



MEETING NOTICE POSTING & AGENDA

TOWN CLERK'S STAMP

TOWN OF HULL

Pursuant to MGL Chapter 30A, § 18-25 all Meeting Notices must be filed and time stamped in the Town Clerk's Office and posted at least **48 hours prior to the meeting** (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.

Board or Committee	Select Board
Date & Time of Meeting	Wednesday, January 3rd, 2024 at 7:00 pm
Meeting Location	Hull Town Hall, 253 Atlantic Ave
Requested By:	Jennifer Constable, Town Manager

AGENDA

MEETING MINUTES

• September 27, 2023 • October 11, 2023 • November 15, 2023 • November 29, 2023 • December 6, 2023

APPOINTMENTS

- 7:00 John Struzziery Director of Wastewater Operations / Assistant Director of Public Works, Re: Road Paving Plan Update
- 7:10 David Irwin, Re: Letter of Interest to serve as a full member on the War Memorial Commission.
- 7:15 Joseph Grieco, Re: Letter of Interest to serve on the War Memorial Commission.
- 7:20 Joseph Grieco, Re: Letter of Interest to serve on the Veteran's Council.

DISCUSSION

1. Boards and Committees

TOWN MANAGER

1. Presentation of Memorandum of Agreement by and between the Commonwealth of Massachusetts (Department of Conservation and Recreation) and the Town of Hull

LIVERY BADGE

1. William Simmons Re: Livery Badge for Bayside Coach Livery Service

The listings of items are those reasonably anticipated by the Chair which may be discussed. Not all items listed may in fact be discussed and other items not listed may also be discussed to the extent permitted by law

**Hull Select Board
Final Minutes
September 27, 2023**

The meeting of the Hull Select Board was held at 7:00 p.m. on September 27, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Greg Grey, Chair, Jason McCann, Clerk, Brian McCarthy, Member, Jerry Taverna, Member. Member absent: Irwin Nesoff, Vice-Chair. Also present was Town Manager Jennifer Constable.

Before calling the meeting to order Grey led everyone in the Pledge of Allegiance.

APPOINTMENTS

Mark Kohn Re: Letter of Interest to continue to serve on the 100% Clean Energy Climate Action Committee.

Kohn said he is interested in serving on this committee as a result of research he has done on the net metering of Hull Light as well as his interest in the uses of tidal power and wind energy. He was a physicist for forty years but is now retired and has the time to serve and feels his scientific background is valuable.

Judeth Van Hamm re: Letter of Interest to continue to serve on the 100% Clean Energy Climate Action Committee.

Van Hamm said she has lived in Hull for over fifty years and is very involved in a number of committees and programs in the Town. She has a background in city planning and has been working for over twenty years on the concept of solar rapid transit, which she feels could make traffic on George Washington Boulevard faster and safer. She said she feels that everyone is responsible for making sure that energy is used well.

Lucinda Wykle-Rosenberg re: Letter of Interest to continue to serve on the 100% Clean Energy Climate Action Committee.

Wykle-Rosenberg said she is retired but has extensive educational and non-profit experience. She has a long-standing interest in the environment and would like to continue serving on this committee as she feels that Hull has critical issues to face with respect to their wind turbines and wants to work to ensure that the Town continues to focus on clean energy.

Jacob Vaillancourt re: Letter of Interest to continue to serve on the 100% Clean Energy Climate Action Committee.

Vaillancourt said that he has been the Chair of this committee for several years and would like to continue to serve, although preferably not as the Chair. He said he has extensive experience in environmental issues and has started two successful businesses that have had a meaningful impact on sustainability and would like to use his professional experience to help the residents of Hull. He is concerned about the planet's ability to sustain human life and said that the transition from a carbon-based economy would lower the cost of living and make the world a healthier place. He feels that with the installation of wind turbines it could be possible for Hull to become a net energy exporter. He is currently working but has the time and energy to devote to this committee.

James Kaplan re: Letter of Interest to serve on 100% Clean Energy Climate Action Committee.

Kaplan said he has always been interested in sustainability and has done a great deal of research in this area and has published several articles on the topic. He feels that there is funding available for projects that could help put Hull out ahead on environmental issues and he would like to be part of that. He said he has the time to devote to this committee.

Constable said that Ben Maitland-Lewis and Richard Mattila have indicated they would like to continue to serve on the committee but were not able to attend this meeting. She said that they did not hear back from Cara O’Keefe. She said that if the Board agrees, they could vote on all seven members for the committee tonight as there are seven seats open and six members who would like to continue to serve and one new applicant (Kaplan). The Board members thanked them all for coming and encouraged them to stay in communication with the Board on issues of importance to the committee.

Motion	McCann	To appoint Mark Kohn, Jacob Vaillancourt, Judeth Van Hamm, Lucinda Wykle-Rosenberg, James Kaplan, Ben Maitland-Lewis and Richard Matilla to the 100% Clean Energy Climate Action Committee for a term of one year to begin on July 1, 2023 and to end on June 30, 2024
Second	McCarthy	
Vote	Unanimous	

Cynthia Koebert re: Letter of Interest to continue to serve on the Affordable Housing Committee

Koebert said she is retired but had a long career in housing and community development. She said she has been on this committee since September of 2021 and has served as Chair since April. She said that the Affordable Housing Committee (AHC) supported the Inclusionary Zoning Bylaw amendment at the Annual Town Meeting and they were encouraged by the show of support from residents. She noted that they applied for and received a \$42,000 grant to explore the feasibility of using town land for housing development and this is currently going out to bid. She said they have also submitted a preliminary application to invite Habitat for Humanity to identify a suitable site in Hull. She would like to see the committee work closely with the Select Board and the Town Manager in the future.

Edwin Parksons re: Letter of Interest to continue to serve on the Affordable Housing Committee

Parsons said he is retired and recently moved back to Hull after living in Marshfield for a number of years. He said he had difficulty finding an affordable home in Hull and after his search learned that the Town has less than 2% affordable housing, which he feels is a situation that needs to be corrected. He has been on the committee since April and would like to continue.

Kelly Reilly re: Letter of Interest to continue to serve on the Affordable Housing Committee

Reilly said she has worked in the area of mental health since 2010 with a focus on seniors for the past seven years. One of her top concerns as a social worker has been housing insecurity and she wanted to become a part of the solution to this problem. She said she is very aware of the inflated housing prices in Hull. She has been on the committee since April and would like to continue.

Jim Richman re: Letter of Interest to serve on the Affordable Housing Committee

Richman said he is on multiple boards and committees in the Town but has been attending AHC meetings and is very interested in becoming involved. He said that the population in Hull is aging and there is nowhere for seniors to go. He said that he is disabled and does not work so would have the time to serve on this committee. He noted that he currently serves on the Housing Authority and they have told him they will name him as their representative on the AHC. Grey suggested that since he will be the representative of the Housing Authority, he should pull his application to be appointed by the Select Board. He asked Richman to have the Chair of the Housing Authority send an email designating him as their representative.

There was a brief discussion about the state regulations on affordable housing. Constable explained that the state has mandated that when a town achieves 10% affordable housing stock they are granted “safe harbor” from 40B projects. She said that the problem with 40B is that it allows developers to bypass local zoning bylaws. Koebert asked about the MBTA Community Act and Constable said that Hull has been designated as a “transportation adjacent community” and as such is required to have fifty acres that are zoned for by right development with a minimum density of fifteen units per acre, which she said is difficult for a community as densely populated as Hull.

She said that the Inclusionary Zoning Bylaw that was passed at the Annual Town Meeting was well-timed and she is glad it passed.

Grey thanked everyone who was there and said there are people who would like to serve who were not able to attend this meeting so they would not be making a final decision on appointments until their meeting on October 11th. Constable noted that there are some questions about the composition of this committee and which Town boards and committees should be represented as well as the number of members to be appointed. She said this should be finalized by the meeting on October 11th.

APPROVALS

Mike McGurl, Executive Director, Hull Life Saving Museum, re: One Day Wine and Malt License on Thursday, October 26, 2023 from 5:00 p.m. to 8:00 p.m. for Halloween Pumpkin Trail

Motion	McCann	To approve a One Day Wine and Malt License for the Hull Life Saving Museum on Thursday, October 26, 2023 from 5:00 p.m. to 8:00 p.m.
Second Vote	McCarthy Unanimous	

Mike McGurl, Executive Director, Hull Life Saving Museum re: One Day Wine and Malt License on Friday, October 27, 2023 from 5:00 p.m. to 8:00 p.m. for Halloween Pumpkin Trail

Motion	McCarthy	To approve a One Day Wine and Malt License for the Hull Life Saving Museum on Friday, October 27, 2023 from 5:00 p.m. to 8:00 p.m.
Second Vote	Taverna Unanimous	

Mike McGurl, Executive Director, Hull Life Saving Museum re: One Day Wine and Malt License on Saturday, October 28, 2023 from 5:00 p.m. to 8:00 p.m. for Halloween Pumpkin Trail

Motion	Taverna	To approve a One Day Wine and Malt License for the Hull Life Saving Museum on Saturday, October 28, 2023 from 5:00 p.m. to 8:00 p.m.
Second Vote	McCann Unanimous	

Acceptance of an anonymous donation in the amount of \$1,500 as a gift to be used towards the cost of Fort Revere Water Tower restoration.

Constable said this gift is to be used toward the cost of restoring the Fort Revere Water Tower but there are stipulations that must be accepted by the Select Board in order for them to accept the donation. Constable said the donation can be used only for work to restore Fort Revere Water Tower that begins before September 11, 2026 and if the work has not begun by that point the money shall be donated to Hull's Council on Aging.

Motion	Taverna	To accept the anonymous donation of \$1500 to be used for work to restore the Fort Revere Water Tower. If the work is not started before September 11, 2026 the money shall be donated to the Hull Council on Aging
Second Vote	McCarthy Unanimous	

TOWN MANAGER REPORT AND BOARD UPDATES

Constable said she is wrapping up her one-on-one discussions with department heads and will be bringing the goals and objectives of the various departments to the Board's retreat on October 14th. She also said they are currently scheduling interviews for the position of Library Director.

Constable noted that last Friday the Town hosted Commissioner Bonnie Heiple from MassDEP to celebrate Climate Week and said the Commissioner's office had reached out to the Town recognizing the climate resiliency improvement work that has been happening at the Wastewater Treatment Plant through the efforts of Superintendent John Struzziery and his staff. She said this was a great acknowledgement. McCarthy was able to attend and he said that Struzziery did an amazing job at the ceremony.

Constable said the Town has received a donation of paint from Benjamin Moore and Hingham Lumber that is to be used for restorative work at Fort Revere. She said they will need to find a date for this and recruit volunteers to help with the painting. She recommended that a member of the Select Board coordinate this event. McCann said he would be willing to undertake this.

Grey noted that since DCR owns parts of Fort Revere they would need to secure their permission for this project and Constable said that the Fort is a patchwork of ownership between the Town and DCR which can make things complicated. She said that when she toured Fort Revere with the new DCR Commissioner he clearly recognized that there is need for restoration and that security and safety of the failing structures is a priority. He felt, however, that the site could be a terrific opportunity for public art. Several members noted that it is difficult to maintain security at the site and there is a problem with kids getting in to trouble up there. McCann suggested the possibility of reinstituting the Fort Revere Committee and Constable suggested that they put this on the Agenda for the Board meeting on October 11th.

Constable said that at the last meeting Nesoff had recommended that the Town apply to MAPC for an eleven-week program on public art. She said that at the end of the program participants would be given a \$15,000 grant to be used toward public art and said that if they hold off on painting until the spring, they might be able to combine the painting with a public art project. It was the sense of the Board that waiting to paint until the spring would be the best course of action.

Motion	Taverna	To appoint Jason McCann as the Select Board's coordinator for volunteer painting at the Fort Revere Tower
Second Vote	McCarthy Unanimous	

McCann said that a walk is taking place at the Mary Jeannette Murray Bathhouse on Sunday at 10:00 a.m. for Pediatric Acute Onset Neuro Psychiatric Syndrome and that Senator O'Connor and Representative Meschino will be there. He said Derby Night was very successful.

McCarthy said that through the month of October the Police Department is running the annual Domestic Violence Toiletry Drive and will have a box for donations in the lobby area of the Police Station.

Taverna noted that this past week several beachgoers saved people from drowning at two different areas of the beach. He said there was a very well-written story about this in The Hull Times.

On a motion by McCann, seconded by McCarthy, the Board voted unanimously to adjourn.

Recorded by Kathleen Fanning

Approved by:

Documents

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

- Agenda for Select Board Meeting on September 27, 2023

- Information and letters of interest regarding positions on the 100% Clean Energy Climate Action Committee and the Affordable Housing Committee
- Applications from the Hull Lifesaving Museum for One Day Wine and Malt Licenses on October 26, 27, and 28, 2023
- Letter from anonymous donor regarding \$1500 gift to be used for restoration of the Fort Revere Water Tower

**Hull Select Board
Final Minutes
October 11, 2023**

The meeting of the Hull Select Board was held at 7:00 p.m. on October 11, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Greg Grey, Chair, Irwin Nesoff, Vice-Chair, Jason McCann, Clerk, Brian McCarthy, Member, Jerry Taverna, Member. Also present were Town Counsel James Lampke and Town Manager Jennifer Constable.

Before calling the meeting to order Grey led everyone in the Pledge of Allegiance and asked for a moment of silence in recognition of the conflict in Israel and Gaza.

APPOINTMENTS

Affordable Housing Committee re: Recommendation to submit Community Preservation Act application for Habitat for Humanity Workforce Homeownership Opportunity in Hull project.

Cynthia Koebert, Chair of the Affordable Housing Committee (AHC), was present with several members of the committee as well as three representatives from the South Shore Habitat for Humanity. Koebert said that the Community Preservation Committee (CPC) has determined that AHC's application for funding for a Habitat project in Hull is premature as currently no site for the project has been chosen. She said they are comfortable with the CPC decision, but they would like the Select Board's support for their proposal. She introduced Beth Lyons, Executive Director for South Shore Habitat, Noreen Brown, Director of Project Development, and Richard Halverson, the Vice-President of the Board of Directors.

Lyons said that South Shore Habitat was started in 1986 and to date has built sixty-five homes in twenty-two communities. Brown said that Habitat works with towns to identify underutilized town parcels that could potentially be turned into affordable housing. She said that the land is usually donated by the town and that the homes are funded by individuals, grants, and the local community. She said they often receive generous in-kind donations from local businesses. She said the homes are typically sold to homeowners earning no more than 80% of the Area Median Income and that the average home is two to three bedrooms with 1200 to 1300 square feet of living area. She said they work with the state to make sure that the homes remain affordable and said they are counted toward a town's quota of affordable housing. Halverson said their team is very adept at evaluating properties and identifying which will meet homeowners' needs and will fit into the town. Lyons said that in the past year South Shore Habitat has started a Critical Home Repair Program to help people with projects that will allow them to stay in their homes. She noted that they have completed two projects for seniors living in Hull, both of whom were referred to Habitat by the Hull Council on Aging. She said that this program is completely funded by grants and that they have worked on twenty homes in the first year of the program.

Constable thanked Lyons, Brown, and Halverson for coming to the meeting and thanked the AHC members for being proactive on the issue of affordable housing in Hull. The Board was in full support of exploring such a project, but determined that no Motion was required at this time.

David Irwin, American Legion, re: Recommendation to submit Community Preservation Act application for Veteran Grave Markers to be installed on Veteran's Day 2024 at Hull Village Cemetery.

David Irwin said the American Legion would like to apply for a CPA grant to buy grave markers for all the veterans at the Hull Village Cemetery but said that since this is town property they will need the Select Board's permission to install them. He said the cost of the markers would be approximately \$7700 and that they would like the project to be completed by Veteran's Day in 2024. He said the veterans will take care of the installation and maintenance of the markers.

Motion	Nesoff	To approve the American Legion's Community Preservation Act application for a grant to purchase grave markers to be installed on veterans' graves at the Hull
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Cemetery for Veteran's Day 2024

Second McCarthy
Vote Unanimous

Nantasket Beach Salt Water Club, Inc. dba Nantasket Beach Salt Water Club re: Request to seek reconsideration of the ABCC's decision of "No Action" on the classification change of their Seasonal Club All Alcohol license to an Annual Club All Alcohol license.

Grey said that this appointment has been rescheduled to the meeting of the Board on October 25, 2023.

Robert Corrigan re: Letter of interest to continue to serve on the Affordable Housing Committee.

Koebert said she had met with Corrigan who said that due to a job promotion he will not have the time he previously had to participate in AHC meetings. She said she had encouraged him to become a member of their subcommittee, which would not require as much of a time commitment.

Laura Carey re: Letter of Interest to serve on the Affordable Housing Committee.

Koebert said that Carey had withdrawn her application to serve on the Committee.

Robert Pezzini re: Letter of interest to serve on the Affordable Housing Committee.

Pezzini said he has lived in Hull for about two years and is currently on the Historic District Commission. He said that he has a degree in architecture as well as an MBA and has extensive experience in the development and funding of affordable housing. He said that he has the time to work on this committee.

Constable said that since the Board's last meeting Lori West had researched the composition of the AHC. She said that as it currently stands it is a ten-member committee with one representative each from the Select Board, the Planning Board, the Housing Authority, and designees from the EDC, Wellspring, and the Council on Aging, as well as four citizens-at-large. She said that the Board might want to consider adding an additional citizen at large so that there is not an even number of members. After discussion it was decided to alter the composition to a nine-person committee that would include representatives from the Select Board, the Planning Board, the Housing Authority, a designee from a social service agency, and five citizens at large.

Motion	McCann	To alter the composition of the Affordable Housing Committee to have a total of nine seats, with designees from the Select Board, the Planning Board, the Housing Authority, a social services designee, and five citizens at large
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Second	Taverna
Vote	Unanimous

Motion	Nesoff	To appoint Robert Pezzini to the open seat on the Affordable Housing Committee for a one-year term to end on June 30, 2024
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Second	Taverna
Vote	Unanimous

Motion	Nesoff	To appoint Cynthia Koebert, Edwin Parsons, and Kelly Reilly to seats on the Affordable Housing Committee for one-year terms to end on June 30, 2024
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Second	McCarthy
Vote	Unanimous

Nesoff indicated that he would like to be the Select Board's representative on this committee.

Motion	McCann	To appoint Irwin Nesoff as the Select Board's representative on the Affordable Housing Committee
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Second	McCarthy
Vote	Unanimous

Steven Greenberg re: Letter of Interest to serve on the Economic Development Committee

Greenberg said he has worked on a number of projects as an alternate member of this committee and would like to become a regular member. He feels economic development is critical to the future of Hull and would like to part of developing the environmental and historical assets of the town.

William Smyth re: Letter of Interest to serve on the Economic Development Committee.

Smyth said he has been involved in the EDC for a while but has never had a vote. He said that he will continue to contribute to this committee even if he is not appointed as a regular member and encouraged residents to participate and contribute to the economic development of Hull.

Motion	Taverna	To appoint William Smythe and Steven Greenberg to two-year terms on the Economic Development Committee with terms to expire on June 30, 2025
Second	Nesoff	
Vote	Unanimous	

Steven Greenberg re: Letter of Interest to continue to serve on the Historical Commission

Greenberg said he loves working with this committee and would like to continue to help preserve the valuable historical assets in the Town. He said that he has extensive experience in historic preservation.

Motion	Nesoff	To appoint Steven Greenberg to a three-year term on the Historical Commission with a term to expire on June 30, 2026
Second	McCann	
Vote	Unanimous	

Duncan Stone re: Letter of Interest to serve on the Historical Commission

Stone said he grew up in Hull and has always been interested in its history. He feels he would be able to help with the media presence of the Commission. He said he is currently a member of the Library Board of Trustees.

Motion	Nesoff	To appoint Duncan Stone to a three-year term on the Historical Commission with a term to expire on June 30, 2026
Second	McCarthy	
Vote	Unanimous	

Valerie Carlson re: Letter of Interest to continue to serve on the No Place for Hate Committee

Carlson said she has been leading this committee for the past few years and they have completed a number of programs that she feels have had an impact on the community. She said they are planning some new events for the coming year, so she would like to continue serving on this committee.

Laurie Gridharry re: Letter of Interest to continue to serve on the No Place for Hate Committee

Gridharry said she is a newer resident in the Town and joined the committee around the time of the pandemic. She said it has been a great experience for her and she would love to continue. She is presently the liaison to the South Shore Unity Council, which is a regional group that collaborates on DEI initiatives.

Steven Greenberg re: Letter of Interest to continue to serve on the No Place for Hate Committee

Greenberg said he has loved serving on this committee and feels that they have helped brand Hull as a welcoming community. He would like to continue to serve.

Paula Nesoff re: Letter of Interest to continue to serve on the No Place for Hate Committee

Nesoff said she feels that the work of this committee helps people in Hull deal with the difficult events in the world. She said the group works very well together and she would like to continue being part of their work.

James Ianiri re: Letter of Interest to serve on the No Place for Hate Committee

Ianiri said he has lived in Hull since 2015 and has attended some of the committee's events and was impressed by their work. He said he has been doing similar work with the UCC Church in Norwell but would now like to focus his efforts on Hull and would like to serve on this committee.

Constable noted that there were four open seats and five applicants. McCann suggested that they add an additional alternate seat. He said he has attended several of the committee's meetings and has seen the involvement of the alternates.

Motion	McCann	To change the composition of the No Place for Hate Committee to include eleven regular seats and three alternate seats
Second Vote	Nesoff Unanimous	
Motion	McCann	To appoint Laurie Gridharry, Steven Greenberg, Paula Nesoff, and Valerie Carlson for two-year terms on the No Place for Hate Committee with terms to expire on June 30, 2025
Second Vote	Taverna Unanimous*	

*Nesoff abstained

Motion	McCann	To appoint James Ianiri to a three-year term as an alternate member on the No Place for Hate Committee with a term to expire on June 30, 2026
Second Vote	Nesoff Unanimous	

Approval of Minutes

Motion	McCann	To approve the Minutes of the Select Board meetings on June 28, 2023, July 19, 2023, July 26, 2023, August 2, 2023, August 16, 2023, September 13, 2023 and September 20, 2023
Second Vote	McCarthy Unanimous	

APPROVALS

Adrian Muir, Hull Nantasket Chamber of Commerce re: Request to hold Stem to Stern Yard Sale on Saturday, May 18, 2024 and Sunday May 19, 2024

Motion	Nesoff	To approve the Hull Nantasket Chamber of Commerce's request to hold the Stem to Stern Yard Sale on Saturday, May 18, 2024 and Sunday, May 19, 2024
Second Vote	McCann Unanimous	

Adrian Muir, Hull Nantasket Chamber of Commerce re: Request to hold Endless summer on Saturday, September 7, 2024, with a rain date of Sunday, September 8, 2024

Motion	Nesoff	To approve the Hull Nantasket Chamber of Commerce's request to hold
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Endless Summer on Saturday, September 7, 2024 with a rain date of Sunday, September 8, 2024

Second McCann
Vote Unanimous

TOWN MANAGER REPORT AND BOARD UPDATES

Constable acknowledged Town Treasurer and Collector, Eileen White, who recently passed her certification test. She said that she attended the South Shore Regional Communication Center (SSRECC) Board meeting and said the Board will be reviewing the inter-municipal agreement over the next few months so there may be some changes made. She said that they have started mediation on the Gunrock Seawall project. She also wanted to recognize the Hull Lifesaving Museum, which recently received a \$50,000 grant to be used for restoration of the exterior of the Boathouse.

Nesoff said they are working on an application to the New England Foundation for the Arts (NEFA) for a \$15,000 grant for temporary public art. He said that if they are selected, two to three Town staff members would participate in a training program to support public art. He said the application is due Friday and is almost complete, but they need the support of the Select Board.

Motion	Nesoff	To support the Town's application for a grant to be used for public art.
Second	Taverna	
Vote	Unanimous	

Nesoff asked about the status of the issues surrounding the Moreland Avenue playground. Constable said that Chris DiIorio has reached out to the engineers on the project to set up a date when they could meet with residents of this area to address their concerns.

McCarthy said the cleanup of the XYZ property is 90% done.

Taverna raised the issue of telephone poles (at various points along the railroad bed between M Street and the end of the bed) that block the access of emergency vehicles in the case of a fire or an accident and said he feels this should be an agenda item for a Board meeting. Constable said that this is on the agenda for an internal public safety committee meeting and once they have vetted the issue it will be brought before the Select Board.

Taverna said he has been approached by several people who take the ferry and ride the MBTA bus who feel that the bus is no longer waiting for the ferry to arrive. He asked Constable if it would be possible to reach out to the MBTA to see what is happening on this. Constable said she would look into this but she thinks the problem might be that when the bus waits for the ferry to unload, some passengers miss their connection with the 2:20 p.m. bus from Hingham to Quincy.

Taverna also noted that flood insurance rates in the Town are increasing dramatically and asked if there is anything the Town can do to help with this. Constable said the Town cannot help residents shop for insurance, but the Town is part of the national flood insurance program, which should help.

Grey reminded the Board about the goal-setting meeting on Saturday. Constable said the aim of this meeting is to develop a work plan in which the goals and priorities of the Board align with those of the various town departments.

On a motion by Nesoff, seconded by McCarthy, the Board voted unanimously to adjourn.

Recorded by Kathleen Fanning

Approved by:

Documents

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

- Agenda for Select Board Meeting on October 11, 2023
- Affordable Housing Committee Pre-Application for Hull CPC Grant
- Memo from David Irwin re: grave markers for Hull Village Cemetery
- Materials related to appointments to the Affordable Housing Committee, Economic Development Committee, Historical Commission, and No Place for Hate Committee
- Requests from Hull Chamber of Commerce re: Stem to Stern Yard Sale and Endless Summer

**Hull Select Board
Final Minutes
November 15, 2023**

The meeting of the Hull Select Board was held at 7:00 p.m. on November 15, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Irwin Nesoff, Vice-Chair, Jason McCann, Clerk, Brian McCarthy, Member, Jerry Taverna, Member.
Member absent: Greg Grey, Chair. Also present was Town Counsel James Lampke.

Before calling the meeting to order Nesoff led everyone in the Pledge of Allegiance.

APPOINTMENTS

Town Accountant Mike Buckley and the Board of Assessors re: Tax Rate Classification Hearing for FY24

Board of Assessors members Pamela Sinton-Coffman and Mario Grieco as well as Assistant Town Assessor, Kathleen Pizzella and Clerk, Lauren Koncius, were present to speak on the tax classifications for FY24. Sinton-Coffman said that the Select Board needs to decide whether Hull will have a single tax rate for all properties, which is what they currently have, or separate rates for residential and commercial properties, and whether they will adopt tax exemptions for either residential or commercial properties.

Sinton-Coffman noted that 95.93% of all properties in Hull are residential and that from FY23 to FY24 the tax assessment per thousand decreased from \$12.17 to \$11.65, but the average value of a single-family home increased 8% which caused the average tax to go up 3.4%. She said the average tax on commercial properties increased by 4.5%. Sinton-Coffman said that if the town were to establish a separate tax rate for commercial properties it would produce negligible savings for residential tax payers (a maximum average of \$154.95) and would have a highly negative impact on commercial property owners (up to an average of \$4,234.05).

Sinton-Coffman said the Board could also adopt a residential exemption of up to 20% of the average residential value, but the percent of the levy burden borne by the residential class must stay the same. She said this policy saves tax dollars for lower valued owner-occupied residences but places an additional tax burden on higher valued owner-occupied residences as well as on non-owner-occupied residences, apartments, and vacant land. She said that very few of the state's three hundred and fifty-one communities have adopted this exemption. Pizzella said she did not think this is a good idea for Hull because a number of Hull residents are elderly and on fixed incomes, but live in properties that are now assessed at a very high value. Koncius said that Hull does allow seniors to apply for a reduction of up to \$1,000 on their residential tax bill.

Sinton-Coffman said that Hull could adopt a 10% commercial exemption for properties that meet certain qualifications set by the Department of Labor and Workforce Development. She said that adopting this exemption could negatively impact non-qualifying businesses and small business owners who do not own the property on which their business is located. She said that very few communities in the state have adopted this exemption.

Sinton-Coffman said it is the recommendation of the Board of Assessors that the Select Board adopt a Residential Factor of "1" which means that the residential and commercial tax rates should not be split, and that it not adopt either the Residential or Small Commercial Exemptions.

Nesoff said the Board needs to vote on each recommendation separately.

Motion	Taverna	To select the Residential Factor for FY24 to be a factor of "1" meaning that the tax rate should not be split in order to shift more tax burden to the commercial class.
Second Vote	McCarthy Unanimous	

Motion	McCann	That Hull will not adopt a Residential Exemption as the Board of Assessors has consistently recommended that this exemption not be adopted
Second Vote	Taverna Unanimous	
Motion	McCarthy	That Hull will not adopt a Small Commercial Exemption as the Board of Assessors has consistently recommended that this exemption not be adopted.
Second Vote	Taverna Unanimous	

Public Hearing: California Underground, 257 Nantasket Avenue, Ozlem Martin (Proposed Manager) re:

- a) **Change of Manager to Ozlem Martin on the All Alcohol, Common Victualer, and Entertainment Licenses; and**
- b) **Amendment to the Entertainment License (add Karaoke) and change of hours**

Ozlem Martin said that she and her husband, Eo, have operated the California Underground for the past seven years and are hoping to change the name on the licenses to her name as Eo has disabilities that are making paperwork and computer work more difficult. She said there will be no other changes in ownership or management.

Martin said they would also like to extend the hours of their existing license and to be able to offer Karaoke in addition to the acoustic guitar type of entertainment they currently offer. She said that their current Entertainment license ends at 8:00 p.m. on weekdays and 10:00 p.m. on weekends and they would like to extend the closing time to 10:00 on weekdays and 12:00 a.m. on weekends. She said this request is primarily driven by the summer business when things tend to start and end later. Several area residents were present at the Hearing and said they are in favor of these changes as they have not experienced any problems with this establishment.

Motion	McCann	To approve the Change of Manager for California Underground, 257 Nantasket Avenue, to Ozlem Martin for the All Alcohol, Common Victualer, and Entertainment licenses, including an amendment to the Entertainment license to add karaoke and change the hours thereof
Second Vote	McCarthy Unanimous	

APPROVALS

California Underground, 257 Nantasket Avenue, Ozlem Martin, Proposed Manager, All Alcohol, Common Victualer, Entertainment

McDevitt Enterprises, Inc. dba Jo's Nautical, 125 Main Street, Stephanie Aprea, Manager, All Alcohol General on Premise, Entertainment (Live, Jukebox, DJ, Karaoke)

Ric-Ray, Inc. dba Schooners, 157 Nantasket Avenue, Jacqueline Chase, Manager, All Alcohol, Common Victualer, Entertainment (Jukebox)

C Note LLC dba The C Note, 159 Nantasket Avenue, Charles J. Fruzzetti, Manager, All Alcohol as a General on Premise, Entertainment (Jukebox, DJ, Live Karaoke), Automatic Amusement (Pool Table)

G&S Beverage, Inc. dba West Corner Liquors, 18 Nantasket Avenue, George Duncan, Manager, All Alcohol as a Package Store

Breadbasket Bakery LLC dba Breadbasket Bakery and Café, 307 Nantasket Avenue, Michael Lyons, Manager, Common Victualer

Michael Ashe dba Seaside Transport, 88 Edgewater Road, Michael Ashe, Owner, Livery License for Vehicle (2021 Toyota Sienna) and Livery Badge; Tara Ashe, 88 Edgewater Road, Livery Badge for Seaside Transport.

Motion	McCann	To approve the renewal of the Annual licenses as listed on the Meeting and Agenda Notice for November 15, 2023 meeting subject to approval of all Inspectional services and any other applicable requirements
Second Vote	McCarthy Unanimous	

DISCUSSION

Governance Policy

Nesoff said he would like to hold off on a discussion of the Board's Governance Policy since Greg Gray, the Chair of the Board, was not present. The other members of the Board agreed.

Bench Donation Policy

Since several Board members have received inquiries about the donation and dedication of benches, it was the feeling that the Board should begin formulating a policy that could be in place by the spring, which is typically the time when most requests of this nature are received. Town Manager, Jennifer Constable, had distributed a memorandum to the Board with some recommendations for discussion.

Among the items included in Constable's memo were questions related to who would be responsible for approving or denying requests for a bench dedication, the location and type of benches to be dedicated, whether they should be uniform or could vary from location to location, to whom they could be dedicated, and who would be responsible for their installation and maintenance. Since there are so many variables involved, Nesoff suggested that perhaps Constable, in conjunction with DPW Director, Chris Gardner, could develop a policy for the Board's review and approval. Lampke said this would be possible but suggested that the Board at least review the parts of the memo related to contract considerations.

After extensive discussion the Board arrived at the following consensus:

- The Town Manager or his/her designee reserves the right to deny an application for a specific bench location if, in their opinion, there is a public safety or similar concern.
- Bench locations are reserved for current or former Hull residents.
- The full cost of the bench shall be borne by the donor.
- The Town reserves the right to relocate or remove the bench at any time for any reason.
- The Town is not obligated to repair or replace the bench if it is damaged or no longer sound. If the donor of a bench that is deemed unsafe fails to make repairs within a reasonable time the Town reserves the right to remove it.
- The Town is not obligated to replace a bench once it has reached the end of its useful life.
- The Town reserves the right to require a particular manufacturing style of bench and has final editorial control on any plaque or engraving on a bench.

Lampke said that Constable can review these contract considerations and come back with a policy for the Board to review and approve. He said this does not need to be finalized at their next meeting, but it is good for them to start on a policy now so that it can be in place by the spring.

BOARD UPDATES

McCann reminded everyone that the Saturday after Thanksgiving is the Hull Nantasket Chamber of Commerce's annual Holiday Showcase. He also said that on Friday, December 8th, Hull Pride will be holding an event at the C Note and that all of the money raised will go to a scholarship fund for Hull High School students.

Taverna said he wanted to recognize the great success of the Hull Youth Football teams, two of whom were Superbowl champions, as well as the Hull Girls Cheerleaders who were also quite successful.

Taverna said he feels there has been a lack of communication from the School Committee relative to the repairs at the Middle School and that he thinks it would be beneficial for the Select Board to receive periodic updates from Town boards and committees as a way of staying informed about what is happening in Hull. McCann noted that Nesoff had suggested the possibility of having Select Board liaisons on the various committees who could occasionally attend meetings. He pointed out that it is not always easy or possible to find time on Select Board agendas for updates and said he feels this might help improve relationships with the various boards and committees.

Lampke said that the School Department is moving forward with a contractor to complete temporary repairs at the Memorial School, but that this is not something that requires approval from the Select Board. He said that the Board will be meeting with the School Committee in the near future for an Executive Session but suggested that before that Open Session is adjourned, they could ask that an update on the Memorial School, or any other issues of concern, be placed on a future Select Board agenda.

McCarthy said the Nantasket Beach Saltwater Club is holding their Meat and Seafood Raffle on Saturday, November 18th, from 2:00 p.m. to 5:00 p.m. and this is open to the public. He said this is always a great event.

Nesoff said the Massachusetts Select Board Association is holding a Leadership Conference in Stow on December 8th from 8:00 a.m. to 2:00 p.m. if any Board members are able or interested in attending. He reminded everyone that the Massachusetts Municipal Association Annual Conference will be held at the Hynes Convention Center on January 19th and 20th and said this is a good opportunity to attend workshops, meet people, and become informed. He also said the new MMA Select Board Manual will be introduced on December 8th.

Nesoff read a letter that the Select Board had received from Alternative Compassion Services (ACS) stating that they would like to come before the Board to present their plans relative to expanding their operation to include adult recreational use marijuana. There was a discussion as to whether the Board was required to respond to ACS within a set timeframe, whether the regulations regarding Host Community Agreements for medical marijuana will apply to a license for adult use marijuana, and how they can ensure that the two licenses that Hull is allowed for marijuana establishments are issued in a fair and transparent manner. Lampke said the Board should respond to ACS in a timely manner, but pointed out that this topic was not listed on the agenda for this meeting and suggested that they curtail this discussion and place it on the agenda for an upcoming meeting of the Board.

Lampke said that Constable had asked him to mention that historically the town has given town employees the day before Thanksgiving off and if the Select Board authorizes her to do that, she will work out a Memorandum of Understanding with the unions that this is not a past practice and will not be something that will be raised in any complaint. He said that this affects employees who are under Constable's jurisdiction such as the staff at Town Hall and the Senior Center, but does not affect public safety employees such as Police and Fire.

Motion	McCarthy	To authorize the Town Manager to allow employees to be off on Wednesday, November 22, 2023 as long as it shall not be a past practice or raised in any Hearing
Second Vote	McCann Unanimous	

McCarthy asked about the Alcohol License from Nantasket Flatts, which has been closed for about ten months. Lampke said the Board had authorized him to send them a letter stating that they needed to use, sell, or transfer the license within six months, which they have not done. They were advised that if they fail to do so, the Board would schedule a hearing after the six months to consider cancelling or revoking the license due to non-use. He said that if they do not file to renew the license in the month of November it will be a "dead license" and will come back to the Town. Licenses are automatically renewed in December if filed for renewal in November, unless turned in or

cancelled. He said that if they do submit an application to renew, it could be denied for non-use but that would require a hearing. If it is renewed automatically that does not prevent the Board from still holding a hearing to revoke or cancel the license. He said that the ABCC frowns on a town cancelling a license within the first six months of an establishment's closing.

On a motion by Taverna, seconded by McCann, the Board voted unanimously to adjourn.

Recorded by Kathleen Fanning

Approved by:

Documents

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

- Agenda for Select Board Meeting on November 15, 2023
- Materials related to FY24 Tax Classifications
- Materials related to Change of Manager, Change of Hours, and Entertainment License for California Underground
- Application materials for Annual renewals for California Underground, Joe's Nautical, Schooners, The C Note (All Alcohol); West Corner Liquors (Package Store); Breadbasket Bakery and Café (Common Victualer); Seaside Transport (Vehicle and Livery Badge); and Tara Ashe (Livery Badge)

**Hull Select Board
Final Minutes
November 29, 2023**

The meeting of the Hull Select Board was held at 7:00 p.m. on November 29, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Irwin Nesoff, Vice-Chair, Jason McCann, Clerk, Brian McCarthy, Member, Jerry Taverna, Member.
Member absent: Greg Grey, Chair. Also present was Town Counsel James Lampke.

Before calling the meeting to order Nesoff led everyone in the Pledge of Allegiance.

APPOINTMENTS

Public Hearing: Clint Smith, Manager, 165 Nantasket Avenue, Taco Guy Corp. re: Application for a Common Victualer License (New). Hours of operation: Monday through Saturday 11 a.m. until 7:30 p.m. and Sunday 7:30 a.m. until 7:30 p.m.

Since the applicant was not present at the meeting, Lampke suggested postponing the Hearing to December 6th unless the application is withdrawn.

Kate Barclay re: Letter of Interest to serve on the Affordable Housing Committee

The Board confirmed that there is one vacancy on this committee for a one-year term ending June 30, 2024.

Barclay said she is a lifelong Hull resident. She said she attended a recent meeting of the Affordable Housing Committee and feels it would be a good fit for her. She feels that affordability of housing in Massachusetts is a huge issue and she would like learn more and be part of the effort to address this crisis. She said she would be available for meetings.

Motion	McCarthy	To appoint Kate Barclay to a position on the Affordable Housing Committee for a term to expire on June 30, 2024
Second	McCann	
Vote	Unanimous	

APPROVALS

Mike McGurl, Executive Director, 1117 Nantasket Avenue, Hull Life Saving Museum re: One Day Wine and Malt License on Friday, December 8, 2023 from 6:00 p.m. to 9:00 p.m. for the Festival of Trees Decorating.

Motion	McCann	To approve the request of the Hull Life Saving Museum for a One Day Wine and Malt License on Friday, December 8, 2023 from 6:00 p.m. to 9:00 p.m. for the Festival of Trees Decorating
Second	Taverna	
Vote	Unanimous	

LICENSE RENEWALS

Daddy's Ventures Inc., dba Daddy's Dry Dock, 280 Nantasket Avenue, Jeffrey Lemkin, Mgr. re: (A) All Alcohol as a General on Premise License; (B) Common Victualer; (C) Entertainment (Jukebox, DJ, Live); (D) Automatic Amusement (Renewal)

Nantasket Beach Salt Water Club, Inc. dba Nantasket Beach Salt Water Club, 3 Fitzpatrick Way, Nicole Londergan, Mgr. re: (A) All Alcohol License; (B) Common Victualer; (C) Entertainment (Renewal)

PF Hospitality Inc., dba the Sandbar, 297 Nantasket Avenue, Lillian Parker, Mgr. re: (A) All Alcohol; (B) Common Victualer; (C) Entertainment (Renewal)

Paragon Entertainment Ventures, LLC dba Paragon Arcade, 189-197 Nantasket Avenue, Charles Veysey, Mgr. re: (A) All Alcohol; (B) Common Victualer; (C) Entertainment; (D) Auto Amusement (Renewal)

Crave, 303 Nantasket Avenue, Casey Mahoney, Mgr. re: Common Victualer (Renewal)

Crave, 43 Hull Shore Drive, Casey Mahoney, Mgr. re: Common Victualer (Renewal)

Placido & Gaetano Treviso dba Nantasket Seafood, 533B Nantasket Avenue, Placido & Gaetano Treviso, Owners re: Common Victualer (Renewal)

P and N Bakeries, Inc. dba Weinberg's Bakery, 519 Nantasket Avenue, Valerie Peterson, Mgr. re: Common Victualer License (Renewal)

Madhu, Inc. dba Smart Save Variety Store, 169 Nantasket Avenue, Nilesch Patel, Mgr. re: Wine and Malt as a Package Store (Renewal)

Tiger Wind dba Nantasket Liquors, 307 Nantasket Avenue, Hong Jiang Wang, Mgr. re: All Alcohol Package Store (Renewal)

EAM Market, Inc. dba The Village Market, 505 Nantasket Avenue, James Francis McGinnis Mgr. re: All Alcohol as a Package Store (Renewal)

Park Avenue Realty Trust, LLC dba Nantasket Beach Lodging, 12 Park Avenue, Kirk Davis, Mgr. re: Lodging House License (Renewal)

Sandpiper Real Estate LLC dba Sandpiper Inn, 165 Nantasket Avenue, Steven Austin, Mgr. re: Lodging House License (Renewal)

Ben's Auto, 7 Weston Street, Benjamin Capone, Jr., Owner re: Class II Wholesale License (Renewal)

Motion	Nesoff	To approve the renewal of the Annual Licenses as listed on the Meeting and Agenda Notice for the November 29, 2023 Select Board meeting, subject to approval of all Inspectional Services and any other applicable requirements
Second Vote	McCarthy Unanimous	

CORRESPONDENCE

Darrell M. Bright, Election Officer/Retirement Administrator, Hull Contributory Retirement Board re: Retirement Board Election Results

Nesoff said the Board had received a letter from Darrell Bright, Election Officer/Retirement Administrator of the Hull Retirement Board stating that Bartley Kelly and Christopher DiIorio were the only two candidates nominated for the third and fourth elected member positions on the Hull Retirement Board. It was therefore voted that no election would be held and that Kelly and DiIorio would be declared elected to the Retirement Board with terms to start on December 31, 2023 and to expire on December 30, 2026.

BOARD UPDATES

McCann said he had attended a presentation on the Hull Hazard Mitigation Plan and that both Town staff and MAPC had done an excellent job. Nesoff said there was an impressive turnout of Hull residents.

McCarthy said the holiday lights that have gone up along Nantasket Avenue by the Hotel are impressive and added that several areas of town look festive. He hopes this trend continues.

Nesoff congratulated the Rotary Club, Daddy's, and Craig Wolfe for the annual Thanksgiving dinner. He said it was one of the most impressive operations he has seen and that between 800-850 meals were delivered from Marshfield up to Quincy.

Nesoff said they have received two requests for Host Community Agreements (HCAs) from possible cannabis retail recreational shops and said the Select Board needs to respond to these requests in a timely and appropriate manner. He said he would like to introduce a motion to put this on the agenda for discussion at the next meeting of the Board.

Motion	Nesoff	To have a discussion by the Select Board of the issue of Host Community Agreements that would allow them to respond appropriately to those businesses that have expressed an interest in such an agreement
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McCann said he understands that the Board needs to be responsive to businesses in Hull, but said he has concerns about having a public meeting about something that is very complicated and has not yet been approved by the Attorney General's office. The Board then had an extensive discussion about a number of issues related to marijuana establishments including whether the existing regulations regarding HCAs for medical marijuana will apply for retail marijuana establishments, the role of the Select Board in formulating the policy for HCAs, and whether public comment could or should be limited during meetings regarding HCAs. Nesoff was concerned that the Board needs to respond in a timely manner to the current inquiries about HCAs, but Lampke said that failure to respond within the time period set forth in the current policy does not amount to a constructive approval. He also noted that he and Jennifer Constable have been in touch with the lawyers representing ACS and have informed them that the Town is in the process of reviewing current procedures and the applicable process.

Lampke said that the Board should study the existing regulations regarding HCAs and if they have concerns or questions, they should make those known. After discussion, which included the issue of procedures for placing items on meeting agendas, the Board decided that it would be best to have a Board discussion, noted on a meeting agenda, regarding the current regulations and what is and should be required to be submitted with an HCA application. Taverna suggested that it would be helpful if Lampke made a brief presentation at the beginning of the discussion about the history of marijuana in Hull and the town's current regulations and procedures. There was also discussion of whether this should be at the December 6, 2023 meeting or the December 13, 2023 meeting. Lampke said he would not be at the meeting on December 13th but would provide information in a memo and would participate remotely if possible. The consensus was that the discussion would occur at the December 13th meeting.

Motion	Taverna	To have a Public Meeting to include a summary from Town Counsel on the history of where Hull currently stands on the issue of marijuana regulations and whether they need to be amended to include retail marijuana, but to have the Select Board start a review of policies and procedures about what will be required for an applicant to submit for an HCA Agreement
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Second Vote	Nesoff Unanimous
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On a motion by McCann seconded by Taverna the Board voted unanimously to adjourn.

Recorded by Kathleen Fanning

Approved by:

Documents

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

- Agenda for Select Board Meeting on November 29, 2023
- Application materials for license renewals for Daddy's Ventures, Inc. dba Daddy's Dry Dock, Nantasket Beach Salt Water Club, Inc. dba Nantasket Beach Salt Water Club, PF Hospitality Inc. dba the Sandbar, Paragon Entertainment Ventures, LLC dba Paragon Arcade, Crave, Placido & Gaetano Treviso dba Nantasket Seafood, P and N Bakeries, Inc. dba Weinberg's Bakery, Madhu, Inc. dba Smart Save Variety Store, Tiger Wind dba Nantasket Liquors, EAM Market Inc. dba The Village Market, Park Ave. Realty Trust, LLC dba Nantasket Beach Lodging, Sandpiper Real Estate LLC, dba Sandpiper Inn, Ben's Auto
- Application materials from Hull Life Saving Museum for One Day Wine and Malt License on December 8, 2023 from 6:00 p.m. to 9:00 p.m.
- Letter from Kate Barclay re: interest in serving on the Affordable Housing Committee
- Letter from Hull Retirement Board re: election of Bartley Kelly and Christopher DiIorio to Hull Retirement Board

Meeting Minutes

12/6/23

Hull Select Board Final Minutes December 6, 2023

The meeting of the Hull Select Board was held at 6:00 p.m. on December 6, 2023 at Hull High School, 180 Main Street, Hull, Massachusetts.

Present: Greg Grey, Chair, Irwin Nesoff, Vice-Chair, Jason McCann, Clerk, Brian McCarthy, Member. Member Absent: Jerry Taverna. Also present were Town Counsel James Lampke and Town Manager Jennifer Constable.

Before calling the meeting to order Grey led everyone in the Pledge of Allegiance and asked for a moment of silence for Rebecca Rosen-Horn, past Co-President of the PTO and Senior Center Volunteer.

APPOINTMENTS

Preep Corporation dba Quick Pick Food Shop, 261 Nantasket Avenue, Malissa Blossom (Proposed Manager) re: Change of Manager on the following license: (A) Wine & Malt as a Package Store (Proposed)

The owner of Quick Pick, Robert Patel, said that Blossom has been working for the store for over a year and is in the process of obtaining her TIPS certification.

Motion	Nesoff	To approve Malissa Blossom as the Manager on the Wine & Malt Package Store license for Preep Corporation dba Quick Pick Food Shop
Second Vote	McCann Unanimous	

Public Hearing Continuation: Clint Smith, Manager, 165 Nantasket Avenue, Taco Guy Corp. re: Application for a Common Victualer License (New). Hours of operation, Monday through Saturday, 11:00 a.m. to 7:30 p.m. and Sunday 7:30 a.m. to 7:30 p.m.

Clint Smith said he has had a Food Truck, South Shore Taco Guy, since 2015 but has become so busy that he now needs a commercial kitchen. He said the space on Nantasket Avenue has both a kitchen and a retail space in the front. He said this will be a wonderful way for him to become a year-round business and retain his employees, who previously worked on a seasonal basis. McCarthy asked why they would open early on Sunday and Smith said he will be offering a Breakfast Burrito Bar on Sunday mornings from 7:30 a.m. to 11:00 a.m. He said that the Board of Health has been in and approved the kitchen and that the Fire Department is coming for an inspection the following day.

Motion	Nesoff	To approve a Common Victualer License for Taco Guy Corp., 165 Nantasket Avenue, Clint Smith, Manager, with hours of operation 11:00 a.m. to 7:30 p.m. Monday through Saturday and 7:30 a.m. to 7:30 p.m. on Sundays
Second Vote	McCann Unanimous	

APPROVALS

Preep Corp. dba Quick Pick, Inc., 261 Nantasket Avenue, Malissa Blossom (Manager) re: (A) Wine & Malt as a Package Store (Renewal)

Motion	Nesoff	To approve the renewal of the Wine & Malt as a Package Store License for Preep Corp. dba Quick Pick, Inc., 261 Nantasket Avenue, Malissa Blossom, Manager
Second Vote	McCann Unanimous	

Kenny Corp dba EZ Smoke Shop, 527A Nantasket Avenue, Jennifer Bailey, Mgr. re: (A) Wine & Malt as a Package Store (Renewal)

Motion Nesoff To approve the renewal of the Wine & Malt as a Package Store License for Kenny Corp dba EZ Smoke Shop, 527A Nantasket Avenue, Jennifer Bailey, Manager

Second McCann
Vote Unanimous

Scoops Ice Cream Co., 540 Nantasket Avenue, Kathleen Prevett, Mgr. re: Common Victualer License (Renewal)

Motion McCann To approve the renewal of the Common Victualer License for Scoops Ice Cream Co., 540 Nantasket Avenue, Kathleen Prevett, Manager

Second Nesoff
Vote Unanimous

Nantasket Auto Sales and Repair, LLC, 410 Nantasket Avenue, Khodor Khalil, Mgr. re: Class II Wholesale License (Renewal)

Grey said this application is for ten vehicles and there are always many more than ten cars on the lot. Grey said he is concerned that emergency vehicles would not be able to get in or out of the site. Constable said the Town is aware of this and that the Building Department has spoken with the owners. She said it is her understanding that the owners are leasing a second location starting on January 1st and at that point they will be offloading the extra vehicles to the second lot. She said they will continue to keep an eye on this.

Motion Nesoff To approve the renewal of the Class II Wholesale License for Nantasket Auto Sales and Repair, LLC, 410 Nantasket Avenue, Khodor Khalil, Manager

Second McCann
Vote Unanimous

Bermaken Hotel LLC, dba Bermaken Hotel, 102 Revere Street, Steven Wilkins, Mgr. re: Lodging House License (Renewal)

NHS of the South Shore, Inc. dba NeighborWorks Neighborhood Housing Service (Easy Living Lodge); 24 Park Avenue, Donna Ackerman, Mgr. re: (A) Lodging House License (Renewal)

Motion Nesoff To approve the renewal of the Lodging House Licenses of Bermaken Hotel LLC, dba Bermaken Hotel, 102 Revere Street, Steven Wilkins, Mgr. and NHS of the South Shore, Inc. dba NeighborWorks Neighborhood Housing Service (Easy Living Lodge), 24 Park Avenue, Donna Ackerman, Manager

Second McCarthy
Vote Unanimous

DISCUSSION

Bench Donation Policy

Nesoff said that at the last meeting the Board had discussed the contract provisions related to bench donations, but had deferred a discussion of the actual Town policy regarding these donations. Constable said that in formulating a policy they would need to consider a number of factors such as who would approve donations, whether locations will be granted on a first-come, first-served basis, whether any groups should be given preference (which Constable discouraged), what types of benches would be allowed and whether the style of benches should be uniform, and whether there should be terms set forth for the length of time a bench can be in place or whether it should be in perpetuity.

Grey indicated that there is some urgency to this process as currently there are quite a few people who are waiting to donate benches. A member of the public who was present said that he has been waiting to make a bench donation for eighteen months and asked if this policy could be in place by the end of the year. Grey apologized for this delay and explained that the Board had placed a moratorium on donations two years ago because so many requests were being received and some locations in the Town were full. Constable said that in the past some bench donations were approved by the Town Manager, some by the Select Board, and some by Park and Recreation and that requests were received by each of these bodies. She noted that because requests had been received by several departments it would be difficult to determine which requests had been received first and whose should be given priority. She recommended that in the future all requests should be funneled through one entity.

Constable said that the Town previously had a Beautification Committee that had worked on a series of benches in Kenberma. Steven Greenberg was present and recommended that the Board consider reestablishing such a committee and said he hopes they will consider that the benches are part of the beauty of the Town. He said there are a number of organizations in Hull, such as the Chamber of Commerce and the Garden Club, who would be interested in participating in this process.

Lampke said he would distribute a copy of the draft of minutes from the November 15th meeting which outlined the Board's consensus on contract provisions for bench donations. After discussion the Board decided that each member would each formulate a draft policy, circulate it among themselves, make revisions, and then forward it to Constable to be finalized and reviewed at the next Select Board meeting.

CORRESPONDENCE

Robert Neal, Member, War Memorial Commission re: Letter of Resignation

Grey read the letter from Neal which stated he had enjoyed his tenure on the Commission and will continue to serve on the Veterans Council. Grey said that Neal is a wonderful member of the Hull community and that his dedication over the years has been impressive. Constable said she would send him a letter of thanks on behalf of the Town.

TOWN MANAGER REPORT AND BOARD UPDATES

Constable thanked Town staff who had helped make the Thanksgiving Bonfire successful. She said she has completed interviews for the Executive Assistant position and they are in the process of choosing a candidate. She said she also had a meeting with representatives from National Grid. She said she knows there were some issues with people having heat turned off because meters were switched out. She said that this process is nearing completion and if customers have a problem, they should contact National Grid. Constable also said they are beginning the budget process and the capital request process from Town departments.

McCann said the Economic Development Committee (EDC) is reconstituting and had a very productive meeting last night. He said the EDC is anxious to help Constable and Town Planner, Chris DiIorio, in moving forward with a Business Improvement District. He also said they had all received an email from the American Legion about use of Senior Center space. He said he realizes that Community Use is a complicated issue but is hoping that some middle ground can be reached and that a policy can be developed that is responsive to the vote that was taken at Town Meeting. Constable said the Legion wants to stick to their evening time slot but Grey said he could reach out to Richman to see if there would be other hours they could meet. McCann said they should try to come up with a fair and transparent policy for all organizations that is within the bounds of what they are able to do without needing extra staff. Constable noted that this item was not on the agenda so discussion should be limited. McCann said he would be willing to formulate a draft policy that could be placed on the agenda for their meeting on the 13th.

Grey reminded everyone that a ceremony in honor of National Wreaths Across America Day will take place at the Gold Star Mothers Memorial at Hull Village Cemetery at 11:00 a.m. on December 16th with a reception afterward at Gould Hall. Constable said the Holiday Buoy Tree Celebration and Illumination is scheduled for December 9th at 4:00 p.m. at the Carousel. She said this is the Rotary Club's first annual Buoy Tree created by the Hull High School students. Constable said that the Hull Municipal Light Plant had about sixty sponsors for their wreath and telephone

pole decorating program. She said there was a lot of enthusiasm for this program and the lights throughout town look beautiful.

On a motion by McCann seconded by Nesoff the Board voted unanimously to adjourn.

Recorded by Kathleen Fanning

Approved by:

Documents

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

- Agenda for Select Board Meeting on December 6, 2023
- Materials related to the Change of Manager for Preep Corporation dba Quick Pick Food Shop
- Application materials for Common Victualer License for Taco Guy Corp.
- Materials related to license renewals for: Preep Corp. dba Quick Pick, Inc., Wine & Malt as a Package Store; Kenny Corp dba EX Smoke Shop, Wine & Malt as a Package Store; Scoops Ice Cream Co., Common Victualer; Nantasket Auto Sales and Repair, LLC, Class II Wholesale License; Bermaken Hotel LLC dba Bermaken Hotel, Lodging House License; NHS of the South Shore, Inc. dba NeighborWorks Neighborhood Housing Service (Easy Living Lodge), Lodging House License.
- Letter from Robert Neal resigning from the War Memorial Commission

Pavement Management Plan Update

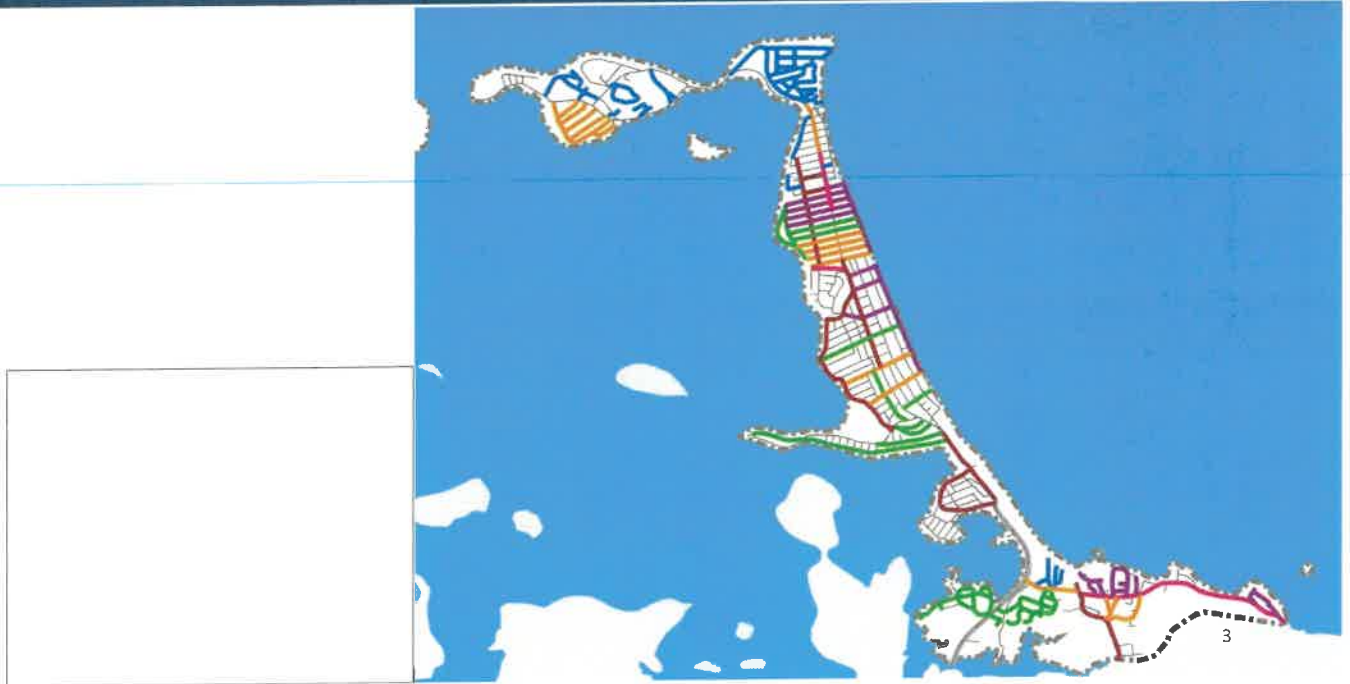
Department of Public Works
January 2024



2018 Road Improvement Plan

Town Roadway Length: 264,000 lf/50.3 mi	Plan Roadway Length: 144,100 lf/27.7 mi	Treatment: mill & overlay, micro surfacing, reconstruction
Allowance for evaluation of Manomet/Samoset Avenues	Five-year Plan	\$10M

2018 Roadway Plan



Road Improvements: 2017-2023



Road Improvements: 2017-2024

Description	Length (Mi)	Cost (\$)
Programmed Improvements 2018-2024 (Road Bond Funded)	27.7 12.0	\$10,042,000 9,542,000
Planned 2024 (Road Bond Funded)	1.0 (est.)	\$927,000
Manomet/Samoset Ave preliminary design	2.00	500,000
Improvements not part of road bond		
- Nantasket Avenue A-H	0.30	350,000
- Nantasket Avenue H-Q (Complete Streets)	0.34	400,000
- Nantasket Avenue Q-Y	0.31	625,000
- Bay Avenue East (CDBG)	0.21	630,000
- Nantasket Road	0.78	577,000
- Fitzpatrick Way – Y St./Nantasket Avenue	0.52	163,000
- Nantasket Avenue – FPW/Spring	0.26	82,000
- W Street (NGrid/Hull)	0.07	N/A
- Samoset Avenue – Phipps/Revere (NGrid)	0.17	N/A
- Atlantic Avenue (MADOT funded)	1.35	10,000,000
- Crack sealing	4.11	N/A
	8.42	\$12,827,000
Subtotal	23.42 (47% Town-wide)	\$22,869,000
Total		

Listing of Improved Roads by Year

Hull, Massachusetts

Roadway Maintenance History Totals Sorted By Year and Street

Name	Repair Method	Length (Miles)	Length (Feet)
Year: 2020			
NANTASKET AVENUE (A - Kenberma)	Mill and Overlay	0.67	3,517
VILLAGE ROADWAYS	Overlay	1.50	7,934
2020 Total:		2.17	11,451
Year: 2019			
2019 CONSORTIUM	Mill and Overlay	1.99	10,495
BAY AVENUE EAST	Mill and Overlay	0.21	1,117
INDUS (Crack Sealing & Micro)	Shim and Micro	3.66	19,347
NANTASKET AVE. (H - Q, Complete Streets)	Mill and Overlay	0.34	1,772
NANTASKET AVE. (Q - Y)	Mill and Overlay	0.31	1,612
2019 Total:		6.50	34,343
Year: 2018			
INDUS (Crack Sealing)*	Crack Seal	4.11	21,726
2018 Total:		4.11	21,726
Year: 2017			
FITZPATRICK WAY	Mill and Overlay	0.52	2,740
NANTASKET AVENUE (A - H)	Mill and Overlay	0.30	1,567
NANTASKET AVENUE (Fitzpatrick - Spring)	Mill and Overlay	0.26	1,370
NANTASKET ROAD (Nantasket Ave - Clifton)	Reclamation	0.78	4,132
2017 Total:		1.86	9,810
Total:		14.65	77,329

2022 Road Improvements

(no work in 2021 & 2023)

Park Avenue/Berkley Road/Rockland House Circle

Newport Road

Farina Road

Beacon Road

Point Allerton Avenue

Bay Street

Expenditures by Category: Road Bond

Category			Total thru 2022	Percent
Pavement Improvement			6,388,286	67%
Drainage Improvements			1,220,622	13%
Engineering			816,512	8.5%
Police Details			300,283	3.0%
Contingency			815,541	8.5%
TOTAL			\$9,541,244	100%
Manomet/Samoset		\$500,000	\$500,000	



Other Costs that Affected the Plan

- Contingencies
 - Engineering
 - Drainage/Utilities
 - Police
 - Castings
 - Unknowns
 - Constructability (changes in treatment)
 - Extended limits of work
 - Traffic signal work

2024 Planned Road Improvements

Kenberma Street

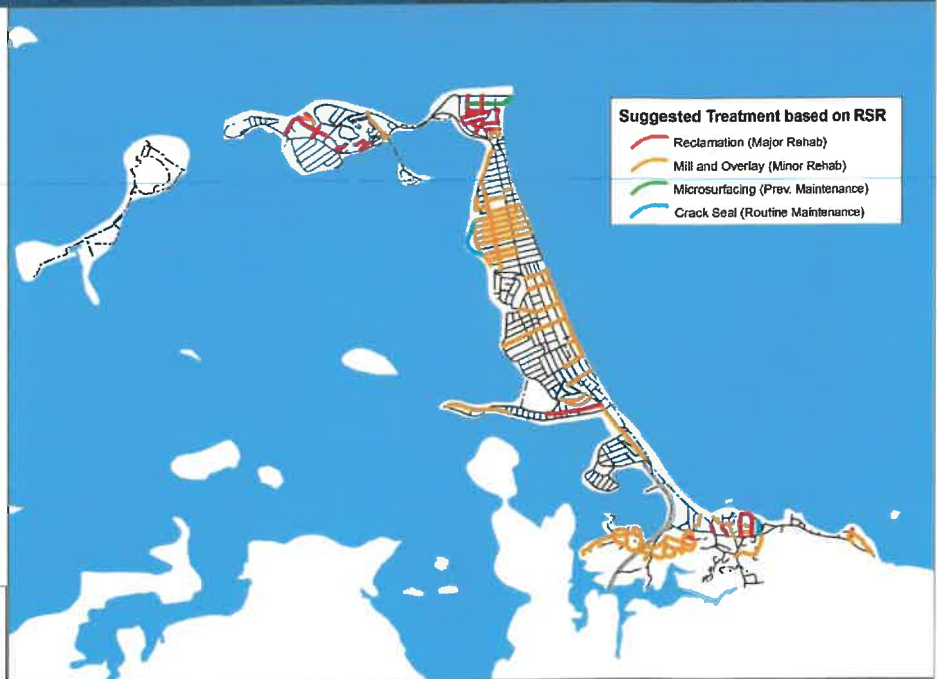
Revere Street

Nantasket Ave/Draper to Revere

Allerton Hill: Glover/Winthrop/Bluff/Standish/Meridian/Kenton (tentative)

Planning/Design: Manomet/Samoset/Beach (tentative) Avenues

Roads Remaining to be Addressed



Summary



Road Improvements to date



2024 Planned Work



Manomet/Samoset Avenue preliminary design still to be done



Funding for remaining roads

David P Irwin



December 5, 2023

To the Town Clerk and Selectboard,

I have served on the War Memorial Commission as an alternate for 1year. I would like to be moved to the permanent position vacated by Robert Neal. Thank you for your consideration.

David P. Irwin
David P Irwin

715 Appointment

Mr. Joseph Mario Grieco, III

Town of Hull, MA | Generated 1/2/2024 @ 3:54 pm by OnBoard2 - Powered by ClerkBase

Status

Name Mr. Joseph Mario Grieco, III
Application Date 11/25/2023
Expiration Date 11/25/2122
Status Received

Board	Vacancies	Status
War Memorial Commission	2	Pending

Basic Information

Name Mr. Joseph Mario Grieco, III
Date of Birth

Contact Information

Address

Hull, MA 02045

Resident Yes

Ward/District

Email

Cell Phone

Additional Information

Notes

Generated 1/2/2024, 3:54:37 PM

Mr. Joseph Mario Grieco, III

720 Appointment

Town of Hull, MA | Generated 1/2/2024 @ 3:54 pm by OnBoard2 - Powered by ClerkBase

Status

Name Mr. Joseph Mario Grieco, III
Application Date 11/25/2023
Expiration Date 11/25/2122
Status Received

Board	Vacancies	Status
Veteran's Council	4	Pending

Basic Information

Name Mr. Joseph Mario Grieco, III
Date of Birth

Contact Information

Address

Hull, MA 02045

Resident

Yes

Ward/District

Email

Cell Phone

Additional Information

Notes

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a. By-Law/ Statutory Committee

1. Appointed by Board

- Board of Health
- Community Preservation Committee
- Conservation Commission
- Council on Aging
- Historic District Commission
- Historical Commission
- Hull Cultural Council
- Park and Recreation Commission
- Permanent Sewer Commission
- War Memorial Commission
- Zoning Board of Appeals

2. Not Appointed

- Design Review Board
- Zoning By-Law Committee
- Advisory Board

b. SELECT BOARD CREATED

1. Appointed by Board

- 100% Clean Energy Climate Action Committee
- Affordable Housing Committee
- Beach Management Committee
- Economic Development Committee
- Hull Cultural Council
- No Place for Hate Committee
- Veteran's Council
- Weir River Estuary Commission (Hull appoints 2 out of 5 members)

c. Inactive Town Committees

1. Completed Mission

- 375th Anniversary Committee
- Cable Television Commission
- South Shore Vocational Exploratory Committee
- Town Manager Semi-Finalist Search Committee
- Website Committee

2. Incomplete Mission

- Beautification Committee
 - Capital Outlay Committee
 - Canine Control Committee (Bylaw)
 - Hull Hero Award Committee
 - Logan Airport Committee
 - Parking Committee
 - Public Land Use Committee
-

100% Clean Energy Climate Action Committee

MISSION STATEMENT:

The Town of Hull created the Clean Energy Climate Action Committee [C.E.C.A.C.] at the 2019 Annual Town Meeting with the purpose of formulating an actionable plan to bring Hull to 100% renewable energy by the year 2030.

This meeting supports the establishment by the Board of Selectmen of a 100% clean energy climate action task force to develop and make publicly available an operational plan on how to achieve the goal of using 100% clean and renewal energy by 2030 for all public, residential, and commercial energy users in Hull, including heating and transportation; and be it ordered: That the Town Manager will report to each annual Town Meeting on progress made on this matter

Affordable Housing Committee

Mission Statement

The Town of Hull Affordable Housing Committee works to create and maintain a vibrant, economically diverse community through community engagement, advocacy, and education about the need for and the benefits of preserving and developing affordable housing.

Vision Statement

We envision an equitable and inclusive community where all people have access to secure and affordable housing.

Beach Management Committee

Mission Statement:

To advise the Select Board on best beach management practices to most effectively achieve and balance the multiple goals of preserving the integrity of the oceanside beaches and dune systems, providing storm protection, and maximizing public access.

To accomplish this mission, the Beach Management Committee has developed the following goals:

- To act as a liaison to the citizens about the beach and provide an opportunity for them to voice their concerns, issues, and recommendations.
- To provide education to the public about the beach and its management.
- To work collaboratively with the Conservation Commission, the Department of Public Works and the Select Board in identifying actual or potential problems relating to the beach and proposing solutions.
- To write, and update as necessary, a Beach Management Plan describing the practices and methods to be used in maintaining the beach as a natural resource, a means for storm protection and as a recreational site under the guidelines of the Wetlands Protection Act.

Economic Development Committee

MISSION STATEMENT:

To develop, implement, and promote economic development activity throughout the Town of Hull that promotes and supports a dynamic, sustainable, equitable and healthy commerce.

Hull Cultural Council

The Hull Cultural Council strives to enhance the local community by providing grants that support projects in the arts, humanities and interpretive sciences. Our goal is to connect members of the community through engagement in quality programming that will encourage and inspire members of the community of all ages and backgrounds.

No Place for Hate Committee

MISSION STATEMENT:

HULL IS NO PLACE FOR HATE

In January, 2000, Wellspring, Hull's non-profit social service organization, acting on its mission to promote respect in the community with the support of others in the community, asked the Hull Board of Selectmen to join the No Place for Hate Program which was started by the Anti-Defamation League, the Mass Municipal Association and numerous regional and state-wide community and religious organizations. The Hull Select Board enthusiastically embraced the program and made a proclamation supporting diversity and tolerance. They then established our town's No Place for Hate Committee. Hull was one of the first communities in the state to become an official NPFH Community.

The NPFH program is underwritten by the Maxwell V. Blum Family; the corporate sponsor is Blue Cross Blue Shield of Massachusetts; the corporate supporter is Shaw's Supermarkets Inc.

IT'S OFFICIAL

To be officially designated a No Place for Hate Community by the ADL, the NPFH committee was required to sponsor a minimum of four activities or programs that spread the message of tolerance and understanding in the community. Among the NPFH activities since 2000 were the community diversity trainings the committee held for adults and students at both the Hull Public Schools and the South Shore Charter Schools, a "Diversity of Belief Month," A Diversity Fair and Film Festival held at the High School, "An Art of Peace" Art show held in conjunction with the Charter School, and of course, the "Take A Stand in the Sand" event where more than 600 people spelled out, in a human letter chain, that Hull is No Place for Hate.

Since last Spring, the committee sponsored the well-attended "Be-Leaf Walk" which took participants on a walk to the religious institutions in town where we learned about the different congregations' beliefs through their music. Attendees also gathered for a spiritual meeting of the minds and learned about other belief systems and religions. The committee also supported the Charter School students in their successful bid to name the Martin Luther King, Jr. Bridge on Fitzpatrick Way.

The Hull committee is a member of the South Shore NPFH Coalition and supports the Coalition's events as well as those of its member communities.

Veteran's Council

MISSION STATEMENT:

- To raise funds and provide support to all Hull veterans and their families
- To provide support to the Hull Veterans Services Agent
- To serve as a liaison between Hull veterans and the Town of Hull Select Board and other Town departments and committees
- To serve as a liaison between Hull veterans and Hull residents
- To promote the recognition and observance of patriotic holidays
- To foster an understanding and appreciation within the Town of the achievements, contributions and sacrifices veterans have made to the Town and to our nation

Weir River Estuary Committee

MISSION STATEMENT:

The WREP Committee's purpose is to facilitate each town's Master Plan and/or Open Space Plan by creating and implementing the Weir River Estuary Park, including:

1. Land protection
2. Conservation and restoration of wildlife habitat,
3. Stewardship education, and
4. Recreation which supports habitat protection.

Overview Weir River Estuary Park Area

The Weir River Estuary Park area is an ecological unit—an area defined by ecology rather than town boundaries or land ownership. It includes the Weir River Estuary Area of Critical Environmental Concern (ACEC) and related land areas in Hull, Hingham, and Cohasset from Foundry Pond Dam to the Black Rock Beach end of Straits Pond to the mouth of the estuary between the tips of World's End and Sunset Point. The estuary is of world-class stature because of its over-100 species of birds and its rare volcanic geology. Within an urban metropolitan area, it offers an opportunity to teach environmental stewardship and a chance for kayakers to experience its quiet peace. ** Weir River Estuary Park (WREP) Committee Phase-1 Tasks.** The WREP Committee grew out of the Weir River Estuary Open Space Committee, which was appointed in August 2001 by the Hull Selectmen to review the open space along the Weir River Estuary. In February 2002, the Estuary Open Space Committee recommended to the Selectmen the creation of a Weir River Estuary Park. The Hull Selectmen then asked the Estuary Open Space Committee members to continue as the Weir River Estuary Park Committee.

To date, the WREP Committee has accomplished:

- Became a working tri-town committee, with representatives appointed by the Hingham and Cohasset Selectmen
- In 2003, through the State Watersheds Initiative, held Vision Workshop and Follow-up Workshop, which identified four major goals for the Estuary Park and broadened participation in creation of the Park
- In 2004, with the help of an ACEC Grant, prepared a land inventory and land protection plan
- Under the same ACEC Grant, published a Paddling Guide to the Estuary
- In 2004, with the help of the Trust for Public Lands and a Mass. Department of Conservation and Recreation (DCR) Grant, protected four key parcels of land in Hull and Hingham
- Provided support for groups represented on the Weir River Estuary Park Committee, including:
- Support to the Straits Pond Watershed Association for the West Corner culvert reconstruction

- Established a Building Subcommittee to provide support for the Weir River Estuary Center rehabilitation by the Weir River Watershed Association and two affiliate organizations.

WREP Committee Phase-2 Tasks. With the acquisition of key parcels of habitat along the Estuary, it is time for the WREP Committee to enter Phase 2 of creating and implementing the Weir River Estuary Park.

Work still to be done includes:

Conserve the remaining unprotected habitat Improve the roadways that traverse the Estuary, including:

- Protecting safety of pedestrians and bicyclists
- Improving drainage
- Making roadways into scenic parkways
- Address long-term management of the Park, including:
 - Enforcing No Wake Zones
 - Strengthening ACEC regulations
 - Improving paddlers' water access as part of an ACEC management plan
 - Establishing a permanent Park management entity
 - Continue support of the work of Estuary-related organizations

Phase-2 WREP Committee Structure –

Under each of the three towns Hingham, Hull, and Cohasset, the Weir River Estuary Park (WREP) Committee is a town committee with members appointed by the Select Board to work with Estuary-related organizations and members appointed by the other two communities. WREP is listed as a Select Board's Committee on each town's web-site and in each town's annual report. As a town committee, WREP works in partnership with other town boards to achieve the committee purposes and meets in the three town halls on a rotating basis.

WREP Committee Representatives

The Select Board of Hull, Hingham and Cohasset appoint up to three representatives from each town. These representatives are responsible for working with the Town Managers/Administrators, Select Boards, Advisory Boards, Town Meetings, Planning Boards, Conservation Commissions, School Departments, Highway Departments, Police and Fire Departments, Harbor Masters and other Estuary-related agencies of the three towns.

In addition, Estuary-related organizations may choose to have a representative serve on the WREP Committee. These organizations include the Straits Pond Watershed Association, Weir River Watershed Association, Weir River Estuary Center, and Estuary-related neighborhoods, condominium associations, and businesses. Interested citizens are welcome to volunteer to serve on the WREP Committee. These representatives are responsible for working with the group that they represent.

Co-Chairpersons.

The WREP Committee elects three co-chairs, one from each town, from among the appointees of the three Select Boards. Co-chairs are responsible to each town government for coordinating projects with appropriate town committees/boards and town managers/administrators, facilitating the writing of town annual reports, maintaining a list of annual goals and activities, setting and distributing the meeting agendas, arranging for conducting the meetings, and seeing that minutes are taken and distributed in a timely way. Co-chairs serve for one year.

The WREP Committee meets monthly

Rotating between the Weir River Estuary Center and Hingham Town Hall. WREP Committee meetings follow the Open Meeting rules, including posting and being open to the public. Minutes are distributed within two weeks after the meeting. Monthly meeting agendas are sent to all Committee representatives with at least 48 hours notice.

Each WREP Committee member's responsibilities include:

1. Attending monthly WREP Committee meetings,
2. Acting as a liaison to the group that he or she represents, and
3. Participating in WREP Committee decision making.

WREP Committee decision-making

Believing that wise decisions are made when all are in agreement, the WREP Committee makes its decisions by building consensus. Because the WREP Committee wields no power in and of itself, it is also important for the committee to speak with one voice when seeking assistance from the various stakeholders in the Estuary.

WREP Committee quorum for holding a WREP Committee meeting consists of the three co-chairs or their alternates, provided that decisions on all major issues are made after an opportunity for discussion and input from all committee representatives. When a co-chair will be absent from a meeting, the co-chair will inform the other two co-chairs of which town appointee will take his/her place.

WREP Subcommittees meet as needed. Any volunteer may serve on a subcommittee.



Town of Hull, MA

Member Report



Board Name	Board Type	Position	Appointed By	Seat Active	First Name	Last Name	Calculated Start Date	Calculated End Date	Title	Term Counter	Actual Start Date	Actual End Date	End Reason	Appointed date
Affordable Housing Committee	Committee	Select Board Designee	Select Board	Yes	Irwin	Nesoff	7/1/2023	6/30/2024	Select Board Designee	1	7/1/2023			10/11/2023
Beach Management Committee	Committee	Select Board Designee	Select Board	Yes	Irwin	Nesoff	5/16/2022	5/15/2025	Select Board Designee	1	5/16/2022			
Economic Development Committee	Committee	Select Board Designee	Select Board	Yes	Jason	McCann	5/16/2022	5/15/2025	Select Board Designee	1	6/14/2023			
Zoning By-Law Committee	Committee	Select Board Designee	Select Board	Yes	Irwin	Nesoff	5/16/2022	5/15/2025	Select Board Designee	1	5/16/2022			
Board Name	Board Type	Position	Appointed By	Seat Active	First Name	Last Name	Calculated Start Date	Calculated End Date	Title	Term Counter	Actual Start Date	Actual End Date	End Reason	Appointed date



Town of Hull, MA

Board Book Report



Advisory Board

Basic Information	
Type	Board
Status	Enabled
Visibility	Public
Creating Authority	The Appointing Authority of the Advisory Board is as follows: The Chairman of the Select Board the Chair of the Advisory Board, and the Town Moderator.
Link to Current Hull Page	

Contact Information	
Email	dclinton@town.hull.ma.us
Contact	David Clinton
Contact Phone	781-925-2000

Board Seats

Position	Appointed By	First Name	Last Name	Calculated Start Date	Calculated End Date	Title	Term Counter	Actual Start Date	Status
Seat 1	Advisory Appointing Authority	David	Clinton	5/31/2021	5/30/2024	Member	1	5/31/2021	Active
Seat 10	Advisory Appointing Authority	Moraiba	Reyes	5/31/2023	5/30/2026	Member	1	5/31/2023	Active
Seat 11	Advisory Appointing Authority	Chad	Wolfe	5/31/2022	5/30/2025	Vice Chair	1	5/31/2022	Active
Seat 2	Advisory Appointing Authority	Jason	Fraday	5/31/2021	5/30/2024	Chair	1	5/31/2021	Active
Seat 3	Advisory Appointing Authority	Daniel	Sullivan	5/31/2023	5/30/2026	Member	2	5/31/2023	Active
Seat 4	Advisory Appointing Authority	Robert	Carney	5/31/2023	5/30/2026	Member	2	5/31/2023	Active
Position	Appointed By	First Name	Last Name	Calculated Start Date	Calculated End Date	Title	Term Counter	Actual Start Date	Status

Position	Appointed By	First Name	Last Name	Calculated Start Date	Calculated End Date	Title	Term Counter	Actual Start Date	Status
Seat 5	Advisory Appointing Authority	Patricia	Cormier	5/31/2022	5/30/2025	Member	1	5/31/2022	Active
Seat 6	Advisory Appointing Authority	John	Polito	5/31/2022	5/30/2025	Member	1	5/31/2022	Active
Seat 7	Advisory Appointing Authority	Robyn	Healy	5/31/2022	5/30/2025	Clerk	1	5/31/2022	Active
Seat 8	Advisory Appointing Authority	Steve	Kiley	5/31/2021	5/30/2024	Member	1	5/31/2021	Active
Seat 9	Advisory Appointing Authority	Peter	Larsen	5/31/2021	5/30/2024	Member	1	5/31/2021	Active
Position	Appointed By	First Name	Last Name	Calculated Start Date	Calculated End Date	Title	Term Counter	Actual Start Date	Status

Chapter 107. Canine Control Committee

[HISTORY: Adopted by the Town Meeting of the Town of Hull 5-12-1980 ATM by Art. 61 (Ch. 4 of the 1989 Code). Amendments noted where applicable.]

§ 107-1. Creation; membership.

A Canine Control Committee is hereby formed, consisting of nine registered voters of the Town of Hull, three from each precinct, to be appointed by the Board of Selectmen annually.

§ 107-2. Powers and duties.

The function of this Committee will be to monitor the effectiveness of Chapter 213, Animal Control, of the Code of the Town of Hull.



Town Manager #1

November 28, 2023

Jennifer Constable
Town Manager
Town of Hull
253 Atlantic Avenue
Hull, MA 02045
Via email

RE: DCR - Town of Hull Memorandum of Understanding

Dear Ms. Constable:

We are pleased to attach a DCR - Town of Hull Memorandum of Understanding (MOU) for your review. As discussed, the MOU outlines the formation of a DCR - Town of Hull Working Group to collaborate on items of mutual interest, including an annual Work Plan. We believe the implementation of this MOU will create the consistent communication and cooperation critical to progress on DCR maintenance and capital projects.

DCR looks forward to meeting to review the MOU towards the Town of Hull's endorsement and execution of the document.

Sincerely,

Brian Arrigo
Commissioner

CC:

Greg Grey, Chair, Town of Hull Select Board
Christopher DiIorio, Director, Town of Hull Community Development and Planning
Zachary Crowley, Deputy Commissioner, Policy, Public Affairs and Administration
Susan Hamilton, Deputy Commissioner, Operations
Susan Kane, Director, South Region
Patrice Kish, Chief, Design + Engineering
Ginna Johnson, Special Projects Manager, DCR - Town of Hull Planning Liaison

COMMONWEALTH OF MASSACHUSETTS · EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS

Department of Conservation and Recreation

State Transportation Building

10 Park Plaza, Suite 6620

Boston, MA 02116-3978

617-626-1250 617-626-1351 Fax

www.mass.gov/dcr



Maura T. Healey

Governor

Kimberley Driscoll

Lt. Governor

Rebecca L. Tepper, Secretary

Executive Office of Energy & Environmental Affairs

Brian Arrigo, Commissioner

Department of Conservation and Recreation

MEMORANDUM OF AGREEMENT

Between the Commonwealth of Massachusetts and the Town of Hull

AGREEMENT made this, day of _____, 2023 by and between the Commonwealth of Massachusetts, acting through its Department of Conservation and Recreation, 251 Causeway Street, Suite 600, Boston, Massachusetts, 02114 (hereafter "DCR" or the "Owner") and the Town of Hull a Massachusetts municipality located at 253 Atlantic Avenue, Hull, Massachusetts, 02045 (hereafter "Town").

RECITALS

WHEREAS, the Commonwealth of Massachusetts through the DCR controls parts of Nantasket Beach, Nantasket Avenue, Hull Shore Drive, parking lots, bathhouses, and other property that comprise the Nantasket Beach Reservation;

WHEREAS, the Nantasket Beach Reservation is located within the Town of Hull municipal borders;

WHEREAS, the DCR and the Town have a shared interest in expanding recreational and economic opportunities, developing a safer and more functional and accessible environment for pedestrians, bicyclists, automobiles, and other users, and generally improving the overall quality of the Nantasket Beach area;

WHEREAS, the DCR and the Town have developed a series of planning reports for the Nantasket Beach area, including the Nantasket Beach Reservation Master Plan, The Unified Work Plan, Local Rapid Recovery Plan and the Two-Way Roads Plan.

WHEREAS, the DCR and the Town have developed an effective partnership through which the Town, through grants received, may fund certain public programming and capital improvements in the Nantasket Beach Reservation;

WHEREAS, MGL Chapter 10 §35LL established the Nantasket Beach Reservation Trust Fund to be used for the preservation, maintenance and safety of Nantasket Beach.

WHEREAS, on October 12, 2022, a consensus was reached that American Rescue Plan Act (ARPA) Earmark funds in the amount of \$250,000 granted to the Town and dedicated for immediate improvements to the Nantasket Beach boardwalk area, would be expended on site furnishings, including but not limited to, picnic tables, bike racks, bubblers, benches and signage replacement, which would benefit residents and visitors alike;

WHEREAS, the town of Hull and Nantasket Beach property owners desire to create a Business Improvement District to maximize the economic and visitor potential of Nantasket Beach and improve coordination and collaboration with DCR;

WHEREAS, the DCR and Town have agreed that it is in the public interest to maintain open communication, hold periodic meetings and work collaboratively on all future projects affecting the Nantasket Beach Reservation area including, but not limited to, Reservation Master Plan implementation, Two-Way Roads roadway network realignment, The Nantasket Beach Business Improvement District, Hull Redevelopment Authority development, seawall construction, planning studies, and beach re-nourishment;

NOW, THEREFORE, the parties do mutually agree as follows:

1. TERM

The Agreement shall be for a term of five (5) years (the "Initial Agreement"), commencing on the date of this Agreement. Thereafter the Agreement may be extended for an additional five (5) year term on terms then in effect under this Agreement, in writing executed by the Town and DCR. In the event that the Agreement is terminated, pursuant to this Section or another section of this Agreement, such termination will not dissolve responsibilities and permissions to complete work already commenced under then-existing contracts, provided authorized contractors have an effective Construction and Access Permit ("CAP") issued by DCR.

2. OPERATIONS

The parties agree that the Nantasket Beach Reservation Plan, the Unified Work Plan, Local Rapid Recovery Plan and The Two-Way Roads Plan (Exhibit A) are the basis for setting annual work plans for the care and management of the Nantasket Beach Area (Exhibit B). Additional information or projects provided by the DCR and/or Town will be incorporated into the development of the work plans, as mutually agreed by DCR and the Town, including any changes to the plans that may involve local review and/or state review. The Town and the DCR shall coordinate their efforts to bring improvements to the Nantasket Beach Area by establishing a working group which shall meet on a quarterly basis to set and review annual work plans.

A. Working Group

The Town and DCR shall establish a working group which shall include representatives from the DCR and the Town. The working group shall meet quarterly, or more often as agreed, to (i) evaluate the Annual Work Plan (hereafter defined), (ii) review budget allowances and commitments, (iii) review and make recommendations on DCR access permits, and (iv) discuss long term planning and construction initiatives.

B. Annual Work Plans

The DCR will produce an Annual Work Plan which shall include the specific tasks to be completed during the year and general timelines for the work to be completed by DCR.

Additional work agreed upon jointly by the DCR and the Town will be discussed along with opportunities for funding/implementing the Work with public and any other resources. This may include grant writing, engineering work, planning, design, construction, etc.

C. Quarterly Meetings

The Working Group shall meet in the months of January, March, July, and October, but may have additional meetings as needed.

3. FUNDING OBLIGATIONS

The Town will provide, one-time, Two-Hundred and Fifty Thousand (\$250,000) in secured ARPA funds for immediate improvements and emergency repairs to the Nantasket Beach boardwalk area. Funds will be directed towards site furnishings, including but not limited to picnic tables, bike racks,

drinking fountains, and signage replacement. Prior to construction, specifics of the project will be identified by the DCR in the Annual Work Plan and approved by the Town. Deadline for work is the end of calendar year 2027.

The Working Group shall maintain an updated account of the Nantasket Beach Reservation Trust Fund.

In accordance with the Annual Work Plan, the Town and the Owner shall keep records of project expenditures including the costs incurred, services performed, and the reimbursements and contributions received. The Town and the DCR shall keep track of any individual contributions according to their respective accounting procedures, as agreed upon by the Working Group.

4. TOWN RESPONSIBILITIES

The Town shall be responsible for the following:

- a. The Town will provide a, one-time, Two-Hundred and Fifty Thousand (\$250,000) in secured ARPA funds for immediate improvements and emergency repairs to the Nantasket Beach boardwalk area as defined in this Agreement.
- b. The Town shall identify funding sources and agrees to cooperate with the DCR in efforts to secure additional grants for work agreed upon in the Nantasket Beach Reservation Plan, the Unified Work Plan, Local Rapid Recovery Plan and/or The Two-Way Roads Plan;
- c. The Town shall keep the DCR apprised of any work or plan development in the vicinity of the Nantasket Beach Reservation area;
- d. The Town's designated representatives shall attend all quarterly meetings.

5. DCR RESPONSIBILITIES

The DCR shall be responsible for the following:

- a. The DCR shall prepare the Annual Work Plan, and shall update, and manage the Annual Work Plan to accurately reflect the condition of and the work performed within the reservation area;
- b. The DCR shall cooperate with the Town in efforts to obtain any grants for work agreed upon in the Nantasket Beach Reservation Plan, the Unified Work Plan, Local Rapid Recovery Plan, the Two-Way Roads Project and any other agreed upon joint work efforts.
- c. The DCR agrees to work cooperatively and collaboratively to advance beach area traffic initiatives, including the Town's proposal for two-way traffic flow on roadways involving both local and DCR jurisdiction. Representatives from the DCR shall meet with the Town and its representatives on a quarterly basis to discuss these projects and agrees to timely responses to inquiries from the Town and/or its representatives regarding ongoing roadway design work.
- c. All access permits (public and private) for DCR land shall be forwarded to the

Working Group for review and recommendation to DCR as the permit granting authority.

- d. The DCR shall commit to a yearly discussion and reporting regarding the Nantasket Trust which would include information on previous year expenditures, proposed expenditures, budget projections and potential future expenditures.
- e. The Owner's designated representative(s) shall attend all quarterly meetings.

6. TERMINATION

If the Town or DCR fails to perform or observe, or breaches any of the terms of this Agreement, the other party may, after notice and failure to cure as hereinafter provided, terminate this Agreement. The breaching party shall have thirty (30) days from the date notice is sent in accordance with Section 12 to provide the other party with a plan of action to cure any default of the terms of this Agreement. However, the Town and DCR agree to provide the other party with such longer period of time to cure such failure or breach as may be reasonably necessary if such default is not reasonably capable of being cured within such thirty (30) day period.

7. NOTICES

Any notice or other communication required or permitted under this Agreement shall be in writing and shall be deemed given when sent, if (i) delivered by hand, (ii) sent by registered or certified mail, return receipt requested, (iii) sent by recognized overnight delivery service, or (iv) transmitted by facsimile, provided such notice is also sent simultaneously in the manner provided for in (i), (ii) or (iii) above, addressed as follows:

If to the Town: Hull Town Hall
 253 Atlantic Avenue
 Hull, MA 02066
 Attention: Town Manager
 With a copy to: Hull Town Counsel
 With a copy to: Director of Community Development

If to DCR: Commonwealth of Massachusetts
 Department of Conservation and Recreation
 251 Causeway Street – 9th floor
 Boston, MA 02114
 Attention: Commissioner
 With a copy to: Hull Planning Liaison

With a Copy to: Commonwealth of Massachusetts
 Attn: General Counsel
 Department of Conservation and Recreation
 251 Causeway Street, Suite 600
 Boston, MA 02114

The Town and DCR have the right to specify a different address, by notice given in accordance with this Section, provided that the party seeking to change its address gives fifteen (15) days prior written notice to the other party.

8. SEVERABILITY

If any provision of this Agreement is declared or found to be illegal, unenforceable, or void by a court of competent jurisdiction, then the parties shall be relieved of all obligations under that provision. The balance of the Agreement shall be enforced to the full extent permitted by Massachusetts law unless one or both parties would be materially prejudiced.

9. SUCCESSORS AND ASSIGNS

This Agreement is non-transferable by either party, unless the non-transferring party consents in writing. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns. This Agreement and its Exhibits contain the entire understanding between the parties with respect to the Nantasket Beach Area, and except as otherwise provided herein or in any CAP or license issued by DCR, may only be modified or amended by a written instrument executed by the DCR and Town.

10. COMPLIANCE WITH LAWS

The parties shall comply with, and shall cause all work performed to comply with all applicable Federal, state, municipal and other governmental statutes, laws, rules, orders, regulation and ordinances, including without limitation those of the Massachusetts Architectural Access Board and the Americans with Disabilities Act, the Boston Conservation Commission, the Boston Landmarks Commission and the Massachusetts Historical Commission. This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Massachusetts.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective duly authorized representative.

By: Department of Conservation and Recreation

Commissioner

Date: _____

By: Hull Select Board

Select Board Chair

Date: _____

Exhibit A – APPLICABLE PLANNING STUDIES

Nantasket Beach Reservation Plan:

https://www.town.hull.ma.us/sites/g/files/vyhli3286/f/uploads/nantasket_beach_reservation_master_plan.pdf

Unified Work Plan for Nantasket Beach:

<https://www.town.hull.ma.us/sites/g/files/vyhli3286/f/uploads/17487-hull-unified-plan-final-report.pdf>

Local Rapid Recovery Plan – Nantasket Business Area

https://www.town.hull.ma.us/sites/g/files/vyhli3286/f/uploads/hull_rrp_100521_final_with_appendix_reduced.pdf

Two-Way Roads Plan for Nantasket Beach:

https://www.town.hull.ma.us/sites/g/files/vyhli3286/f/uploads/2_way_road_report_2.1.16.pdf

Exhibit B - Hull MOA Management Area



Livery Badge #1

APPLICATION FOR A LIVERY BADGE

FEE: \$10.00

DATE: 12/27/2023

To the Town of Hull Licensing Authority:

The undersigned hereby makes application for a Hackney/Livery Badge in accordance with the Code of the Town of Hull, Chapter 108 and M.G.L. Chapter 40, section 22.

Name William Simms

Address

Date of Birth Telephone No.

Registry of Motor Vehicle Driver's License No.

Expiration Date S.S. #

Owner of Hackney/Livery Vehicle Bayside Coach

Owner's Address 71 Kenbeena St

Email Address ~~rock~~ baysidecoach2016@gmail.com

Signature of Applicant: William Simms

