

**Hull Board of Selectmen  
Minutes  
March 16, 2022**

The meeting of the Hull Board of Selectmen was held at 7:30 p.m. on March 16, 2022 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Jennifer Constable, Chair; Greg Grey, Vice-Chair; Domenico Sestito, Member; Joh Reilly, Member.  
Member absent: Donna Pursel, Clerk. Also present were Town Counsel James Lampke and Town Manager Philip Lemnios.

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

---

**Approval of Minutes**

<b>Motion</b>	Reilly	To approve the Minutes of the Board of Selectmen meeting on February 16, 2022
---------------	--------	---

<b>Second Vote</b>	Grey Unanimous
------------------------	-------------------

<b>Motion</b>	Grey	To approve the Minutes of the Board of Selectmen meeting on March 2, 2022
---------------	------	---

<b>Second Vote</b>	Reilly Unanimous
------------------------	---------------------

---

**APPOINTMENTS**

**Public Hearing: (A) Nantasket Beach Salt Water Club, Inc., 3 Fitzpatrick Way, Hull, MA, Nichole Londergan, Manager re: Renewal of Common Victualer License and amendment of Hours of Operation; (B) Nantasket Beach Salt Water Club, Inc. re: Renewal of All Alcohol License (seasonal); (C) Nantasket Beach Salt Water Club, Inc. re: Renewal of Entertainment License and amendment of Hours of Operation.**

The applicant said that as they completed the paperwork for their renewal they realized that they needed to adjust the hours of operation on their license to reflect what the hours actually are.

<b>Motion</b>	Reilly	To approve the renewal of the Common Victualer license for the Nantasket Beach Salt Water Club, Inc., 3 Fitzpatrick Way, and amendment of the hours of operation to Monday through Saturday from 8:00 a.m. to 1:00 a.m. and Sundays from 10:00 a.m. to 1:00 a.m. and move to approve the renewal of the All Alcohol license (seasonal) for Nantasket Beach Salt Water Club; and move to approve the Entertainment license for Nantasket Beach Salt Water Club and to amend the hours of operation to Monday through Sunday indoor hours from 10:00 a.m. to 12:00 a.m. and outdoor hours from 12:00 p.m. to 10:00 p.m.
---------------	--------	---

<b>Second Vote</b>	Sestito Unanimous
------------------------	----------------------

**Public Hearing: Nantasket Beach Salt Water Club, Inc., 3 Fitzpatrick Way, Hull, MA, Nichole Londergan, Manager re: Change of Classification of their Seasonal Club All Alcohol License to an Annual Club All Alcohol License. Hours of operation are Monday through Saturday, 8:00 a.m. to 1:00 a.m. and Sundays from 10:00 a.m. to 1:00 a.m.**

Since there are members of the Board of Selectmen who are members of the Club, there was a discussion regarding a potential conflict of interest on their part in voting to change the classification of the Club, in the event that such a change might affect them financially in terms of dues or assessments. It was Lampke's opinion that in the interests

of complete transparency and in order to protect the members of the Board from the appearance of any potential conflicts of interest it would be best to postpone a vote on this application until the issues are resolved and they are able to clarify what steps the Board members might need to take in order to vote on the application. He noted that this change in classification would not affect the club's operation until January when the present seasonal license would normally end, so there is time to resolve the issues. Steve Richardson, Vice President of the Club, asked if postponing consideration of the application would impact their ability to be granted an Annual License, but Lampke said it would not.

<b>Motion</b>	Reilly	To Continue the Hearing on the Change of Classification of the Seasonal Club All Alcohol License to an Annual Club All Alcohol License for the Nantasket Beach Salt Water Club, Inc. to March 30, 2022
<b>Second Vote</b>	Sestito Unanimous	

Constable noted that at the request of the applicant the Hearing on the renewal of licenses for Local 02045 has been continued to March 30<sup>th</sup>. Since there were members of the public present for this Hearing, she suggested that this item be taken out of order.

<b>Motion</b>	Reilly	To reschedule the Hearing on the renewal of the Common Victualer License, the Seasonal All Alcohol License, and the Entertainment License for Local 02045 to the meeting of the Board on March 30, 2022
<b>Second Vote</b>	Sestito Unanimous	

**Public Hearing: AF Acquisitions Corp. dba Tippy Tuna, 276 Nantasket Avenue re: Renewal of Common Victualer License, All Alcohol License, and Entertainment License. AF Acquisitions Corp dba Tippy Tuna re: Request to amend hours of operation to Monday through Sunday from 10:00 a.m. to 1:00 a.m.**

Constable noted that Tippy Tuna had just completed its first year of operation and that the Board typically grants limited hours for the first year and then extends them if things go well. The manager, Freidy Elkhoury, was present and said that they had a successful year.

<b>Motion</b>	Reilly	To approve the renewal and amendment of a Seasonal Common Victualer, All Alcohol, and Entertainment License for AF Acquisitions Corp. dba Tippy Tuna based on the 2019 capacity and seating layout with the proviso that if the State extends the flexibility on modifying the description of the licensed premises the licensees may petition through the local licensing authority to modify the description of the licensed premises in accordance with the laws subject to the local licensing authority's approval and further that the licensees shall submit within two weeks an updated floor plan for the approval of the local licensing authority and also subject to passing all inspectional services
<b>Second Vote</b>	Sestito Unanimous	

**Eileen White, Treasurer Collector, Kathy Pizzella, Assessor, Mike Buckley, Town Accountant re: Financial Departments Presentation**

Buckley said that the Town has three departments or divisions that handle its finances: the Assessor's office, the Treasurer/Collector's office, and the Town Accountant. He said that the main mission of the Assessor's office is to fairly allocate the tax levies on residents and administer the billing of real estate, personal property, and motor vehicle and boat excise taxes. The Department is also responsible for tax exemptions for non-profits and individuals and for tax deferrals and CPA surcharges and exemptions. The Department consists of a part-time Assistant Assessor (Pizzella) as well as two clerks and a consultant who comes in once a week for reevaluation services. There is also an independently elected Board of Assessors and any individual who does not agree with an assessment can contest it through this Board. Buckley said there are over 5600 parcels in the Town and that last

year they completed 921 inspections and processed 546 deeds. He said that due to Pizzella's hard work they were able to capture over \$400,000 in new money for the Town based on the new construction that is going on in Hull. Buckley said that the Treasurer/Collector's office consists of Treasurer Eileen White as well as five clerks. The primary function of the Treasurer is to administer benefits, do bank account reconciliations, process all departmental payments, and post receivables. He noted that they have also taken over the collection of parking fines in the Town. The Department works to increase collection of delinquent taxes, and to determine uncollectable tax issues. A primary goal of the Department is to offer customer service and support for the Town's residents and to maintain the Town's AA bond rating.

Buckley said that the two primary responsibilities of the Town Accountant are to maintain the Town's financial records and to prepare a Warrant for payroll and accounts payable. No money can leave the Town unless it is cleared either by him or the Town Manager. He said that the position of Assistant Town Accountant is presently unfilled so he has been working with the School Department to share resources, and this has worked well. He said that Town revenues are approximately \$70 million; payroll is more than \$20 million, expenses are close to \$50 million, assets are \$180 million, and bonded debt is \$67 million. He noted that his department is regulated by the Mass. Department of Revenue and he cannot spend money in excess of the budget with the exception of snow and ice removal or a declared State of Emergency. He said that the department is reviewed every year by Standard and Poor's and audited by an independent CPA and that they currently have a rating of AA Stable, which is good for a town of our size.

Buckley said that the short-term goals of his department are to get through the CARES reimbursements and to process the new round of American Rescue Plan Act money. In the longer-term they are funding capital outlays dealing with climate and infrastructure, sewer and roads. He must maintain the Town's debt portfolio and be aware of long-term liabilities in terms of retirement and other post-employment benefits. He said that the Town's retirement system is on track to be fully funded by 2032. He also said that there will be an Article on the Town Meeting Warrant to allow the option of borrowing and taking advantage of the current low interest rates.

#### **Judy Saide, IT Director re: Information Technology Department Presentation**

Saide said that she is the IT Director for both the School Department and the Town, and that 40% of her time is devoted to the Town. She said that the Town has a data network that was installed in 2001 and is based on fiber, which is extremely fast, and connects all of the buildings in Town. The technology is such that if one building goes down, not everything goes down. They have recently installed fiber at the Village Fire Station so that if the Town is cut off they can connect from there. She said they have also been working on an upgrade of all workstations for Town departments as well as the Town's email server. They have also worked with some new technology to install on the wind turbines at the landfill and at the high school. She noted that they now have a Virtual Private Network (VPN) that allows Town and School employees to dial in virtually from a laptop to connect to their computers in the office, which was extremely helpful during Covid. She said they have replaced the phone system at the Central Fire Station and upgraded all of the public safety radio systems.

Saide said her future goals are to expand the Cloud-based productivity services. She said that the firewalls in Town buildings do load balancing between Comcast and Verizon so that if one provider goes down the other will pick up. They are moving all first responders cell service to FirstNet so they will not lose connection in the case of an emergency. Lemnios said that the Town could not have navigated Covid without Saide. He noted that the biggest challenge for the Town will be expanding the staff of this department and that this will need to be addressed in coming fiscal year budgets.

---

## **DISCUSSION**

### **Annual Town Meeting Warrant Review**

Lemnios noted that the Board will need to hold a meeting on the 23<sup>rd</sup> to sign the Warrant so that it can be posted. He briefly reviewed the Articles for the Warrant, some of which are standard but some of which he explained in greater detail.

**Article 9:** Lemnios said they are requesting a \$1 million bond for the Fitzpatrick Way Seawall and currently have a \$4 million grant application pending and hope to hear by April or May. The Town's share would be \$1 million.

**Article 15:** This Article relates to the landfill project, which will be complicated and could cost up to \$12–14 million. He said that hazardous waste is showing signs of migrating toward the water.

**Article 16:** This Article relates to the Fort Revere project, which currently has an estimated total cost of \$2.2 million. If the cost is greater than \$2.2 million they will only complete work on the exterior.

**Article 17:** This Article is a proposal from the Town Clerk and Town Moderator to change the Town Bylaws to permit electronic voting at Town Meeting. He thinks they will be doing a demonstration of the system at this year's meeting.

**Article 18:** This Article relates to the Brave Act and entails a property tax exemption for those who have lost someone in service to the country.

**Article 19:** This Article relates to the Valor Act which provides for tax work-off options for veterans of any age and/or a surviving spouse. If adopted by the Board they would need to determine the number of opportunities the Town would offer, the number of service hours allowed, and whether the program would be linked to the Veteran's Department.

It was the consensus of the Board that they should make a motion to support Articles 18 and 19 and work out the details at a later date.

<b>Motion</b>	Reilly	To support the adoption of Articles 18 and 19 at this year's Town Meeting
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

**Article 20:** This Article would be a Home-Rule petition to seek opportunities to negotiate new leases for the businesses that are on Town-owned property.

**Article 21:** This Article relates to membership on the War Memorial Commission as well as its composition, powers and duties, and criteria and procedures for dedications at various memorials. After discussion it was decided to change the language of the Article to state that there should be "no more than 7" members of the Commission. This Article would involve a change to Town Bylaws and would have to be approved by the Attorney General's office, so it would not go into effect until 2023.

**Article 22:** This Article relates to studying the impacts of consolidation at the School Department and allocates \$100,000 for studies to identify costs and opportunities related to the use of any Town buildings.

The final Article discussed was a Citizens Petition which relates to the Senior Center. Lampke said that they needed to decide if this Article was submitted properly and could be included on the Warrant, as the Town Seal was improperly included on the Petition and the signatures in support of the Article were on a separate page. Several members of the Board felt that what was being proposed in this Petition was a duplication of current efforts. It was the consensus that the Board should contact the petitioners about their concerns and ask them to attend the meeting on the 23<sup>rd</sup> so the issues could be resolved.

---

## REQUESTS FOR APPROVAL

**Michael McGurl, Executive Director, Hull Lifesaving Museum, Inc., re: 2022 Harbor Illumination and Joshua James Cemetery Commemoration scheduled for Saturday, July 30<sup>th</sup>, 6 – 9 p.m.**

<b>Motion</b>	Sestito	To approve the 2022 Harbor Illumination and Joshua James Cemetery Commemoration sponsored by the Hull Lifesaving Museum, scheduled for July 30 <sup>th</sup> from 6 pm to 9 pm
---------------	---------	--

**Second**            Grey  
**Vote**             Unanimous

**Paul Sordillo, Veterans Agent, re: 2022 Memorial Day Street Dedication Requests with letter of support and approval from the War Memorial Commission**

**Motion**            Sestito            To approve the following 2022 Memorial Day Street Dedications requested by Veterans' Agent Paul Sordillo: A. Bill Henderson, Corner of Coburn and Samoset; B. Raymond Thomas, Corner of Highland and Andrew Avenue; C. Donald S. Nickerson, Nantasket Road and 6<sup>th</sup> Street; D. John J. Scarry, Jr., Veterans Road and Centre Avenue; E. Kenneth R. Cowen, Corner of Cadish Avenue and B Street; F. Richard (Dickie) Perry, Corner of Christine Road and Harbor View Road abutting 12 Christine Road; G. Norman Rogers, Pemberton Pier Area

**Second**            Reilly  
**Vote**             Unanimous

**Armando Aguilar, Hull Knights of Columbus re: One Day Liquor License on March 20, 2022 from 2:00 p.m. to 6:00 p.m. for a Baptism**

**Motion**            Grey                To approve a One Day Liquor License for the Hull Knights of Columbus on March 20, 2022 from 2:00 p.m. to 6:00 p.m. for a Baptism

**Second**            Sestito  
**Vote**             Unanimous

**Armando Aguilar, Hull Knights of Columbus re: One Day Liquor License on May 21, 2022 from 5:00 p.m. to 10:00 p.m. for Religious Event**

**Motion**            Grey                To approve a One Day Liquor License for the Hull Knights of Columbus on May 21, 2022 from 5:00 p.m. to 10:00 p.m. for a religious event

**Second**            Sestito  
**Vote**             Unanimous

**Melissa Schneiderhan, Vice President of Hull Youth Football Association re: Request to have Carnival on HRA property to be held from July 24, 2022 through July 31, 2022. HRA has granted approval.**

**Motion**            Reilly              To approve the Hull Youth Football Association's request to hold a Carnival on HRA property from July 24, 2022 through July 31, 2022

**Second**            Grey  
**Vote**             Unanimous\*\*

\*\*Sestito recused himself from this vote

**Michael McGurl, Executive Director, Hull Lifesaving Museum, Inc. re: One Day Liquor License for Sea & Sky Art Opening on Saturday, March 26, 2022 from 5:00 p.m. to 8:00 p.m.**

**Motion**            Grey                To approve a One Day Liquor License for the Hull Lifesaving Museum's Sea & Sky Art Opening on March 26, 2022 from 5:00 p.m. to 8:00 p.m.

**Second**            Sestito  
**Vote**             Unanimous

**Hull No Place for Hate Committee re: Select Board Pledge Supporting and Promoting Diversity, Equity and Inclusion**

Reilly said he had spoken to Lampke regarding this request as he feels there may be potential issues. He noted that the Board has already pledged to support the Constitution of this Committee when members were sworn in and

suggested that they place this request on an upcoming Agenda and invite the Committee to be present for a discussion.

**My Starfish, LLC dba Shipwreck'd, 173 Main Street, Adrian Muir, Manager re: Common Victualer License; (B) Seasonal All Alcohol License; (C) Entertainment License (Renewal)**

<b>Motion</b>	Grey	To approve the Renewal of the Common Victualer, Seasonal All Alcohol, and Entertainment Licenses for My Starfish, LLC dba Shipwreck'd, with a maximum occupancy of 60 people, including staff, based on the 2019 capacity and seating layout with the proviso that if the State extends the flexibility on modifying the description of the licensed premises the licensees may petition through the local licensing authority to modify the description of the licensed premises in accordance with the laws subject to the local licensing authority's approval and further that the licensees shall submit within two weeks an updated floor plan for the approval of the local licensing authority and also subject to passing all inspectional services
<b>Sestito Vote</b>	Sestito Unanimous	

**Adrian Muir, President, Hull Nantasket Chamber of Commerce re: Request to hold Endless Summer Festival on Saturday, September 10, 2022 with a rain date of Sunday, September 11, 2022**

<b>Motion</b>	Grey	To approve the Hull Nantasket Chamber of Commerce's request to hold the Endless Summer Festival on Saturday, September 10, 2022 with a rain date of September 11, 2022
<b>Second Vote</b>	Sestito Unanimous	

---

### UPDATES

Lemnios said that he had just been informed that the Town's designation as a Coast Guard City had been renewed. He also said he had received a call from both Senator Warren's and Senator Markey's offices that the Town has received a \$2 million grant for the rehabilitation of the Pemberton Pier.

Reilly noted the sudden death of Cohasset Police Officer Mark Jenkins. The Board held a moment of silence in his honor.

---

### EXECUTIVE SESSION

<b>Motion</b>	Reilly	To go into Executive Session to discuss strategy with respect to collective bargaining and that the Chair declare that an open meeting may have a detrimental effect on the bargaining position of the body; Move to go into Executive Session to consider the purchase, exchange, lease or value of real property, and that the Chair declare that an open meeting may have a detrimental effect on the negotiating position of the body; Move to to into Executive Session to comply with or act under the authority of the Attorney-Client privilege; Move to go into Executive Session to consult with legal counsel and obtain legal advice pursuant to the Attorney-Client privilege. The following subject matters will be discussed in Executive Session: bargaining units which may be affected include Police, Fire, DPW, Clerical and Library, leases for Jake's, Steamboat Wharf, Mezzo Mare, Dwyer Pemberton Bait and Tackle, and Shipwreck'd
<b>Second</b>	Sestito	

**Vote**                      Unanimous              Sestito – Aye  
Reilly – Aye\*\*  
Grey – Aye  
Constable – Aye

\*\*Reilly stated that he would recuse himself from any discussion regarding the Police Department as his son is a Hull Police Officer

The Open Session was adjourned.

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 Board of Selectmen's office upon request:

- Agenda and Added Agenda for Board of Selectmen meeting on March 16, 2022
- Materials related to the renewal and change of hours for the Nantasket Beach Salt Water Club's Common Victualer, Seasonal All Alcohol, and Entertainment Licenses
- Application from the Nantasket Beach Salt Water Club for a change of classification from Seasonal to Annual
- Materials related to the renewal and amendment of hours for AF Acquisitions Corp. dba Topsy Tuna's Common Victualer, All Alcohol, and Entertainment Licenses
- Articles for Town Meeting Warrant
- Memo from Michael McGurl re: Hull Lifesaving Museum's 2022 Harbor Illumination
- Materials related to 2022 Memorial Day Street Dedication requests
- Applications from Hull Knights of Columbus for One Day Liquor Licenses on March 20, 2022 and May 21, 2022
- Memo from Melissa Schneiderhan re: Permission for Hull Youth Football Association to hold a Carnival on HRA property from July 24, 2022 through July 31, 2022
- Application from Hull Lifesaving Museum for a One Day Liquor License for the Sea & Sky Art Opening on March 26, 2022
- Proposed Select Board Pledge from Hull No Place for Hate Committee
- Applications for renewal of My Starfish, LLC dba Shipwreck'd's Common Victualer, Seasonal All Alcohol, and Entertainment Licenses
- Letter from Hull Nantasket Chamber of Commerce requesting permission for the 2022 Endless Summer Festival on September 10, 2022