A99, V1-30, VE or V.

BASE FLOOD — Means the flood having a 1% chance of being equaled or exceeded in any given year.

COASTAL HIGH HAZARD AREA — Means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on a FIRM as Zone V, V1-30, VE.

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

FLOOD INSURANCE RATE MAP (FIRM) — means an Commissioner map of a community on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS) — means an examination, evaluation and determination of flood hazards, and if appropriate, corresponding water surface elevations or an examination, evaluation and determination of flood-related erosion hazards.

FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

- (1) By an approved state program as determined by the Secretary of the Interior or
 - (2) Directly by the Secretary of the Interior in states without approved programs.
- [US Code of Federal Regulations, Title 44, Part 59]

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. *New construction includes work determined to be substantial improvement.* [Referenced Standard ASCE 24-14]

RECREATIONAL VEHICLE means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[US Code of Federal Regulations, Title 44, Part 59]

REGULATORY FLOODWAY - see FLOODWAY.

SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a building, other than a gas or liquid storage tank that is principally above ground and affixed to a permanent site, as well as a manufactured home on foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building Commissioner and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure. [Base Code Section 1612.2]

SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building Commissioner shall determine it to be substantial repair of a foundation. Applications determined by the building Commissioner to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

ZONE AE — Means area of special flood hazard with water surface elevations determined.

ZONE AO — Means area of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) ft. (Velocity flow may be evident; such flooding is characterized by ponding or sheet flow.)

ZONE VE — means area of special flood hazards, with water surface elevations determined and with velocity, that is inundated by tidal floods (coastal high hazard area).

A variance from this FP Bylaw must meet the requirements set out by State law and may only be granted if a good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.

TOWN OF HULL
SELECT BOARD
POLICIES AND PROCEDURES
*[Adopted October 1996; Amended June 4, 2002; Amended
August 21, 2012; Amended January 10, 2024]*

Preamble: These Policies and Procedures are intended as guidelines for the general conduct of the Board's business. They may be waived by the Board by majority vote from time to time. A failure to comply with said Policies and Procedures, with or without a waiver, shall not affect the validity of any actions taken or not taken by reason of said failure to comply with these Policies and Procedures.

Section 1. Meetings

a. General

All meetings of the Select Board shall be conducted in accordance with Chapter 30A, sections 18-25, Massachusetts General Laws (Open Meeting Law) and any other applicable law.

b. Regular Meetings

The Board shall meet on alternate weeks or as the Board defines, except as follows:

- (1) When a conflict exists with scheduled Annual or Special Town meetings.
- (2) Legal holidays.
- (3) When the Board directs otherwise.

c. Special Meetings

Special meetings of the Board may be called by the Chair with the concurrence of a majority of the remaining members of the Board; however the required statutory forty eight hour public notice of such a meeting may not be waived, except as otherwise permitted by law.

d. Emergency Meetings

- (1) The Chair may call an emergency meeting of the Board *in* accordance with M.G.L. Chapter 30A, sections 18-25 and any other applicable law. An update on that emergency meeting will be provided at the next scheduled meeting.

e. Executive Sessions

Executive sessions of the Board shall be in strict accordance with M.G.L. Chapter 30A, sections 18-25 and any other applicable law.

f. Time of Meetings

- (1) All Board meetings shall normally be scheduled to commence promptly at 7:00 p.m. and terminate not later than 11:00 p.m. However, in the event official business remains to be transacted at the scheduled adjournment time, the Board may continue to complete said business then before the Board and thereafter vote to suspend this requirement for any additional business.
- (2) Any Board member who expects to be absent from a scheduled Board meeting or delayed for more than one hour, shall notify the Town Manager and/or Chair of the Board in advance of the scheduled meeting.

g. Meeting Notice

- (1) A written notice of all scheduled meetings of the Board, except as precluded by section 1d, above, shall be filed with the Town Clerk at least forty- eight hours in advance of the meeting for posting on the official town posting location and for providing notice as required by law.

Section 2. Agenda for Regular Meetings

- a. Items requested for placement on the meeting agendas shall be in writing stating the subject matter and relevant information and materials in order to permit the members of the Board an opportunity to review the statements and materials prior to the meeting.

Before appointments are scheduled, the Town Manager and/or Chair will review the subject matter and will review the request for appropriateness and potential scheduling.

- b. The Chair will reach out to each member of the Select Board by the end of week preceding a Select Board meeting to communicate the potential agenda items that can be expected at upcoming meetings. The Chair will also communicate why any Board member's requested agenda item(s) were added or not.
- c. Each Board member shall be given the opportunity to provide Board member updates.

Section 3. Procedures During Meetings

- a. The meetings may be informal and the Board is not bound by any particular set of parliamentary text (including Roberts Rules of Order), relying on instead statutory, common law and such rules as may be adopted by the Board.
- b. When a member is about to make a motion to speak in debate or deliver any matter to the Board, they shall first be recognized by the Chair. They shall confine themselves to the question under debate.
- c. No member in debate shall make reference to any other member but in respectful terms.
- d. No person shall address a public meeting of the Board. Without permission of the Chair or other designated presiding officer and then providing their name and address, and also consistent with any existing Board guidelines regarding public comment.
- e. Petitioners shall be limited to the time allotted to speak as provide an in Board guidelines regarding public comment.

Section 4. Hearings

- a. No hearing will begin before the time scheduled on the agenda.

Section 5. Minutes of Meetings

- a. The proceedings of all open and executive session Board meetings shall be reflected in minutes as required by law.
- b. Written minutes of Board meetings shall set forth the date, time and place, the members present or absent, a summary of the discussions on each subject, a list of documents and other exhibits used at the meeting, the decisions made and the actions taken at each meeting, including the record of all votes. They may also contain the names of other members of official Boards, committees, commissions, and others present who may have participated in any particular discussion. In addition thereto, votes of executive sessions shall be recorded by roll call votes in the minutes. Written minutes need not include verbatim or otherwise lengthy records of discussion on agenda items, but shall contain an appropriate summary of the discussion.
- c. Written minutes shall be prepared as expeditiously as possible. Following the Board's approval, the written minutes shall become the permanent and official record of meetings.
- d. For executive sessions the Board's clerk will prepare an accurate record of such proceedings to include the date, time and place, the members present or absent, names of others present, a summary of the discussions on each subject, a list of documents and other exhibits used at the meeting, the decisions made and the actions taken at each meeting, including the record of all votes, which shall be by roll call.
- e. The Town Manager and Town Clerk shall be custodians of and keepers of records for the Select Board, including regular and executive session minutes. Said executive session minutes shall not be released until the Board determines that the purpose of the executive session is no longer applicable or as may be required by.

Section 6. Suspension of Procedures

These standing procedures may be suspended by an affirmative majority vote of the board members present and voting. The failure to so vote however shall not affect the validity of any actions taken.

Section 7. Review of Policies and Procedures

These policies and procedures shall be reviewed annually following the normal reorganization of each new Board of Selectmen and dictated by changes in the board's composition if occurring prior to the normal electoral process.

Section 8. Amendments to Policies and Procedures

- a. These policies and procedures may be amended by a majority vote of the members present and voting at a regular scheduled meeting provided, however, that the proposed amendment has been submitted in writing at least one week prior to the date the amendment is to be voted upon.
- b. An amendment shall be construed to mean any addition, new procedure, deletion, or modification of an existing procedure.

Section 9. Effective Date

These policies and procedures are effective October, 1996, and as properly amended.

Section 10. Onboarding

A copy of these policies and procedures and a Select Board Handbook will be provided to each newly elected Select Board member upon that individual being sworn into office. The Town Manager shall coordinate and facilitate the orientation of new Board members.

TOWN OF HULL

~~BOARD OF SELECTMEN~~ SELECT BOARD POLICIES AND
PROCEDURES

[Adopted October 1996;
Amended June 4, 2002; Amended August 21, 2012;
Amended January 10, 2024]

Preamble: These Policies and Procedures are intended as guidelines for the general conduct of the Board's business. They may be waived by the Board by majority vote from time to time. A failure to comply with said Policies and Procedures, with or without a waiver, shall not affect the validity of any actions taken or not taken by reason of said failure to comply with these Policies and Procedures.

Section 1. Meetings

a. General

All meetings of the Select Board ~~of Selectmen~~ shall be conducted in accordance with Chapter 30A, sections 18-25, Massachusetts General Laws (Open Meeting Law) and any other applicable law.

b. Regular Meetings

board The board shall meet on alternate weeks or as the defines, except as follows

- (1) When a conflict exists with scheduled annual or special town meetings.
- (2) Legal holidays.

shall ~~(3) The first regular meeting following election be to give outgoing members a proclamation thanking them for the service they have rendered the community. A small party, e.g., coffee and cake, shall be provided by the board members. This will generally be a reorganization meeting only.~~

~~(4) A separate meeting will be held to review town meeting warrants.~~

~~(5)~~ (3) When the Board directs otherwise.

c. Special Meetings

Special meetings of the board may be called by the ~~chairman~~ Chair with the concurrence of a majority of the remaining members of the board; however the required statutory forty eight hour public notice of such a meeting may not be waived, except as otherwise permitted by law.

d. Emergency Meetings

(1) The ~~chairman~~ Chair may call an emergency meeting of the board in accordance with ~~the Open Meeting Law~~ M.G.L. Chapter 30A, sections 18-25 and any other applicable law. An update on that emergency meeting will be provided at the next scheduled meeting.

~~(2) Matters acted upon by the board at emergency meetings shall be made an agenda item at the next regular scheduled meeting of the board for the purpose(s) of discussing decisions rendered at emergency meetings.~~

~~(3) A member of the board can act in an emergency provided such actions are affirmed by the other members as soon as possible.~~

e. Executive Sessions

(1) Executive sessions of the board shall be conducted in strict accordance with M.G.L. Chapter 30A, sections 18-25 and any other applicable law.

~~(2) Any member of the board may make a motion to allow the board to convene in executive session; however, the motion shall be made while in open session and shall clearly state the statutory basis for executive session deliberations.~~

~~(3) A roll call vote shall be taken on all motions which call for executive sessions and such roll call vote shall be duly recorded in the minutes of the open session at which the motion was acted upon.~~

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~~(4) All executive sessions shall be scheduled at the end of the agenda to the extent practicable.~~

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f. Time of Meetings

(1) All board meetings shall normally be scheduled to commence promptly at 7:00~~30~~ p.m. and terminate not later than 11:00 p.m. However, in the event official business remains to be transacted at the scheduled adjournment time, the board may continue to complete said business then before the Board and thereafter vote to suspend this requirement for any additional business.

~~(2) Items on the agenda which are put on hold should be pulled by the board members and automatically placed in their following weeks' agenda until such time as the issue comes up again.~~

~~(3)~~ (2) Any board member who expects to be absent from a scheduled board meeting or delayed for more than one hour, shall notify the Town Manager and/or Chair~~man~~ of the Board in advance of the scheduled meeting.

~~(4) Recesses shall be kept minimal as determined by the Chair.~~


g. Meeting Notice

(1) A written notice of all scheduled meetings of the board, except as precluded by section 1d, above, shall be filed with the Town Clerk at least forty- eight hours in advance of the meeting for posting on the official town ~~bulletin board~~ posting location and for providing notice as required by law.

~~(2) Copies of the meeting notices shall be made available to members of the media and the general public.~~

Section 2. Agenda for Regular Meetings

~~a. — a.~~ Items requested for placement on the meeting agendas ~~, other than from board members or staff,~~ shall be in writing stating the subject matter, ~~individual(s) expected to be present and accompanied by a concise statement as to the essence of the subject matter~~ and relevant information and materials in order to permit the members of the board an opportunity to review the

| statements and materials prior to the meeting. 

Before appointments are scheduled, the Town Manager and/or Chair~~man~~ will review the subject matter and will review the request for appropriateness and potential scheduling.

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~~b. Agenda items may be received until 12:00 noon of the Thursday preceding the scheduled regular meeting.~~

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~~Agenda items received after Noon of the Thursday preceding the scheduled regular meeting may, within time constraints and at the discretion of the Chairman or Town Manager, be included under "new business" or scheduled at the next succeeding or another regular or special meeting.~~

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~~e.a. The Chair will reach out to each member of the Select Board by the end of week preceding a Select Board meeting to communicate the potential agenda items that can be expected at upcoming meetings. The Chair will also communicate why any board member's requested agenda item(s) were added or not.~~

~~d.b. Agendas for a regular scheduled meeting shall be~~
posted and available to the general public and media no later
than 4:30 p.m. each Thursday preceding the meeting.

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~~e. Agendas for special and emergency meetings may be modified by the Chairman and/or the Town Manager to conform to the purpose(s) for which such meetings are called.~~

~~f.c. Each board member shall be given the opportunity to provide board member updates. 10 minutes to bring up and discuss new business. If a particular subject will require lengthy discussion the member should schedule him/herself on the agenda.~~

Section 3. Procedures During Meetings

a. The meetings may be informal and the Board is not bound by any particular set of parliamentary text (including Roberts Rules of Order), relying on instead statutory, common law and such rules as may be adopted by the Board.

~~b. When deemed necessary and appropriate, the chairman may offer a motion and/or second a motion and may vote on any matter.~~

~~e-b.~~ When a member is about to make a motion, ~~second~~
~~a motion~~, speak in debate or deliver any matter to
the

~~Board, they shall first be recognized by the Chair. They shall~~
~~confine themselves to the question under debate.~~

~~board, he shall first be recognized by the chairman. He~~
~~shall confine himself to the question under debate and~~
~~avoid personalities.~~

~~e-c.~~ No member in debate shall make reference to any
other member but in respectful terms.

~~e-d.~~ No person shall address a public meeting of the board

Without ~~permission of the chairman-Chair~~ or other designated presiding officer and then providing their name and address, and also consistent with any existing board guidelines regarding public comment.

~~f.e.~~ Petitioners shall be limited to the time allotted to speak as provide an in board guidelines regarding public comment~~time allotted on the agenda unless permission to speak for a longer period of time is requested and granted by a majority vote of the board.~~

~~g. Items which appear on the meeting agenda shall be considered as properly before the board for action without benefit of a specific motion to that effect. However, any member of the board may reserve the right to move that an agenda item be stricken from the agenda. Such a motion, if made, shall be subject to action by the other members of the board as would be appropriate to action on routine motions.~~

~~h. Board members who wish to speak on an agenda item properly before the board shall attempt to limit their comments to not more than ten minutes and not more than twice on each issue.~~

~~i. Any display of disrespectful behavior or personal attack or verbal abusive conduct toward any individual citizen, town employee or member of the board will not be tolerated and will be dealt with appropriately by the chairman. (Amended June 4, 2002)~~

Section 4. Hearings

a. No hearing will begin before the time scheduled on the agenda.

~~a. All hearings are to be kept on schedule. If the next appointment on the agenda comes due and the hearing in process has not been completed, the hearing in process will be tabled until all other scheduled appointments have been heard unless the Board decides otherwise.~~

~~b. Each speaker at a hearing shall be limited to 3-4 minutes. At the discretion of the chairman, a person may speak again for one minute, but only when others have been allowed to speak. The foregoing shall not apply to those proceedings where due process provides otherwise.~~

~~c. A time keeper may be designated for each hearing.~~

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Section 5. Minutes of Meetings

- a. The proceedings of all open and executive session board meetings shall be reflected in minutes as required by law.

b. Written minutes of board meetings shall set forth the date, time and place, the members present or absent, a summary of the discussions on each subject, a list of documents and other exhibits used at the meeting, the decisions made and the actions taken at each meeting, including the record of all votes. They may also contain the names of other members of official boards, committees, commissions, and others present who may have participated in any particular discussion. In addition thereto, votes of executive sessions shall be recorded by roll call votes in the minutes. Written minutes need not include verbatim or otherwise lengthy records of discussion on agenda items, but shall contain an appropriate summary of the discussion.

c. Written minutes shall be prepared as expeditiously as possible ~~to allow the board to act upon at a subsequent regularly scheduled meeting.~~ Following the board's approval, the written minutes shall become the permanent and official record of meetings.

d. For executive sessions the board's clerk will prepare an accurate record of such proceedings to include the date, time and place, the members present or absent, names of others present, a summary of the discussions on each subject, a list of documents and other exhibits used at the meeting, the decisions made and the actions taken at each meeting, including the record of all votes, which shall be by roll call.

e. The Town ~~Manager and Office Manager~~ Manager and Town Clerk shall be custodians of and keepers of records for the ~~Board of Selectmen~~ Select Board, including regular and executive session minutes. Said executive session minutes shall not be released until the board determines that the purpose of the executive session is no longer applicable or as may be required by.

~~f. To insure their release to the public, the Town Manager shall review all executive session minutes quarterly for the previous year.~~ [JBC TO DISCUSS WITH J LAMPKE]

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Section 6. Miscellaneous

~~a. All correspondence is to be made available to the public after it has been opened by the board's designee,~~

~~unless it is marked "Confidential" or "Personal" in which
event it shall be delivered unopened to that person.~~

~~Correspondence sent to the Board may be listed on the agenda and such correspondence may be noted, read or summarized.~~

~~b. Smoking is not allowed in the selectmen's meeting room or Municipal Building.~~

~~c. Each sitting Board may at its discretion sponsor advertisements, trophies, etc. However, each member may do as he/she wishes.~~

~~d. A majority vote of the board is required to give a directive to a department head under the jurisdiction of the Board of Selectmen. However, any member may discuss any issue with any department head.~~

~~e. Individual members who receive complaints concerning the Police Department are authorized to contact the Police Chief without waiting for the board's authorization.~~

~~f. The board shall request the Police Chief's advice before issuing a license or permit for fund-raising activities.~~

~~g. The board shall send letters of condolence to families of deceased town officials.~~

~~h. The Board of Selectmen shall evaluate the Town Manager's performance for his/her merit raise. Consistent with the Town Manager's contract terms.~~

Section 7. Decorum

a. Relations with Community

~~Selectmen in their relations with the community should:~~

- ~~(1) realize that their primary responsibility is to the Citizens and the Town,~~
- ~~(2) remember that a selectman is only one member of the board and must abide by all board decisions once they are made,~~
- ~~(3) be well-informed concerning the responsibilities of a selectman,~~

~~+4+ (1) not benefit personally from his or her
selectman activities.~~

~~b. Relations with Town Manager~~

~~Selectmen in their relations with the Town Manager
should:~~

- ~~(1) endeavor to establish sound, clearly defined
policies which will direct and support the
manager;~~
- ~~(2) recognize and support the administration chain of
command and refuse to act on complaints or
requests as an individual outside this
administrative chain;~~
- ~~(3) give the manager full responsibility for
discharging his professional duties, as defined
by Chapter 8 of Acts of 1989, as amended and hold
him responsible for acceptable results;~~
- ~~(4) refer all complaints to the manager for solution
and only discuss them at board meetings if such
solution fails.~~

~~c. Relations with other Selectmen and General Conduct~~

~~Selectmen in their relations with fellow members
should:~~

- ~~(1) recognize that action at official meetings is
binding and that a selectman alone cannot bind
the board outside of such meetings;~~
- ~~(2) uphold the intent of Executive Sessions and
respect the privileged communications and sharing
of information that exist in executive sessions
and in non-public records;~~
- ~~(3) make decisions only after all facts on a question
have been presented and discussed;~~
- ~~(4) be knowledgeable of and adhere to the Policies
Procedures.~~

the

and

~~(5) not improperly disclose materials or data within the exemptions to the definition of public records as defined by section seven of M.G.L. C. 4 or otherwise exempt from mandatory disclosure, and were acquired by him in the course of his official duties nor use such information to further his personal interest.~~

Section 8. Suspension of Procedures

These standing procedures may be suspended by an affirmative majority vote of the board members present and voting. The failure to so vote however shall not affect the validity of any actions taken.

~~Section 9. Reconsideration of Votes~~

~~Any vote taken may be reconsidered without limitations as to time or person making said motion upon a proper motion before the board and a favorable majority vote of the members present and voting.~~

~~Section 10. Interview of Appointees and Applicants for Licenses~~

~~It shall be the practice of the board to interview persons and parties being considered for appointment to town boards, committees and positions, and to be awarded licenses or permits (except routine renewals) from the board, unless the board by majority vote determines otherwise.~~

Section 911. Review of Policies and Procedures

These policies and procedures shall be reviewed annually following the normal reorganization of each new Board of Selectmen ~~or more often if necessary~~ and dictated by changes in the board's composition if occurring prior to the normal electoral process.

Section 102. Amendments to Policies and Procedures

- a. These policies and procedures may be amended by a majority vote of the members present and voting at a regular scheduled meeting provided, however, that the proposed amendment has been submitted in writing at least one week prior to the date the amendment is to be voted upon.
- b. An amendment shall be construed to mean any addition

or a new procedure or a deletion or modification of an existing procedure.

| **Section 113. Effective Date**

These policies and procedures are effective October, 1996, and as properly amended.

| **Section 124. Distribution~~Onboarding~~**

A copy of these policies and procedures and, a ~~Selectmen's-Select Board Handbook and keys to Town Hall and the Selectmen's Office~~ will be provided to each newly elected selectman upon that individual's assumption of office. The Town Manager shall coordinate and facilitate the orientation of new Board members.

TOWN OF HULL ORGANIZATIONAL COMMITMENTS

Select Board commits to:

- Be responsive to the needs of the Hull Community by providing proactive visionary and strategic leadership and policy initiatives
- Recognize its responsibility to the future generations by developing goals that address the interrelatedness of the social, cultural, and natural characteristics of the community
- Communicate and serve with respect, dignity and courtesy in relations all Board members, members of duly elected boards, commissions, committees and the public
- Endeavor to keep the community informed on municipal affairs and encourage communication between citizens, the Board, and Town Manager
- Strive to develop strong working relationships amongst elected Boards & appointed Committees
- To improve the quality of life for the individual and the overall community; and be dedicated to the faithful stewardship of the public trust and continuously strive to improve the quality and image of public service
- Respect the roles and responsibilities of the Board and Town Manager as set forth in the Town of Hull Town Charter

Town Manager commits to:

- Serve with dignity and continuously demonstrate the highest ideals integrity and ethical standards
- Be a resource to the Select Board and Staff ensuring cohesiveness and communication in advancing shared goals and priorities
- Serve in the role with courtesy in relations with staff, elected Board members, commissions, committees and the public
- Maintain responsibility for the integrity of the Board's processes and represent the will of the Board as appropriate
- Disseminate information on Board procedures, current agenda items, and other related meeting items in a timely manner
- Providing guidance on all matters requiring action by the Select Board and enable all Members to participate in policy and necessary decision making under their authority in an informed manner
- Coordinate and facilitate the orientation of new Board members
- Town Manager shall serve as the liaison between the Select Board and Staff

Staff commits to:

- Perform our duties to the highest ethical standards with positivity and courtesy
- Share a common goal of serving the people of Hull by providing a full range of quality services with excellence
- Provide a safe environment for all without regard to origin, gender, race or religion
- Provide requested information or answers from/to the Town Manager and provide information that is responsive Select Board inquiries and to support annual goals and priorities
- Support a vibrant, sustainable, resilient and collaborative community

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss.

To any of the Constables of the Town of Hull in the County of Plymouth

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the Inhabitants of the Town of Hull qualified to vote on Town affairs and elections to meet at **Hull High School situated at 180 Main Street** in said Hull, on Monday, the **sixth** day of **May next, 2024 at 7:00 o'clock** in the evening, then and there to act upon the following articles, namely:

ARTICLE 1: To hear and act upon the following:

The Report of the Select Board
The Report of the School Committee
The Report of the Fire Department
The Report of the Police Department
The Report of the Treasurer/Collector
The Report of the Town Clerk
The Report of the Board of Assessors
The Report of the Municipal Light Board
The Report of the Trustees of the Public Library
The Report of the Town Counsel
The Report of the Retirement Board
The Report of the Committees
The Report of the Town Accountant
The Report of the Board of Health
The Report of the Planning Board
or take any other action relative thereto. (Inserted by the Select Board)

ARTICLE 2: To see if the Town will assume liability in the manner provided by section 29 of Chapter 91 of the General Laws and amendments thereto, for all damages that may be incurred by work to be performed by the Department of Public Works of Massachusetts and/or the Massachusetts Department of Environmental Protection for the improvement, development, maintenance and protection of tidal and non-tidal rivers and streams, harbors, tidewaters, foreshores and shores along the public beach outside of Boston Harbor and authorize the Select Board or Town Manager to execute and deliver a bond of indemnity therefore to the Commonwealth, or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 3: To see if the Town will authorize the Select Board or Town Manager to enter into contracts with the Massachusetts Department of Public Works and/or Commissioner and/or Massachusetts Department of Environmental Protection for the construction or maintenance of seawalls and land areas bordering on tidal waters, for the ensuing year, or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 4: To see if the Town will authorize the Select Board to enter into contracts with the Commonwealth of Massachusetts, its divisions, commissions and agencies, including the Department of Public Works and/or the County Commissioners for the construction and maintenance of public highways for the ensuing year, or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 5: To see if the Town will authorize the Treasurer/Collector to enter into compensating balance agreements, as permitted by M.G.L. Chapter 44, section 53F, or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 6: To see if the Town will vote that all income from sales of electricity to private consumers or for electrical supplies to municipal buildings or for municipal power, and for sales of appliances and jobbing during the next fiscal year, be appropriated for the Municipal Light Department, the whole to be expended by the Town Manager for the expenses of the plant for the next fiscal year, as defined in section 57 of Chapter 164 of the General Laws and Chapter 8 of the Acts of 1989, as amended, or take any other action relative thereto. (Inserted the request of the Town Manager)

ARTICLE 7: To see if the Town will fix the salaries of the following Town Officers, viz;
Select Board
Moderator
Town Clerk
Assessors
Municipal Light Board

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 8: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to defray the expenses of Fiscal Year 2025 for:

General Government
Schools

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 9: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Harbormaster's Department as a so-called enterprise account, or take any other action relative thereto. (Inserted at the request of the Harbormaster)

ARTICLE 10: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Sewer Department as a so-called Enterprise Account, including appropriating retained earnings/surplus revenue for repairs, maintenance and capital improvements, or take any other action relative thereto. (Inserted at the request of the Permanent Sewer Commission)

ARTICLE 11: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Cable Television Public, Educational and Governmental Access Fund as a so-called enterprise account, or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 12: To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to pay prior fiscal year's bills not paid due to an insufficiency of appropriation or late billing, or take any action relative thereto.

Axon Enterprises	Police	Fiscal Year 2021	\$2,234.00
Axon Enterprises	Police	Fiscal Year 2022	\$3,304.14
Axon Enterprises	Police	Fiscal Year 2022	\$ 375.00
Cannon Electric	Town Buildings	Fiscal Year 2023	\$ 434.65
Cannon Electric	Town Buildings	Fiscal Year 2023	\$1,949.96
Selig Plumbing	Library	Fiscal Year 2021	\$1,600.00
Selig Plumbing	Library	Fiscal Year 2021	\$1,285.00
Selig Plumbing	Library	Fiscal Year 2021	\$ 625.00
Selig Plumbing	Library	Fiscal Year 2021	\$1,215.00
Selig Plumbing	Library	Fiscal Year 2022	\$2,700.00
Selig Plumbing	Library	Fiscal Year 2022	\$1,420.00
Selig Plumbing	Library	Fiscal Year 2023	\$1,125.00

ARTICLE 13 A: The Hull Community Preservation Committee moves that the Town appropriate and/or reserve from the Community Preservation annual revenues in the amounts recommended by the Community Preservation Committee for Committee administrative expenses, community preservation projects and other expenses in Fiscal Year 2025, with each item to be considered a separate appropriation, as follows:

From FY 2025 estimated revenues for Historic Resources Reserve	\$ 70,000
From FY 2025 estimated revenues for Community Housing Reserve	\$ 70,000
From FY 2025 estimated revenues for Open Space Reserves	\$ 70,000
From FY 2025 estimated revenues for Committee Administrative Expenses	\$ 30,000

Or take any other action relative thereto. (Inserted at the request of the Community Preservation Committee)

ARTICLE 13B: The Hull Community Preservation Committee further moves to see if the Town will take the following action and appropriate from the Community Preservation accounts in the amounts recommended by the Community Preservation Committee, as follows:

- a) Appropriate **\$10,000** from the Community Preservation Open Space/Recreation Reserve to be used by the Town of Hull to hire a consultant to conduct a dog park feasibility study in town to establish a location and interest as well as cost. In accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the

Community Preservation Committee; and further that the Board of Selectmen and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.

- b) Appropriate **\$10,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull to undertake resurfacing of the exterior red zone of the Kenberma Pickleball Courts located at Kingsley Road Map 28 / Lot 025, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Board of Selectmen and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- c) Appropriate **\$20,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull to undertake the purchase and installation of "sails" shade structures to be installed at Menice Field located at Nantasket Avenue Map 40 / Lot 005, the Dust Bowl located at Main Street Map 2 / Lot 038, and Kenberma Pickleball Courts located at Kingsley Road Map 28 / Lot 025, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Board of Selectmen and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- d) Appropriate **\$25,000** from the Community Preservation General Fund to be used for an Historic project to be used by the Friends of the Paragon Carousel to undertake the restoration of the carousel lights at the Paragon Carousel located at 205 Nantasket Avenue Map 37 / Lot 009-A, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Board of Selectmen and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- e) Appropriate **\$7,700** from the Community Preservation General Fund to be used for an Historic project to be used by the Town of Hull to undertake the purchase of Veteran's Memorial Grave Markers to be placed at the Hull Cemetery located at Duck Lane Map 07 / Lot 006, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Board of Selectmen and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- f) Appropriate **\$85,000** from the Community Preservation General Fund to be used for an Historic project to be used by the Hull Lifesaving Museum to undertake the restoration of the building located at 199 Main Street Map 01 / Lot 004, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Board of Selectmen and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- g) Appropriate **\$27,000** from the Community Preservation General Fund to be used for an Historic project to be used by the St. Nicholas United Methodist Church to undertake the restoration of the steeple at the St. Nicholas United Methodist Church located at 128 Spring Street Map 06 / Lot 004, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Board of Selectmen and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.

- h) Appropriate **\$500,000** from the Community Preservation General Reserve and reduce the previously bonded amount from **\$1,000,000 to \$500,000** to be used by the Town of Hull for the Village Fire Station Historic Preservation and Rehabilitation construction located at 129 Spring Street Map 06/Lot 062, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Board of Selectmen and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.

Or take any other action relative thereto. (Inserted at the request of the Community Preservation Committee)

ARTICLE 14: To see if the Town will vote to accept the provision of M.G.L. Chapter 32, section 103 (j) inserted by section 19 of Chapter 188 of the Acts of 2010 to increase the maximum base amount on which the COLA adjustment is calculated from \$18,000.00 annually to \$19,000.00 annually, or take any other action relative thereto. (Inserted at the request of the Hull Contributory Retirement Board)

ARTICLE 15: To see if the Town will vote to raise and appropriate, and/or transfer from available funds, a sum of money to be added to the Stabilization Fund, or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 16: To see if the Town will vote to appropriate the sum of \$ 3,836,117.50, received in legal settlement proceeds for the February 2013 storm damage to the Wastewater Treatment Facility for litigation costs associated with the Town's claim, and/or for repairs, replacements and upgrades associated with the Wastewater Treatment Facility and collection system per the provisions of Massachusetts General Laws Chapter 44, Section 53, or take any other action relative thereto.

Explanation: State law limits the amount of settlement proceeds that can be spent without town meeting appropriation to \$150,000. This Article allows the Sewer Department to use the funds for litigation costs associated with the Town's claim, and/or for repairs, replacements and upgrades associated with the Wastewater Treatment Facility and collection system. The sum of \$3,836,117.50 has been received. (Inserted at the request of the Town Manager)

ARTICLE 17: To see if the Town will vote to raise and appropriate, and/or transfer from available funds, a sum of money for the costs of prosecuting the Town's litigation against the Allied World surety/insurance company regarding the Crescent Beach seawall and revetment dispute, or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 18: To see if the Town will vote, pursuant to General Laws Chapter 40, Section 5B, to create a special purpose stabilization fund for the funding of capital improvements and projects, to be known as the Capital Stabilization Fund, and further, to see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of money to said Capital Stabilization Fund, or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 19: To see if the Town will vote to adopt the provisions of M.G.L. Chapter 41, Section 106B Section: **Capital planning** committee; establishment; duties, or take any other action relative thereto. (Inserted at the request of the Town Manager)

Section 106B. A town at its annual town meeting may by by-law establish a capital planning committee. Said by-law shall prescribe the composition, mode of appointment or election and terms of the members of said capital planning committee. Said committee shall annually review the capital improvement program, if any, and proposals for the construction of municipal buildings, acquisition of land or personal property and make recommendations to the appropriate officer, board, agency or department. Such recommendations may be included within the annual budget or the annual report required by section sixty-one if authorized by a by-law of the town. Other duties and responsibilities of said capital planning committee may be specified by by-law. Any vacancy occurring shall be filled for the unexpired term in the same manner as the original appointment

ARTICLE 20: To see if the Town will vote to create and establish an Opioid Special Revenue Fund authorized by Chapter 77 of the Acts of 2023 and to transfer from free cash the sum of \$86,438 to be added to said Special Revenue Fund, or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 21: To see if the Town will raise and appropriate, transfer from available funds, and/or borrow the sum of money for the purpose to pay costs of a feasibility study for a new public safety facilities combined, including the payment of all costs incidental or related thereto; to determine whether this amount shall be raised by taxation, transfer from available funds, borrowing, or otherwise provided, or to take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 22: To see if the Town will raise and appropriate, transfer from available funds, and/or borrow the sum of money for the purpose of equipping and outfitting the Hull Community Television Media Center, and any other costs incidental or related thereto; to authorize the Town Manager to apply for and accept grants and gifts to accomplish said projects and purposes, which amounts shall be spent in addition to the funds appropriated under this vote; and to authorize the Select Board to enter into agreements and take any other action necessary to carry out said projects, or take any other action relative thereto. (Inserted at the request of the Town Manager).

ARTICLE 23: To see if the Town will raise and appropriate, transfer from available funds, and/or borrow the sum of money for the purpose of the design and construction of repairs and improvements to the Pemberton Float, and any other site improvements, equipment and any other costs incidental or related thereto; to authorize the Town Manager to apply for and accept grants and gifts to accomplish said projects and purposes, which amounts shall be spent in addition to the funds appropriated under this vote; and to authorize the Select Board to enter into agreements and take any other action necessary to carry out said projects, or take any other action relative thereto. (Inserted at the request of the Town Manager).

ARTICLE 24: To see if the Town will raise and appropriate, transfer from available funds, and/or borrow the sum of money for the purpose of the design and construction of repairs and improvements to the Hull Memorial School and the related costs of relocating the Town Hall Administrative Offices to the Hull Memorial School, and any other site improvements, equipment

and any other costs incidental or related thereto; to authorize the Town Manager to apply for and accept grants and gifts to accomplish said projects and purposes, which amounts shall be spent in addition to the funds appropriated under this vote; and to authorize the Select Board to enter into agreements and take any other action necessary to carry out said projects, or take any other action relative thereto. (Inserted at the request of the Town Manager).

ARTICLE 25: To see if the Town will raise and appropriate, transfer from available funds, and/or borrow the sum of money for the purpose of the design and construction of repairs and improvements to the Nantasket Avenue and Fitzpatrick Way seawall, revetment and related coastal access infrastructure, and any other shore protection projects, including any related land acquisition costs, site improvements, landscaping, equipment and any other costs incidental or related thereto; to authorize the Town Manager to apply for and accept grants and gifts to accomplish said projects and purposes, which amounts shall be spent in addition to the funds appropriated under this vote; and to authorize the Select Board to enter into agreements and take any other action necessary to carry out said projects, or take any other action relative thereto (Inserted at the request of the Town Manager).

ARTICLE 26: To see if the Town will vote to accept the provision of M.G.L. Chapter 200A, Section 9A for managing of Town Treasurer's checking accounts, or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 27: To see if the Town will vote to accept the provisions of G.L. Chapter 59, Section 5, Clause 54, exempting personal property from taxation if less than an amount not in excess of \$10,000, as established by Town Meeting; and further, by establishing such minimum value of personal property subject to taxation as \$10,000, beginning in FY26, or take any other action relative thereto. (Inserted at the request of the Board of Assessors)

ARTICLE 28: Conservation Fees Chapter 233 Code/Bylaws

ARTICLE 29: Amend the Zoning Bylaw to establish §410-3.2.A(8) Accessory Dwelling Units; establish §410-4.10 ACCESSORY DWELLING UNITS; and amend §410-5.1 Table 50 as follows:

§410-3.2.A(8) Accessory Dwelling Units, subject to the requirements of Section 410-4.10 of this Zoning Bylaw.

§410-5.1 Table 50 (addition is underlined)

	SF-A	SF-B	SF-C
Maximum Number of Dwelling Units per Lot	1+ <u>ADU</u>	1+ <u>ADU</u>	1+ <u>ADU</u>

§410-4.10 ACCESSORY DWELLING UNITS

A. PURPOSE:

The purpose of this Bylaw is to provide:

- (1) Safe, decent, and affordable housing that meets the changing needs of the community while protecting the character, open space and property values of the Town's single-family residential neighborhoods;
- (2) An opportunity for family members who choose to live in proximity, but separate from other family members;
- (3) Affordable rental property that meets the regulations of M.G.L. Chapter 40B;
- (4) Owner occupants of single family homes with a means of obtaining rental income, companionship, and/or security, thereby enabling them to remain more comfortably in homes and neighborhoods they might otherwise be forced to leave;
- (5) A limited number of Accessory Dwelling Units via special permit which allows for orderly development and ultimately limited impact on the community;
- (6) Enable the Town to monitor Accessory Dwelling Unit (ADU) construction for code compliance.

B. DEFINITIONS:

ACCESSORY DWELLING UNIT (ADU)

A self-contained housing unit incorporated within a single-family dwelling and clearly subordinate in size to the principal dwelling in a manner that maintains the character and structural appearance of a single-family dwelling consistent with the provisions of Section 410-4.10 and MGL Chapter 40A Section 1A Definition of "Accessory Dwelling Unit".

FAMILY MEMBER

For the purposes of this Section 410-4.10, shall be a person related to the owner by blood, adoption or marriage, and may also include domestic help and caregivers.

Deed-Restricted Accessory-Dwelling Units (Affordable)

An Accessory Dwelling Unit designated for households earning at or below 80% of the Area Median Income for the Boston MSA, carrying a deed-restriction ensuring the unit's affordability to said households and which qualifies under M.G.L. Chapter 40B for inclusion in Hull's Subsidized Housing Inventory (SHI)

Principal Dwelling

For the purposes of this Section 410-4.10 is a single-family dwelling exclusive of the area that constitutes the Accessory Dwelling Unit (ADU)

(A single-family dwelling with an Accessory Dwelling Unit (ADU) shall not be deemed to be a two-family dwelling)

Primary Residence

A dwelling where the owner-occupant has a true, fixed, and permanent home and principal establishment, and occupies it for a major portion of a calendar year, except for bona-fide temporary absences.

C. PROCEDURES

- (1) Accessory Dwelling Units created under this by-law shall require a special permit from the

Board of Appeals

- (2) The owner shall submit an application for a building permit for an Accessory Dwelling Unit, along with building plans, and survey and site plans of the existing and proposed conditions, to the Building Commissioner for review
- (3) If the Building Commissioner determines the proposed ADU is in compliance with this zoning bylaw Section 410-4.10, and all code requirements for residential use the application may be submitted to the Board of Appeals for review and decision

D. GENERAL CONDITIONS

Any Permit for an Accessory Dwelling Unit (ADU) issued pursuant to this Section 410-4.10 shall be subject to, and shall incorporate the following conditions:

(1) Owner Occupation

- (a) The owner of the single-family dwelling shall occupy either the principal dwelling or the ADU as the owner's primary residence. Temporary absences of the owner for a period of not more than six months in the aggregate in any twelve- month period and active military service of the owner for any length of time shall not be deemed a violation of this requirement provided that the dwelling units may only be occupied by family members of the owner during the owner's absence.
- (b) The owner shall recertify annually, by submission of a notarized letter to the Building Commissioner: that the owner shall continue to occupy either the principal dwelling or the ADU as the owner's primary residence, except for bona fide temporary absence as provide above in subsection E(1).
- (c) Upon the sale or other conveyance or transfer of a single-family dwelling which has been issued an ADU Permit, the new owner shall, within thirty (30) days of such transfer, submit a notarized letter to the Building Commissioner certifying that the owner will continue to occupy either the principal dwelling or the ADU as the owner's primary residence and comply with all conditions of the ADU Use, if the owner intends to maintain the ADU permit.

(2) ADU Limit

- (a) As of the date that the application for a Permit for an Accessory Dwelling Unit is filed, the total number of ADU Permits shall not exceed 100.
- (b) ADU Permits shall be restricted to ten (10) per calendar year as determined by the Building Commissioner

(3) Eligibility

- (a) Units created under this bylaw shall only be available to:

[1] Family Members

[2] An individual/family that qualifies for a deed restricted Affordable unit under M.G.L. Chapter 40B

(4) Compliance

- (a) Owner shall submit a notarized affidavit certifying occupancy of either the principal dwelling or the ADU as a Housing unit for family members, or occupants who would qualify for an "Affordable Housing Unit" through income eligibility requirements.

- [1] Family: The owner/occupants shall submit a signed affidavit denoting familial status with the Board of Appeals

- [2] Deed Restricted Affordable: Owner shall demonstrate compliance with all requirements set forth in MGL Chapter 40B including an Affordable Housing Regulatory Agreement with the state and provide a declaration of restrictive covenants.

- (b) The owner shall recertify annually, by application for Board of Health Housing Code Division Certificates of Occupancy and comply with the rules and regulations of the Board of Health.

- (5) Transfer - Neither the principal dwelling nor the Accessory Dwelling Unit may be sold or otherwise conveyed or transferred separately from the other.
- (6) Short Term Rental - An Accessory Dwelling Unit shall not be used for boarding and lodging, or other commercial use. An ADU may be rented for periods not shorter than 183 days at a time, and are prohibited from any use as rental units on a weekly or daily basis. (Inserted at the request of the Planning Board).

E. DIMENSIONAL AND DESIGN REQUIREMENTS:

Any special permit for an Accessory Dwelling Unit (ADU) issued pursuant to this Section 410-4.10 shall be subject to, and shall incorporate the following conditions:

- (1) An Accessory Dwelling Unit shall not create any dimensional nonconformities.
- (2) An Accessory Dwelling Unit shall not be larger in floor area than ½ the floor area of the principal dwelling or 900 square feet, whichever is smaller.
- (3) An Accessory Dwelling Unit shall not have more than two bedrooms.
- (4) An Accessory Dwelling Unit shall not create an undue burden on the neighborhood.
- (5) An Accessory Dwelling Unit shall not be metered separately from the principal dwelling for electric, gas, water, or sewer utilities serving the single-family dwelling.
- (6) The parking requirement for an ADU is two off-street parking spaces in addition to the minimum required two off- street parking spaces for a single-family dwelling, which shall be provided on the premises, as per Section 410-5.2.A. Table 55 Parking.
- (7) Any new entrance for the Accessory Dwelling Unit or the principal dwelling shall be located on the side or in the rear of the single-family dwelling, and all stairways to upper stories shall be enclosed within the exterior walls of the single- family dwelling, so as to be less visible from the street.
- (8) Additional or modified landscaping, fences or other buffers may be necessary to protect abutting properties from potential negative visual or auditory impacts of the ADU.

ARTICLE 30: MBTA Communities Zoning Amendment (Inserted at the request of the Planning Board)

ARTICLE 31: Floodplain Bylaw (Inserted at the request of the Planning Board)

ARTICLE 32: Marijuana Zoning Bylaw Amendment (Inserted at the request of the Planning Board)

ARTICLE 33: Opioid Settlement Abatement Fund to the Town of Hull, Ma From the state of Massachusetts. To set forth a committee per state statute guidelines of the Opioid Abatement Fund Direct the Selectboard to set up a committee for the Opioid Abatement Fund granted to the Town of Hull from the state of Massachusetts per the guidelines set forth by the state to comprise of people in opioid recovery ,also include first responders IE: Police and Fire personnel Chiefs or thier designee , Board of health agent or designee . For the best use of the funds IE: Recovery ,prevention ,collaboration between first responders and the recovery community . The money is to come out of The Opioid Abatement funds not the general funds of the town. (Citizens' Petition inserted at the request of Scott Miller and others)

ARTICLE 34: Current Bylaw 359-10 Deposits on street; violations and penalties. No person other than a Town agent shall place or cause to be placed on any public sidewalk, street, highway or beach or upon any of the common lands of the Town any manure, gravel, dirt, ashes, lumber, wood, buildings, carriages, boxes, barrels, stones, coal or any rubbish or other things. THIS BYLAW SHALL BE AMENDED AS BELOW:

No person, including a Town official or agent, shall place or cause to be placed on or across any public or Town-controlled sidewalk, street, path, right of way, highway or beach or upon any of the common lands of the Town (each a "Right of Way") any manure, gravel, dirt, ashes, lumber, wood (including telephone poles), buildings, carriages, boxes, barrels, stones, coal or any rubbish or other things (each an "Obstruction"): provided that a Town official or agent may place an Obstructions on or across a Right of Way so long as such placement (i) is strictly necessary to ensure public safety, (ii) is temporary (and not seasonal), and (iii) is designed to prevent all access to the Right of Way by persons or vehicles other than those strictly necessary to achieve the stated public safety objective. (Citizens' Petition inserted at the request of Kathleen Wolf and others)

ARTICLE 35: Move that the Town/Select Board will stipulate that the Railroad Bed Right of Way, from L St. to XY St., which is unobstructed from December through April, will continue to be unobstructed throughout the year, and that the Town owned barrier at the corner of L Street and the Right of Way will be removed and replaced by a lockable gate (or chain) which can be accessed by police and fire for emergency use (as stated in the RR Bed report) and/or take any other action relative there to. (Citizens' Petition inserted at the request of Kathleen Wolf and others)

And you are hereby directed to serve this Warrant by causing attested copies thereof to be posted at the main entrance to the Municipal Building and at least three other public places in said town thirty days at least before the time of holding said meeting, as directed by vote of the town.

Hereof fail not and make due return of this Warrant with your doings thereof to the Town Clerk at the time and place of meeting aforesaid.

Given under our hands this _____ day of March, 2024.

SELECT BOARD

Greg Grey

Irwin Nesoff

Jason McCann

Brian McCarthy

Jerry Taverna

Plymouth ss.

Date: _____

By virtue of the above warrant, I have this day notified and warned as therein directed, the Inhabitants of the Town of Hull qualified to vote in elections and town affairs, to meet at the time and place for the purpose therein stated.

Constable, Town of Hull

Approval # 1

March 4, 2024

Ms. Jennifer Constable, Town Manager
Hull Town Hall
253 Atlantic Avenue
Hull, MA 02045

RE: Proposed Fee Agreement as Hearing Officer

Dear Town Manager Constable:

Pursuant to my discussion with Attorney John Clifford, I am providing this proposed fee agreement to act as a hearing officer on a matter involving an employee of the Hull Police Department. I am recently retired after serving as Town Administrator in the Town of Norwell and previously serving as Chief of Staff and Operations in the Town of Braintree. I have been an attorney for 39 years, serving as counsel for a number of state agencies and Town Solicitor for the Town of Braintree. I also served as a Braintree, Select Board member, Assessor, Chair of the Charter Commission and currently serve as a Town Councilor. I enjoyed assisting in the search for a new Town Manager in Hull. I will shortly be completing my work as Interim Town Administrator in Holbrook. I served as a Hearing Officer for the Town of Rockland Board of Health.

For serving as a hearing officer I charge \$225 per hour. My time would include one hour of preparation for the hearing, the conduct of the hearing and the time required to prepare a written decision. I anticipate my bill will not exceed \$2500. Once you agree to this fee agreement and a hearing is scheduled, I charge a minimum payment of \$450 should the parties settle or otherwise cancel the hearing. I also require indemnification against any and all actions which may arise from my serving as in the official capacity of hearing officer for the Town of Hull. I am happy to provide a more detailed resume at your request. Please do not hesitate to contact me if you have any questions.

Respectfully

Peter J. Morin
Peter J. Morin

Approval #2



TOWN OF HULL
ALCOHOL LICENSE INFORMATION FORM
NEW ☐ RENEWAL ☐ TRANSFER ☐

FOR LICENSING AUTHORITY USE

FEB 28 2024

☒ **ONE DAY LICENSE** May 10 2024
AMENDMENT ☐

Name To Appear on License: Hull Lifesaving Museum

Business Name (dba) if different: _____

FID of Licensee: _____

ABCC License Number: _____

Address of Premises: 1117 Nantsket Ave Hull MA 02045

Phone Number of Premises: 781-925-5433

Business Email: Maureen@Hulllifesavingmuseum.org

Business Mailing Address: ☐ Same as above

Owner of Business: Mike McGurl Executive Director

Manager of Record: Mike McGurl

Manager's Contact Phone: Cell Phone: _____

Home Phone : _____

Manager's Home Address: _____

Applicant's (authorized) Signature Mike McGurl

Digitally signed by Mike McGurl

Date: 2022.09.16 12:53:09 -04'00'

DATE: 2/28/24

By signing above you are verifying the accuracy of all information

License Class: ☐ Annual ☐ Seasonal ☒ **One Day (1 + 1 Day[s])** Nature of Event: Reception

TYPE OF LICENSE: (CHECK ONLY ONE)

Location of Event: Hull Lifesaving Museum

☐ Club ☐ Package Store ☐ Veteran's Club ☐ General On Premise ☐ Restaurant

☐ Innholder ☐ Tavern ☐ Other (Specify) Museum

LICENSE CATEGORY:

☒ All Alcohol ☐ Wine & Malt ☐ Malt Only ☐ Wine Only ☐ Wine & Malt with Cordials

☐ Other (please specify) _____

HOURS OF OPERATION: (please use additional sheet if needed)

OPEN:

Mon: _____ Tues: _____ Wed: _____ Thurs: _____ Fri: 3-7 Sat: _____ Sun: _____

CLOSE:

Mon: _____ Tues: _____ Wed: _____ Thurs: _____ Fri: _____ Sat: _____ Sun: _____

☐ REQUESTING CHANGE OF HOURS (if different from previous license period)

Seating Capacity: (if applicable) _____ Indoor _____ Outdoor _____ Total

Occupancy Number: _____

Entertainment License: ☐ Yes ☐ No

Request for New Year's Eve
Extension?

☐ YES

☐ NO



TOWN OF HULL
ALCOHOL LICENSE INFORMATION FORM

Approval # 3

FOR LICENSING AUTHORITY USE
EB 26 2024
pd.

☒ **ONE DAY LICENSE** 2-26-2024

Name To Appear on License: KNIGHTS OF COLUMBUS

Business Name (dba) if different: _____

FID of Licensee: _____ **ABCC License Number:** _____

Address of Premises: 440 NANTASKET AVE

Phone Number of Premises: 781-925-2700 **Business Email:** _____

Business Mailing Address: ☒ Same as above _____

Owner of Business: _____

Manager of Record: ARMANDO AGGIE AGUIAR

Manager's Contact Phone: Cell Phone: _____ **Home Phone:** _____

Manager's Home Address: _____

Applicant's (authorized) Signature _____ **DATE:** 2-26-2024

By signing above you are verifying the accuracy of all information

LOCATION OF EVENT: 440 NANTASKET AVE

License Class: ☐ One Day (1 + 1 Day[s])

TYPE OF LICENSE: (CHECK ONLY ONE)

☐ Club ☐ Package Store ☐ Veteran's Club ☐ General On Premise ☐ Restaurant

☐ Innholder ☐ Tavern ☐ Other (Specify) NON-PROFIT-OLG

LICENSE CATEGORY:

☒ All Alcohol ☐ Wine & Malt ☐ Malt Only ☐ Wine Only ☐ Wine & Malt with Cordials

☐ Other (please specify): _____

NATURE OF EVENT: ST PATRICK'S DINNER

HOURS OF OPERATION: (INCLUDE SET UP AND TAKE DOWN TIME)

☐ **MULTIPLE DAYS - SEE SECOND PAGE**

Day of the Week: SATURDAY **Date of the Event:** 3-16-2024

Open Time: 6:30 pm **Close Time:** 11:00 pm

Seating Capacity: (if applicable) ☐ Indoor ☐ Outdoor ☐ Total

Occupancy Number: _____

Entertainment License: ☐ Yes ☐ No

Request for New Year's Eve Extension?

☐ YES ☐ NO