

**Hull Board of Selectmen
Final Minutes
April 27, 2022**

The meeting of the Hull Board of Selectmen was held at 7:30 p.m. on April 27, 2022 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Jennifer Constable, Chair; Greg Grey, Vice-Chair; Donna Pursel, Clerk; Domenico Sestito, Member; John Reilly, Member. 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.

Minutes for Approval

Motion	Grey	To approve the minutes of the Board of Selectmen meeting on March 16, 2022
Second	Sestito	
Vote	3-0-1*	

*Pursel abstained as she was not at this meeting

Motion	Grey	To approve the minutes of the Board of Selectmen meeting on March 30, 2022
Second	Sestito	
Vote	Unanimous	

APPOINTMENTS

Lori West, Town Clerk, re: Review and Sign May 16, 2022 Annual Town Election Warrant

Motion	Grey	To approve the Warrant of the Annual Town Election on May 16, 2022
Second	Sestito	
Vote	Unanimous**	

**Constable recused herself from the discussion/vote as she is on the Warrant. Reilly was not present for this vote.

Public Hearing: Nantasket Beach Salt Water Club, Inc., (applicant), 3 Fitzpatrick Way, Hull, MA, application for a Change of Classification of their Seasonal Club All Alcohol license to an Annual Club All Alcohol license, Nicole Londergan, Manager, Hours of operation Monday through Saturday 8:00 a.m. to 1:00 a.m. and Sundays 10:00 a.m. to 1:00 a.m.

Steven Richardson, Vice President of the Club, said that they would like to make this change in order to better serve the community and their members as they are unable to obtain One Day licenses during the off-season and they feel an Annual license will allow them to continue to support many local organizations such as the Hull VFW, the Senior Center, the Garden Club, the Library, etc. He noted that the Club also organizes scholarship events, offers a community safe boating course, an annual fishing tournament, and community fishing seminars and provides an affordable and convenient venue for families after funerals and for celebrations.

Constable, Grey, Pursel and Reilly said that they have filed Disclosure Forms with the Town Clerk. Sestito did not have to file a disclosure because neither he nor a member of his immediate family are members or officers of the Club. Reilly said he feels the Club offers a low-cost alternative to citizens in the Town to have access to the water and they have been good neighbors and good tenants for the Town. Constable asked Richardson what changes the Club is proposing if they have an Annual License. Richardson said their plans are in very early stages but they would like to improve the deck/patio area and might increase the overall size of the facility. Lampke noted that the Club would keep its Seasonal License until the ABCC approves the Annual License.

Motion	Reilly	To approve the request for a year-round All Alcohol License for the Nantasket Beach Salt Water Club, Inc., 3 Fitzpatrick Way, Hull, MA, Nicole Londergan, Manager, with hours of operation Monday through Saturday from 8:00 a.m. to 1:00 a.m. and Sunday from 10:00 a.m. to 1:00 a.m.
Second Vote	Sestito Unanimous	

Chris Gardner, DPW Director re: Department Presentation

Gardner said that mission of the DPW is to provide multiple municipal services to the residents, businesses and visitors of Hull including general maintenance and improvements of roadways, storm water drainage, and snow and ice removal. They also maintain parks, ball fields, public beaches, public areas, the cemetery, and do tree trimming and emergency tree removal as well as dune repairs. The department consists of him, two working foremen, an administrative assistant, a mechanic and eight HMEO's. He said that many of their duties result from calls from the Police or residents for emergency services around the Town such as repairing hazardous sidewalks, replacing broken pipes, and repairing drains. He noted that they recently added a patio to the pickleball court from extra bricks from the hotel area.

Reilly asked if there were any openings on the DPW staff. Lemnios said for FY 24' they are hoping to increase staffing for the DPW but Gardner said that one problem is that licenses for this work are now required, which can be very expensive, reducing the pool of applicants. All the Board members gave high praise for Gardner's work and the way his department interacts with the public.

REQUESTS FOR APPROVAL

Dunn Rite Parking, Henry J. Dunn (Applicant) re: Parking Permit Request to park 500 cars to be parked at the HRA Lot

Constable noted that Dunn Rite Parking was the successful bidder on the HRA lot and that 500 cars are in compliance with the Board's previous discussion.

Motion	Reilly	To approve the Parking Permit Request from Dunn Rite Parking to park 500 cars at the HRA Lot
Second Vote	Grey Unanimous	

Michael McGurl, Executive Director, Hull Lifesaving Museum Inc., re: Request for One Day Liquor License for Retirement of Coast Guard member on Wednesday, June 8, 2022 from 11:30 a.m. until 1:30 p.m.

Motion	Reilly	To approve a One Day Liquor License for the Hull Lifesaving Museum on Wednesday, June 8, 2022 from 11:30 a.m. to 1:30 p.m. for the Retirement of a Coast Guard member
Second Vote	Sestito Unanimous	

Michael McGurl, Executive Director, Hull Lifesaving Museum Inc., re: Request for One Day Liquor License for Veterans Art Closing Reception on Friday, June 10, 2022 from 5:00 p.m. until 7:00 p.m.

Motion	Grey	To approve a One Day Liquor License for the Hull Lifesaving Museum on Friday, June 10, 2022 from 5:00 p.m. until 7:00 p.m. for Veterans Art Closing Reception
Second Vote	Reilly Unanimous	

Michael McGurl, Executive Director, Hull Lifesaving Museum Inc., re: Request for One Day Liquor License for Hull Lifesaving Museum Illumination Saturday, July 30, 2022 from 7:00 p.m. until 10:00 p.m.

Motion Grey To approve a One Day Liquor License for the Hull Lifesaving Museum on Saturday, July 30, 2022 from 7:00 p.m. until 10:00 p.m. for Hull Lifesaving Museum Illumination

Second Sestito
Vote Unanimous

Charles O'Connor, Commodore, Hull Yacht Club, re: Request for One Day Liquor License for Hull Gay Pride on Saturday, June 4, 2022 from 12:00 p.m. until 10:00 p.m.

Reilly pointed out that since the Hull Yacht Club already has a Liquor license, this should be an amendment to that license.

Motion Reilly To approve a One Day amendment to the description of the Liquor License of the Hull Yacht Club as outlined in their request for Saturday, June 4, 2022 from 12:00 p.m. until 10:00 p.m. for Hull Gay Pride, per the drawing provided with the application

Second Sestito
Vote Unanimous

Charles O'Connor, Commodore, Hull Yacht Club re: Request for One Day Liquor License for Great Chase Race on Saturday, September 17, 2022 from 12:00 p.m. until 10:00 p.m.

Motion Reilly To approve a One Day amendment to the description of the Liquor License of the Hull Yacht Club as outlined in their request for Saturday, September 17, 2022 from 12:00 p.m. until 10:00 p.m. for the Great Chase Race, per the drawing provided with the application

Second Grey
Vote Unanimous

Richard DiBona, Owner/Manager, Vitamin Sea Brewing LLC re: Request for Temporary License to serve alcohol on the HRA lot during the period of July 2, 2022 until July 31, 2022

Richard DiBona said they are planning to operate a Beer Garden on the HRA property from July 2nd through the 31st and noted that the HRA has approved the use of the property. He said that last year they did this for eleven days and had a very good response and have heard from a number of people who are hoping this will happen again this year. He said that the setup would be the same as last year. Constable said that last year they allowed local businesses to deliver food to the site and DiBona said they are planning to do that again and are trying to include as many local businesses as they can. Reilly explained that he is not in favor of this as he feels it may take away business from year-round establishments that are trying to recover from Covid. Constable said she had heard from a number of local businesses who said they felt that the Beer Garden had actually attracted business for them.

Motion Grey To approve Vitamin Sea Brewing LLC's request for a Temporary License to serve alcohol on the HRA lot during the period from July 2, 2022 until July 31, 2022

Second Pursel
Vote 4-0-1*

*Reilly abstained from the vote.

Chad Wolfe re: Request for approval for Blessing of the Fleet on Saturday, June 25, 2022 located at 2 A Street Marina from 12:00 p.m. until 1:00 p.m.

Wolfe said they are hoping to bring this event back to Hull and to include a number of local organizations. He said the boats would come through in a procession and that clergy and political representatives would be present for the blessing. Afterward there will be a family-friendly event at Mariner's Park which will be spearheaded by the Salt Water Club with some help from the Yacht Club. There will also be a fundraising event at the Lifesaving Museum.

Motion	Sestito	To approve the Blessing of the Fleet on Saturday June 25, 2022 at 2 A Street Marina from 12:00 p.m. to 1:00 p.m.
Second	Grey	
Vote	Unanimous	

Approval of Lease Transfer from William Dwyer, dba Pemberton Bait and Tackle, 173 Main Street, Hull, MA to My Starfish, LLC and Muir Regan Family Trust

The Board decided to hold discussion of this item until after they had Reviewed the Annual Town Meeting Warrant.

Police Chief John Dunn re: Requesting the Board to request from the MA State Human Resources Division's the active list for lieutenant

Lemnios said there is a vacancy in the Lieutenant's position and the Town will need a list of employees qualified to take the necessary exam. Lemnios noted that this is a lengthy process and the Police Chief would like to begin.

Motion	Grey	To approve Police Chief John Dunn's request for the Board to request from the Massachusetts State Human Resources Division an active list of employees qualified to take the test for Lieutenant
Second	Sestito	
Vote	4-0-1*	

*Reilly recused himself from this vote as his son is a member of the Hull Police Department

Armando Aguilar, Hull Knights of Columbus re: One Day Liquor License on May 13, 2022 from 6:00 p.m. to 10:00 p.m. for Election Rally

Motion	Grey	To approve the request of the Hull Knights of Columbus for a One Day Liquor License on May 13, 2022 from 6:00 p.m. to 10:00 p.m. for Election Rally
Second	Sestito	
Vote	4-0-1*	

*Reilly recused himself from this vote as it is his election rally

Hull's Kitchen LLC dba Hull's Kitchen, 19 Hull Shore Drive, Jeffrey Wicks, Mgr. re: (A) Common Victualer License, (B) Seasonal All Alcohol License, (C) Entertainment License (Renewal)

Motion	Grey	To approve the renewal of the Common Victualer, Seasonal All Alcohol, and Entertainment Licenses of Hull's Kitchen, LLC dba Hull's Kitchen
Second	Sestito	
Vote	Unanimous	

Discussion re: 2022 Annual Town Meeting Warrant Review

Town Moderator, George Boylan, was present for this discussion. Lemnios said that Town Meeting is to be held in the auditorium at the High School, but there will be accommodations for those who would like to be masked. He said the Motions will be presented through Power Point presentations. There was a brief discussion of several of the articles to be presented. Lemnios said that there are still some unresolved legal issues surrounding Article 12 which allows the Board of Selectmen to enter into negotiations with the owner of the Kelly Boat House property, so they are recommending No Action on this Article. Boylan said that at the beginning of the Meeting there would be a

brief demonstration of the electronic voting system being proposed in Article 17 but he will not allow any discussion or questions until later when there is a more formal presentation that he and the Town Clerk will be making on the Article itself. He said that Representative Lynch, and hopefully Senator O'Connor and Representative Meschino will open the Meeting and be present for the presentation.

Lemnios said that the intent of the Article related to School Consolidation is to have funds in place to hire appropriate professional expertise to determine what would be done with Town buildings in the event of consolidation. Lemnios said that the Study Committee on Consolidation has been meeting since October and they are hoping to make a recommendation to the School Committee at their last meeting in June. He noted that one of the things that has come up is the assumption that if the schools were to consolidate the Memorial School would become available and would automatically be used for Town Hall. He said that he and Reilly have stressed that this is not necessarily the case and if they vote to consolidate, a committee would be created to explore what should be done with this building. Constable said it is important for people to know that town buildings cannot be sold or changed without approval at Town Meeting.

Constable said they need to discuss approval of the lease transfer from William Dwyer, dba Pemberton Bait and Tackle to My Starfish, LLC and Muir Regan Family Trust, and decide whether this is something that requires going into Executive Session. Lemnios said that any vote should make clear that the new lessee is My Starfish, LLC, dba Shipwreck'd and that Muir Regan Family Trust and Adrian Muir and Susan L. Megan will be the guarantors on it. Lemnios said there are eight years left on the lease and the payments would be consistent with what the previous tenants paid. He said that he and Lampke would recommend the Board adopt this and authorize either the Chair or the Town Manager to execute the Agreement.

Motion	Reilly	To approve the terms as presented by Town Counsel this evening with the addition of My Starfish LLC dba Shipwreck'd, Muir Regan Family Trust and Adrian Muir and Susan L. Regan as guarantors of the terms of the lease, and to authorize the Town Manager or the Chair of the Board of Selectmen to execute the Agreement
Second Vote	Grey Unanimous	

UPDATES

Lemnios said that work on the Atlantic Avenue project is starting. They are doing drainage work this season and will do some paving next season. He said that the Gunrock Seawall in the area where people access the beach is being rebuilt and refortified. He said they are meeting with their paving contractor next week and he has given them a preliminary schedule through mid-August which he will give to the Board. He thinks they are planning to start late next week and they will update the Town's website with information on the paving schedule and locations.

Constable said that last Thursday Senator Elizabeth Warren came to Hull and they had a very positive meeting which included Chris Krahforst from the Conservation Commission, Chris DiIorio from the Planning Department, Reilly, Lemnios, and Representative Meschino and Senator O'Connor. Constable feels Senator Warren was well-informed about what is happening in Hull and she said she would like to work to break through some of the gridlock in Washington and help secure funding for regional projects, particularly those surrounding infrastructure and environmental concerns.

Constable said their next meeting with DCR is next Thursday to talk about the improvements that DCR is planning. Lemnios said they seem to be moving in the right direction about a variety of topics including the establishment of a Business Improvement District and what role DCR can play in that district as well as a conversation about DCR's relationship with the Town, particularly in the front beach area. Constable said they would like to have DCR come in and update the Board on their plans, and also have a conversation on resiliency.

Pursel said this Sunday at 4:00 p.m. there will be a Candidates Night on Zoom that is hosted by the Hingham League of Women Voters.

On a motion by Grey, seconded by Sestito, 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 Board of Selectmen's office upon request:

- Agenda and Added Agenda for Board of Selectmen Meeting on April 27, 2022
- Annual Town Election Warrant
- Application for Amendment of Seasonal License of Nantasket Beach Salt Water Club to an Annual License
- Parking Lot Application from Dunn Rite Parking
- Applications from Hull Lifesaving Museum for One Day Liquor Licenses on June 8, 2022, June 10, 2022, and July 30, 2022
- Applications from Hull Yacht Club for One Day Liquor Licenses on June 4, 2022 and September 17, 2022
- Application from Vitamin Sea Brewing for Temporary License to serve alcohol on the HRA lot from July 2, 2022 through July 31, 2022