



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 31st, 2024 at 7:00 pm
Meeting Location	Hull Town Hall, 253 Atlantic Ave
Requested By:	Jennifer Constable, Town Manager

AGENDA

APPOINTMENTS

- 7:00 Lori West, Town Clerk Re: Update on 2024 Elections and to request the following:**
- 1. Vote the early voting polling hours for the March 5, 2024 State Primary at Town Hall, 253 Atlantic Avenue;**
 - 2. Review and Sign the March 5, 2024 State Primary Warrant; and**
 - 3. Appoint 2024 State Election Poll Workers**
- 7:15 Clifford and Kenney Re: Employment and Labor Law Counsel**
- 7:30 Hull Redevelopment Authority Re: Summer Parking Discussion**

Discussion

- 1. Ethic Training Requirement - Request Select Board to change policy of annual ethic training requirement to every 2 years in accordance with State law.**
- 2. Select Board Policies and Procedures and Organizational Commitments**
- 3. Marijuana Bylaw Review Status**

CORRESPONDENCE

- 1. Dean E. Harrison, Consultant, Vineyard Point Ventures Inc. Re: Site Approval Application for The Residences at Rockaway, 25 Ipswich Street.**

TOWN MANAGER UPDATES

DATE: January 31, 2024

TO: Select Board

FROM: Lori West, Town Clerk

SUBJECT: Early Voting Polling Hours for the March 5, 2024 State
Presidential Primary, appointment of 2024 Election poll
workers, and Presidential Primary Warrant

Dear Chairman Grey and Members of the Select Board,

As Town Clerk, and as a member of the Board of Registrars, I am requesting the vote of the Board on the following matters relative to the upcoming 2024 Fall Elections.

1. Vote the following early voting hours for the March 5, 2024 Presidential Primary Election to take place at Hull Town Hall, 253 Atlantic Avenue, to coincide with the public hours of the Town Clerk's office during this period (only):

HOURS

Saturday, February 24 - 9:00 AM-3:00 PM
Sunday, February 25- (NO EARLY VOTING)
Monday, February 26- 8:30 AM – 4:30 PM
Tuesday, February 27 - 8:30 AM- 4:30 PM
Wednesday, February 28 -8:30 AM- 4:30 PM
Thursday, February 29- 8:30 AM- 4:30 PM
Friday, March 1 (NO EARLY VOTING)

2. Vote to appoint the following 2024 Election poll workers:

Kathleen Bell
Cyrille Donlan
AnnMarie Dunn
Meghan Bennett
Terry McDonald
Jean Fisher
Cheryl Grey
Cindy Magnoli
Jennifer Olivieri
Kathleen Dunn
Dorothy Resnick
Maxine Nash
Paul Paquin
Dena Tompkins
Tim Dunn

3. Please review and sign the attached March 5, 2024 Presidential Primary Election Warrant.

If you have any questions please do not hesitate to contact me.

Thank you,

Lori West

COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

PLYMOUTH, SS.

To either of the Constables of the Town of Hull

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in Primaries to vote at:

HULL HIGH SCHOOL LOCATED AT 180 MAIN STREET

(PRECINCTS 1, 2 & 3)

on **TUESDAY, THE FIFTH (5TH) DAY OF MARCH, 2024, from 7:00 A.M. to 8:00 P.M.** for the following purpose:

To cast their votes in the Presidential Primaries for the candidates of political parties for the following offices:

PRESIDENTIAL PREFERENCE. FOR THIS COMMONWEALTH
STATE COMMITTEE MAN FOR THE NORFOLK AND PLYMOUTH SENATORIAL DISTRICT
STATE COMMITTEE WOMAN FOR THE NORFOLK AND PLYMOUTH SENATORIAL DISTRICT
TOWN COMMITTEE FOR THE TOWN OF HULL TOWN

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 31ST day of January, 2024.

SELECT BOARD

Plymouth, ss. _____, 2024

By virtue of the above warrant, I have this day notified and warned as therein directed, the Inhabitants of the Town of Hull qualified to vote in elections and town affairs, to meet at the time and place for the purpose therein stated by posting in at least 5 public locations: Town Hall Main Lobby, Town of Hull Police Department, Hull Public Library, Town of Hull Post Office (Allerton), and Town of Hull Main Post Office.

Constable, Town of Hull

January 30, 2024

Jennifer Constable
Town Administrator
Town of Hull
253 Atlantic Avenue
Hull, MA 02045

Dear Ms. Constable,

Thank you for the opportunity to be considered to provide legal services for the Town of Hull. Our firm currently serves approximately thirty (30) municipalities across the Commonwealth of Massachusetts. Our practice is focused on providing a personal, long-term approach to legal services.

Clifford & Kenny, LLP has grown substantially over the past ten years, and we attribute that growth to our commitment to providing quality representation to municipal employers, without overspending the legal budget. Currently, our firm consists of two partners, John Clifford and Jaime Kenny, as well as six associates who work to support the partners in handling any and all legal matters.

Below is a brief summary of our experience:

Jaime Kenny

Jaime Kenny has been practicing labor and employment law for approximately seventeen (17) years. After seven years as a union attorney, Ms. Kenny and her law partner, John Clifford, founded Clifford & Kenny – with a practice focused on assisting municipal employers with a wide range of municipal law issues, including discipline and discharge and workplace investigations. Ms. Kenny has handled over five hundred (500) grievance and arbitration cases. Ms. Kenny is adept at formulating strategies for the resolution of complex personnel issues.

Over the course of her career, Ms. Kenny has represented both employers and employees before the Department of Labor Relations, the Massachusetts Civil Service Commission, the Massachusetts Commission Against Discrimination, the Massachusetts Superior and Appeals Court, as well as Federal court.

Ms. Kenny has presented to various industry organizations including the Massachusetts Municipal Association and several of its member groups. Massachusetts Lawyers Weekly named Ms. Kenny one of the “Top Women of Law” for 2019.

John Clifford

Prior to opening a law practice in 2007, John Clifford worked as a Town Administrator, most recently from 1999 – 2007 for the Town of Marshfield. Prior to going into private practice, Attorney Clifford was a member of the Joint Labor-Management Committee for Police and Fire (“JLMC”) for ten years. He also served as an elected member of the East Bridgewater School Committee for two (2) years.

Attorney Clifford has represented clients before the Massachusetts Commission Against Discrimination, the Department of Labor Relations, the Department of Unemployment Assistance and the Civil Service Commission. In addition to significant experience in the area of collective bargaining and litigation, he is well-versed in the area of municipal health insurance including Chapter 69 of the Acts of 2011, the Municipal Health Insurance Reform Act. He advised the towns of Rockland, Marshfield, Kingston, Norwell, Scituate, Pembroke, Hull and Hingham on implementation of health insurance reform under that Act.

Attorney Clifford has lectured before the Massachusetts Municipal Association, the Massachusetts Municipal Managers Association, the Massachusetts Association of School Committees, the Massachusetts Association of School Superintendents, the Fire Chiefs Association of Massachusetts and the Southeastern Massachusetts Chiefs of Police. These lectures have covered a wide variety of topics, including general human resource principals, collective bargaining, employee discipline, social and digital media in the workplace, use and abuse of sick leave, police and fire injured-on-duty claims, the Family and Medical Leave Act and other areas. Attorney Clifford also provides consulting and teaching services for the Edward J. Collins, Jr. Center for Public Management.

The Clifford and Kenny Approach

We offer expert training to managers and employees on critical topics such as sexual harassment, unlawful discrimination, discipline and discharge under the “just cause” analysis, conducting workplace investigations and training on “supervising in a unionized environment.” The firm also assists municipal and private employers draft, implement and, where necessary, bargain policies including employee handbooks and department rules and regulations.

We have found that the two most important things to our clients, aside from the highest standard of representation, are access to attorneys and reasonable fees. To that end, you will be provided with our mobile phone numbers and we are available via email at all times. In conjunction with our accessibility, many of our clients take advantage of an alternative billing arrangement that would provide key officials unlimited telephone and email access for a flat, monthly fee. The hourly rate would apply if an initial inquiry results in significant legal research (half an hour or more) or other tasks required to be completed. It has been our experience that it is advantageous to the client to be able to seek guidance or counsel on a proactive basis rather than to spend significant sums in defense of litigation. Key personnel will be encouraged to call or email with questions or concerns without having to be worried about running up excessive legal charges.

We are most proud of our track record in working with municipal employers and unions to resolve difficult issues while building and maintaining a productive working relationship. While litigation cannot always be avoided, our clients generally are able to manage their legal budget by minimizing the financial exposure of litigation.

We are grateful for the opportunity you have provided to discuss our practice further with you. As we discussed at that meeting, our proposal for serving as labor counsel for the town of Hull is as follows:

1. Hourly Rate - \$225.00 per hour for legal services. Hours will be billed on a quarter hour basis. This hourly fee is assessed for any consultation, research, drafting, or other legal services.
2. Monthly Flat Fee – A flat fee of \$525.00 per month would include unlimited phone and email access. The hourly rate would apply if an initial inquiry results in significant legal research (1/2 hour or more) or other tasks required to be completed.

If you have any questions or concerns, we are happy to discuss further any of the above. Thank you again for the opportunity to meet and to make this proposal to the town.

Yours truly,

/s/ John Clifford

John J. Clifford, Esq.
Partner
BBO# 630769

/s/ Jaime Kenny

Jaime L. Kenny, Esq.
Partner
BBO# 661515



7:30 Appointment

Hull Redevelopment Authority

January 9, 2024

Jennifer Constable, Town Manager
Greg Grey, Chair Town Of Hull Selectboard

Dear Ms. Constable and Mr. Grey,

I am writing this letter to the Selectboard to request a meeting as soon as possible to discuss HRA parking capacity and operations for the upcoming 2024 Season. There are two things specifically that we would like to discuss:

1. The possibility of sharing the cost of police details at Phipps Street with the DCR, using funds from the Trust Fund monies.
2. The parking capacity of the HRA Lots for pay parking.

Please let us know when we can join an upcoming meeting.

Sincerely,

Adrienne Paquin, Clerk
adriennepaquinHRA@gmail.com

Dennis Zaia, Chair
Dan Kernan, Vice Chair
Joan Senatore, Treasurer
Bartley Kelly

LICENSE NUMBER

FEE

2020-4

\$5000.00

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF HULL

This is to Certify that **Robert W. Kelly**

2 Hull Shore Drive (HRA Lots and corner of Water St)

IS HEREBY GRANTED A

Parking Permit

For the amount of **500** cars. This license is granted in conformity with the Statutes and ordinances relating thereto and expires
December 31, 2020 unless sooner suspended or revoked.

In Testimony Whereof, the undersigned have hereunto affixed their official signatures.

**Must follow social distance guidelines and parking
to begin on South Lot (closest to Hotel 1st - before
Phipps Street Lot is to be open)**

/s/ Domenico Sestito
/s/ Jennifer Constable
/s/ Greg Grey
/s/ John D. Reilly, Jr.
/s/ Kevin Richardson

} Licensing
Authorities

ISSUED: **June 11, 2020**

LICENSE NUMBER

FEE

2021-4

\$6000.00

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF HULL

This is to Certify that Robert W. Kelly

2 Hull Shore Drive (HRA Lots and corner of Water St)

IS HEREBY GRANTED A

Parking Permit

For the amount of 600 cars. This license is granted in conformity with the Statutes and ordinances relating thereto and expires
December 31, 2020 unless sooner suspended or revoked.

In Testimony Whereof, the undersigned have hereunto affixed their official signatures.

**Must follow guidelines outlined in the attached
document**

/s/ Jennifer Constable

/s/ Greg Grey

/s/ Donna Pursel

/s/ John D. Reilly, Jr.

/s/ Domenico Sestito

} Licensing
Authorities

ISSUED: April 29, 2021

2021 HRA parking lot License conditions:

- Maximum of 75 vehicles in the triangle shaped lot that is accessed from Water Street and bounded on the eastern side by Hull Shore Drive and the western side by Nantasket Ave. If there are more than 25 RESIDENTS VEHICLES WITH A RESIDENT STICKER parked in this lot, the license will be allowed to park and additional 25 NON-RESIDENT VEHICLES in the large lot closest to the hotel and businesses.
- Maximum of 425 NON-RESIDENT VEHICLES in the first HRA parking area as you turn onto Hull Shore Drive Extension (this is the large lot closest to the hotel and businesses). This lot may from time to time be increased by an additional 25 vehicles only if the triangle lot has more than 25 RESIDENT vehicles. In no event shall capacity exceed 450 vehicles. No additional vehicles are permitted until the lot returns to 425 vehicle capacity.
- Maximum of 100 NON-RESIDENT VEHICLES in the lot bounded by Phipps Street. This lot is also available to RESIDENTS VEHICLES WITH A RESIDENT STICKER. Resident vehicles are not part of the 100-vehicle limit. Resident vehicle parking will be segregated from general parking so your Town staff can easily check that lot for compliance. There is no limit to the amount of resident parking.
- Police Details will be present every Saturday and Sunday and additional days as determined by the Chief of Police or their designee. Detail officers will be posted at the Nantasket and Phipps Street intersection and other locations as needed. The HRA and licensee are responsible for all Police Detail costs.
- License violations will be cause for licenses revocation.
- Hours of Operation: Daily 8:00 am to 8:00 pm weather permitting.
- Must follow State Covid-19 Guidelines while in effect
- The Board of Selectmen reserves the right to amend these license condition based on the needs to preserve the public health and safety of the public.

LICENSE NUMBER

FEE

2023-3

\$2,500.00

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF HULL

This is to Certify that Robert W. Kelly

HRA A, B Lots, Phipps Street ,and Hull Shore Drive

IS HEREBY GRANTED A

Parking Permit

For the amount of 500 cars. This license is granted in conformity with the Statutes and ordinances relating thereto and expires December 31, 2023 unless sooner suspended or revoked. **Stipulations: 1)must be signs posted indicating that trash is carry-in/carry-out 2)trash barrels must be made available.**

In Testimony Whereof, the undersigned have hereunto affixed their official signatures.

SEE ATTACHED CONDITIONS

ISSUED: May 10, 2023

/s/ Donna Pursel

/s/ Greg Grey

/s/ Irwin Nesso

/s/ Domenico Sestito

} Licensing
Authorities



**TOWN OF HULL
OFFICE OF THE TOWN MANAGER**

253 Atlantic Avenue Hull, MA 02045
781-925-2000

RE: HRA Parking Permit Conditions ~ May 2023 to October 2023

Total Number of Vehicles: 500 spots for paid parking

- Maximum of **300** vehicles in the first HRA parking area as you turn onto Hull Shore Drive Extension (this is the large lot closest to the hotel and businesses). Hours of operation 8:00 am to 5:00 pm.
- Maximum of **200 NON-RESIDENT** vehicles in the lot bounded by Phipps Street. This lot is also available to resident vehicles **WITH A RESIDENT PERMIT**. Resident vehicles **are not part** of the 200-vehicle limit. **Resident vehicle parking will be segregated from general parking so staff can easily check that lot for compliance. There will be no charge for Town of Hull residents** with a resident permit. There is no limit to the amount of resident parking. Hours of operation 8:00 am to 5:00 pm.
- Maximum of **50** vehicles in the triangle shaped lot that is accessed from Water Street and bounded on the eastern side by Hull Shore Drive and the western side by Nantasket Ave. This lot shall be reserved **EXCLUSIVELY** for Hull Residents **WITH A RESIDENT PERMIT** from the hours of 8:00 am to 5:00 pm. **There will be no charge for Town of Hull residents** with a resident permit. Open to the public after 5:00 pm. Clear signage must be installed at the entrance of this lot. The operator will be responsible for enforcement of this provision.

The order of parking vehicles shall be as follows:

- The Phipps Street Lot shall be opened first for a maximum of **200 NON-RESIDENT** vehicles.
- After the Phipps Street lot is filled the lot closest to the Hotel can be opened for general use
- Any vehicle that has a MA Registered Handicap Placard or Handicap License Plate can park in the in the Phipps Street lot at any time. These types of patrons do not have to wait for the southern lots to fill first. Patrons who meet this requirement must display their placard on their vehicle if they do not have a handicap parking plate.
- Any Hull resident with a Town Parking Permit shall have access to the Phipps Street lot without having to wait for the southern lot to fill first.
- **All other visitors must** first be directed to park in the Phipps Street lot. The lot closest to the Hotel shall not be opened until Phipps Street lot has reached it's 300-car maximum

- Police Details will be present every Saturday and Sunday and additional days as determined by the Chief of Police, or their designee based upon their best judgment. Detail officers will be posted at the Nantasket and Phipps Street intersection.

In order to alleviate traffic congestion on Hull Shore Drive and Nantasket Ave the location where patrons pay to enter the lot as indicated by the X in the attached photo. The red dots represent traffic cones that will provide anyone pulling into the lot with a clear visual queue and direction to the attendant. This is the same entrance location as in previous years.

Please note Hull Police will be performing random checks on all parking lot operators in Town for compliance with their licenses.

Permit holder will be required to acknowledge and accept that failure to strictly adhere to these permit requirements will lead to immediate forfeiture of the permit, with no right of appeal.



All Conditions Acknowledged by the Permit Holder: _____

Date: _____

Discussion # 2

A TOWN OF HULL

SELECT BOARD POLICIES AND PROCEDURES

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

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

Section 1. Meetings

a. General

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

b. Regular Meetings

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

- (1) When a conflict exists with scheduled annual or special town meetings.
- (2) Legal holidays.
- (3) When the Board directs otherwise.

c. Special Meetings

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

d. Emergency Meetings

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

e. Executive Sessions

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

f. Time of Meetings

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

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

g. Meeting Notice

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

Section 2. Agenda for Regular Meetings

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

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

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

- c. Each agenda will allow opportunity for Board Member updates.

Section 3. Procedures During Meetings

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

Section 4. Hearings

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

Section 5. Minutes of Meetings

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

c. Written minutes shall be prepared as expeditiously as possible. Following the board's approval, the written minutes shall become the permanent and official record of meetings.

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

Executive session minutes shall be approved in a timely manner. Executive session minutes may be withheld from disclosure "as long as publication may defeat the lawful purposes of the executive session, but no longer." G.L. c. 30A, § 22(f). Consistent with the Open Meeting Law, the Select Board or its Chair or designee, may review the minutes of its executive sessions at reasonable intervals to determine if the Open Meeting Law warrants continued non-disclosure. G.L. c. 30A, § 22(g)(1).

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Section 6. ~~Decorum-~~ 1001.1 See Town of Hull Organizational Commitments

a. Relations with Community

Members of the Select Board in their relations with the community should:

- (1.) realize that their primary responsibility is to the Citizens and the Town;
- (2.) remember that a Select Board member is only one member of the board and must abide by all board decisions once they are made;
- (3.) be well informed concerning the responsibilities of a Select Board;
- (4.) not benefit personally from his or her Select Board activities.

b. Relations with Town Manager

Members of the Select Board in their relations with the Town Manager should:

- (1.) endeavor to establish sound, clearly defined policies which will direct and support the manager;
- (2.) give the manager full responsibility for discharging his professional duties, as defined by Chapter 8 of Acts of 1989, as amended and hold him responsible for acceptable results;

c. Relations with other Select Board Members and General Conduct

Select Board members in their relations with fellow members should:

- (1.) recognize that action at official meetings is binding and that a Select Board member alone cannot bind the board outside of such meetings;
- (2.) uphold the intent of Executive Sessions and respect the privileged communications and sharing of information that exist in Executive Sessions and in non- public records;
- (3.) be knowledgeable of and adhere to the Policies and Procedures.
- (4.) not improperly disclose materials or data within the exemptions to the definition of public records as defined by section seven of M.G.L. C. 4 or otherwise exempt from mandatory disclosure, and were acquired by him in the course of his official duties nor use such information to further his personal interest.

Section 7. Suspension of Procedure

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

Section 8. Review of Policies and Procedures

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

Section 9. Amendments to Policies and Procedures

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

Section 10. Effective Date

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

Section 11. Onboarding

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

Correspondence #1

Dean E. Harrison
59 Lockwood Avenue
Attleboro, MA, 02703
(508) 813.1388

December 26, 2023

Greg Grey, Chair
Select Board – Hull
Town Hall
253 Atlantic Ave., Hull, MA 02045

RE: Site Approval Application
The Residences at Rockaway
25 Ipswich Street, Hull MA 02045

Dear Mr. Grey:

25 Ipswich LLC is pleased to provide a copy of our application for a “Comprehensive Permit Site Approval Application” which was submitted to Masshousing.

In addition to the information submitted to you herewith, it is our intention to provide a presentation of our plans at future meetings with the Town of Hull. The development will be consistent with the affordable housing needs of the Town.

The property is identified as 25 Ipswich Street containing approximately .60. +/-acres. We are proposing 12 homeownership units of which 3 will be affordable for families at/or below 80% of AMI. The Sponsor had previously informally met with the Town regarding the proposal to develop the property with high quality units.

We look forward to working with Masshousing and the Town of Hull in the issuance of a Comprehensive Permit for a development which we believe will be an asset to the Town.

Very truly yours,



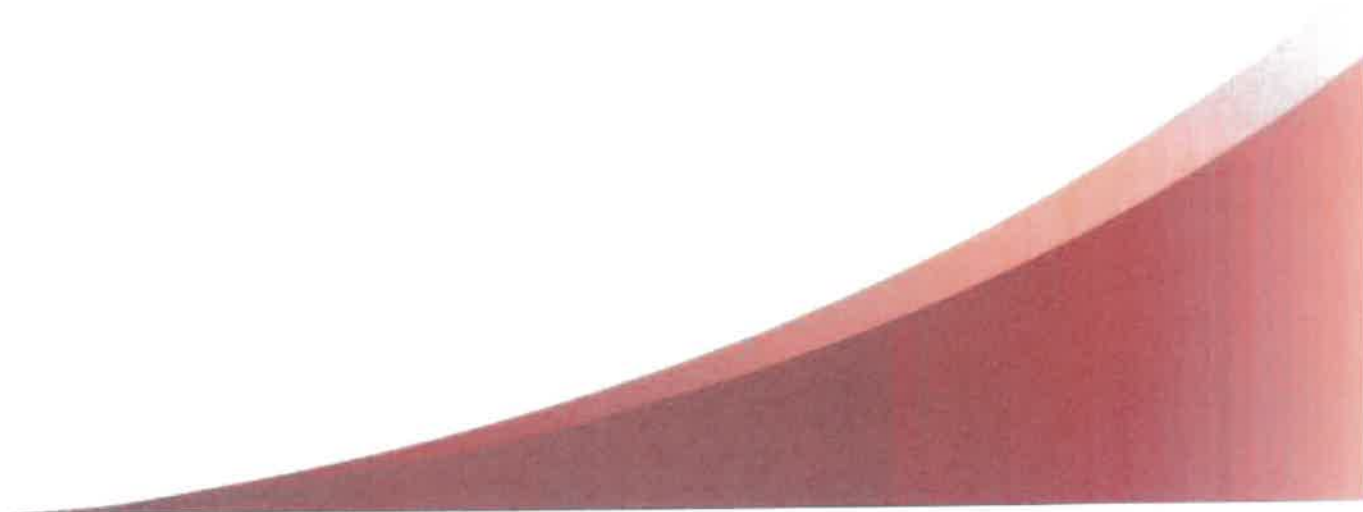
Dean E. Harrison
Consultant for Vineyard Point Ventures Inc.

Cc: Michael Busby, Masshousing
Alan McKenzie, Sponsor



**Comprehensive Permit
Site Approval Application
Homeownership**

www.masshousing.com | www.masshousingrental.com



Comprehensive Permit Site Approval Application/Homeownership

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our Planning and Programs Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf.

Instructions for completing the Site Approval Application are included in the application form which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or jmalcolm@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval :

Within one week of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package.



Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 1: GENERAL INFORMATION

Name of Proposed Project: The Residences at Rockaway

Municipality: Hull

County: Plymouth

Address of Site: 25 Ipswich Street

Cross Street:

Zip Code: 02045

Tax Parcel I.D. Number(s): 45-271 - A,

Name of Proposed Development Entity 25 Ipswich LLC

(typically a single purpose entity):

Entity Type: Limited Dividend Organization

** If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

Has this entity already been formed? Yes

State Formed: Massachusetts

Name of Applicant: 25 Ipswich LLC

(typically the Proposed Development Entity or its controlling entity or individual)

Applicant's Web Address:

Does the Applicant have a related party relationship with any other member of the development team? No

If yes, please explain:

Primary Contact Information:

Contact Name: Dean E Harrison

Company Name: 25 Ipswich LLC

Address: 59 LOCKWOOD AVE

Municipality: ATTLEBORO

Phone: 5088131388

Email: deanharrison13@outlook.com

StateDesc

Relationship to Applicant:

State: Massachusetts

Cell Phone: 5088131388

Zip: 02703

Secondary Contact Information:**Contact Name:****Relationship to Applicant:****Company Name:****Address:****Municipality:****State:****Zip:****Phone:****Cell Phone:****Email:****Additional Contact Information:****Contact Name:****Relationship to Applicant:****Company Name:****Address:****Municipality:****State:****Zip:****Phone:****Cell Phone:****Email:****Anticipated Financing:** NEF**Name of Lender (if not MassHousing financed):** Bank of America**Age Restriction:** None**Brief Project Description:**

The project will consist of 12 Townhomes at the entrance to Hull. The site is approximately 27,331 square feet located at 25 Ipswich Street in Hull. Of the 12 townhomes which all are 3 bedroom townhomes, 3 will be affordable for families at/or 80% of area median income. The balance of the home will be priced at market.

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 2: EXISTING CONDITIONS / SITE INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Buildable Area Calculations (Acres)

Total Site Area:	0.63
Wetland Area (per MA DEP):	0.00
Flood Hazard Area (per FEMA):	0.00
Endangered Species Habitat (per MESA):	0.00
Conservation / Article 97 Land:	0.00
Protected Agricultural Land (i.e. EO 193):	0.00
Other Non-Buildable:	0.00
Total Non-Buildable Area:	0.00
Total Buildable Area:	0.63

Current use of the site and prior use if known:

Vacant, the property has not been developed in the past. In addition, the development will be approximately 100 yards from a 70 unit condo building.

Is the site located entirely within one municipality? Yes

If not, in what other municipality is the site located? NA

How much land is in each municipality?

Additional Site Addresses:

Current zoning classification and principal permitted uses:

Single Family C

Previous Development Efforts

Please list any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications.

Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

There has been none previous development efforts.

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? ^{No}

If Rejected, Please Explain:

NA

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	No	
Wastewater - public sewer	Yes	
Storm Sewer	No	
Water-public water	Yes	
Water-private well	No	
Natural Gas	Yes	
Electricity	Yes	
Roadway Access to Site	Yes	
Sidewalk Access to Site	No	
Other	No	

Describe Surrounding Land Uses:

Residential, Bed and Breakfasts and commercial uses. The development is located approximately 100 yard from a 70 unit condominium.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	2.00	Yes
Schools	6.00	Yes
Government Offices	1.00	Yes
Multi-Family Housing	0.25	Yes
Public Safety Facilities	1.00	Yes
Office/Industrial Uses	2.00	Yes
Conservation Land	0.25	Yes
Recreational Facilities	0.25	Yes
Houses of Worship	2.00	Yes
Other	0.00	N/A

Public transportation near the Site, including type of transportaion and distance from site:

Public transportation is available in the location of the site. The MBTA Greenbush Line is 1.4 miles from the site. FLAG (regional transportation) has stops approximately 1 mile from the site.

Site Characteristics and Development Constraints

Are there any easements, rights of way or other restrictions of record affecting the development of the site ?	No
Is there any evidence of hazardous, flammable or explosive material on the site?	No
Is the site, or any portion thereof, located within a designated flood hazard area?	Yes
Does the site include areas designated by Natural Heritage as endangered species habitat?	No
Are there documented state-designated wetlands on the site?	No
Are there documented vernal pools on the site?	No
Is the site within a local or state Historic District or listed on the National Register or Historic Places?	No
Has the site or any building(s) on the site been designated as a local, state or national landmark?	No
Are there existing buildings and structures on site?	No
Does the site include documented archeological resources?	No
Does the site include any known significant areas of ledge or steep slopes?	Yes

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 3: PROJECT INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Construction Type: New Construction

Total Dwelling Units:	12	Total Number of Affordable Units:	3
Number of Market Units:	9	Number of AMI 50% Affordable Units:	0
		Number of AMI 80% Affordable Units:	3

Unit Information:

Unit Type	Bedrooms	Baths	# Of Units	Unit Sq. Ft.	Sales Price	Condo/HO Fee
Market	4 Bedroom	3.5 Bat	9	1,949	\$800,000	\$0
Affordable Unit - Below 80%	3 Bedroom	3 Bath	3	1,949	\$300,000	\$0

Approach to calculating any additional fees relating to Condominium Association or Homeowners Association:

This will be determined at the time of the lottery.

Percentage of Units with 3 or More Bedrooms: 100

* Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.

Handicapped Accessible Units - Total:	0	Market Rate:	0	Affordable:	0
Gross Density (units per acre):	19.0476	Net Density (units per buildableacre):	19.0476		

Building Information

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Single family detached	Construction	4	48	2,464	8

Will all features and amenities available to market unit residents also be available to affordable unit residents?

Yes

If not, explain the differences:

Parking

Total Parking Spaces Provided: 36 Ratio of Parking Spaces to Housing Units: 3.00

Lot Coverage

Buildings:	30%	Parking and Paved Areas:	39%
Usable Open Space:	31%	Unusable Open Space:	0%
Lot Coverage:	69%		

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))?

No

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 4: SITE CONTROL

Grantor/Seller:

Grantee/Buyer:

Grantee/Buyer Type: Applicant

If Other, Explain:

Are the Parties Related? No

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s): 10/18/2023

Purchase Price: \$100

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

Will any easements or rights of way over other properties be required in order to develop the site as proposed?: No

If Yes, Current Status of Easement: Owned by Development Entity

Date(s) of Easements(s):

For Easements:

Date of Agreement:

Purchase Price: 0.00

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted)*

Purchase Price: \$0

Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 5: FINANCIAL INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Initial Capital Budget

Sales / Revenue

Market: \$7,875,000

Affordable: \$825,000

Related Party: \$0

Other Income: \$0

Total Sales/Revenue: \$8,700,000

Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$310,000
Reasonable Carrying Costs:	0
Subtotal - Pre-Permit Land Value:	\$310,000

** As-Is market value to be determined by a MassHousing commissioned appraisal*

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual):	
Actual Acquisition Cost: Land	\$310,000
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
Total Acquisition Cost (Actual)	\$310,000
 Construction Costs-Residential Construction Costs (Hard Costs):	
Building Structure Costs	\$4,500,000
Hard Cost Contingency	\$225,000
Subtotal - Residential Construction (Hard Costs)	\$4,725,000
 Construction Costs-Site Work (Hard Costs):	
Earth Work	\$300,000
Utilities: On-Site	\$125,000
Utilities: Off-Site	\$75,000
Roads and Walks	\$150,000
Site Improvement	\$75,000
Lawns and Plantings	\$50,000
Geotechnical Condition	\$75,000
Environmental Remediation	\$0
Demolition	\$0
Unusual Site Conditions/Other Site Work	\$390,000
Subtotal - Site Work (Hard Costs)	\$1,240,000
 Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):	
General Conditions	\$292,500
Builder's Overhead	\$122,850
Builder's Profit	\$368,550
Subtotal - General Conditions, Builder's Overhead & Profit	\$783,900
 General Development Costs (Soft Costs):	
Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i>	\$15,000
Lottery	\$15,000
Commissions/Advertising-Affordable	\$0
Commissions/Advertising-Market	\$315,000
Model Unit	\$2,500
Closing Costs <i>(unit sales)</i>	\$7,500
Real Estate Taxes	\$10,000
Utility Usage <i>(during construction)</i>	\$0
Insurance <i>(during construction)</i>	\$25,000

Security <i>(during construction)</i>	\$0
Inspecting Engineer <i>(during construction)</i>	\$0
Construction Loan Interest	\$250,000
General Development Costs (Soft Costs) - <i>continued</i>	

Item	Budgeted
Fees to Construction Lender:	\$15,000
Fees to Other Lenders:	\$0
Architectural	\$25,000
Engineering	\$15,000
Survey, Permits, etc.	\$5,000
Clerk of the Works	\$0
Construction Manager	\$0
Bond Premiums <i>(payment/performance/lien bond)</i>	\$25,000
Legal	\$20,000
Title <i>(including title insurance)</i> and Recording	\$5,000
Accounting and Cost Certification <i>(incl. 40B)</i>	\$15,000
Relocation	\$0
40B Site Approval Processing Fee	\$7,959
40B Technical Assistance / Mediation Fee	\$3,100
40B Land Appraisal Cost <i>(as-is value)</i>	\$4,500
40B Final Approval Processing Fee	\$0
40B Subsidizing Agency Cost Certification Examination Fee	\$15,000
40B Monitoring Agent Fee	\$0
40B Surety Fees	\$25,000
Other Financing Fees	\$0
Development Consultant	\$20,000
Other Consultant:	\$0
Other Consultant:	\$0
Soft Cost Contingency	\$25,000
Other Development Costs	\$0
Subtotal - General Development Costs (Soft Costs)	\$865,559
Developer Overhead:	
Developer Overhead	\$33,000
Subtotal Developer Fee and Overhead	\$33,000

Summary of Subtotals

Item	Budgeted
Sales/Revenue	\$8,700,000
Pre-Permit Land Value	\$310,000
Residential Construction	\$4,725,000
Site Work (Hard Costs)	\$1,240,000
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$783,900
General Development Costs (Soft Costs)	\$865,559
Developer Fee and Overhead	\$33,000

Summary

Total Sales/Revenue	\$8,700,000
Total Uses (TDC)	\$7,957,459
Profit (Loss) from Sales Revenue	\$742,541
Percentage of Profit (Loss) Over the Total Development Costs (TDC)	9.3314

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary
25 Ipswich LLC	Dean E Harrison	Development Consultant	Yes	Yes	Yes
Paul Townsend	Mod-Tech Home LLC	Consultant - Architect and Engineering	No	No	Yes
Dean E. Harrison	Dean E Harrison	Consultant - Local Permit	No	No	Yes

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
Architecture and Engineering	No	Paul Townsend, Mod-Tech Home LLC
Construction Management	No	Paul Townsend, Mod-Tech Home LLC
Finance Package	No	Dean E. Harrison, Dean E Harrison
Local Permitting	No	Dean E. Harrison, Dean E Harrison

Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
25 Ipswich LLC		Principals and Controlling Entity	Development Entity

Previous Applications:

Project Name:	Filing Date:
Municipality:	Decision Date:
Subsidizing Agency:	Decision:
Type:	Other Reference:

Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief.

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above -referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: _____

Name: Alan McKenzie

Title: Managing Member

Date: 12/15/2023

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 7: NOTIFICATION AND FEES

Notices

Event	Date
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:	10/13/2022
Date of Pre-Application Meeting with MassHousing:	12/07/2023
Date copy of complete application sent to chief elected office of municipality:	12/15/2023
Date notice of application sent to DHCD:	12/15/2023

Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the [MHP Cover Letter](#)

Fee	Amount	Instructions
MassHousing Application Processing Fee:	\$7,959	payable to MassHousing
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)
Unit Fee:	\$600	(\$50 per Unit)
Total TA/Mediation and Unit Fee:	\$3,100	(Payable to Massachusetts Housing Partnership)

Land Appraisal Cost: You will be required to pay for an "as-is" market value appraisal of the Site to be commissioned by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.

SUSTAINABLE DEVELOPMENT CRITERIA

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

Method 1 - Redevelop First

If Rehabilitation:

Rehabilitation/Redevelopment/Improvements to Structure	No
Rehabilitation/Redevelopment/Improvements to Infrastructure	No

If New Construction:

- Contributes to revitalization of town center or neighborhood	Yes
- Walkable to:	
(a) transit	Yes
(b) downtown or village center	Yes
(c) school	No
(d) library	No
(e) retail, services, or employment center	Yes
- Located in municipally-approved growth center	No

Explanation (Required):

See location map and application regarding how the new construction meets the requirements under Method 1, New Construction.



MEETING NOTICE POSTING & AGENDA

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.

TOWN CLERK'S STAMP

Board or Committee	Select Board
Date & Time of Meeting	Wednesday, January 31, 2024 at 7:00 pm
Meeting Location	Hull Town Hall, 253 Atlantic Ave
Requested By:	Jennifer Constable, Town Manager

ADDED AGENDA

EXECUTIVE SESSION

Possible Executive Session to discuss strategy with respect to litigation where an Open Meeting may have a detrimental effect on the litigating position of the body. Topics to be discussed include: Employment related issues- Saunders V. Hull; Beach Avenue Related Litigation -Town Of Hull V. Ferrara, Et, Al And Robert McEvoy, Trustee, V. Town Of Hull.