

**Hull Select Board  
Final Minutes  
January 18, 2023**

The meeting of the Hull Select Board was held at 7:30 p.m. on January 18, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Jennifer Constable, Chair; Donna Pursel, Vice Chair; Irwin Nesoff, Clerk; Domenico Sestito, Member; Greg Grey, 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. She asked for a Moment of Silence for Lawrence Kellem, a prominent and respected long-time Hull resident, who died recently.

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**APPOINTMENTS**

**Lori West, Town Clerk, re: Annual Town Election update**

West said the Annual Town Election is scheduled for Monday, May 15, 2023. She explained that the VOTES Act that was signed in June of 2022 instituted some election reforms, including early voting by mail for all state elections, state primaries and presidential primaries. She said that early voting by mail is also required for local elections unless the Town opts out of it, but since early voting has been so successful in Hull, she would recommend that they not do so. She noted that early in-person voting is decided by the Board of Registrars.

<b>Motion</b>	Sestito	That the Town of Hull not opt out of Vote by Mail for local elections
<b>Second</b>	Nesoff	
<b>Vote</b>	Unanimous	

**Steven Greenberg re: Letter of Interest to serve on the Hull Cultural Council**

**Meg Riley re: Letter of Interest to serve on the Hull Cultural Council**

**Marlene Earl re: Letter of Interest to serve on the Hull Cultural Council**

Constable explained that the local Cultural Council is set by statute and receives funds from the Massachusetts Cultural Council. Council Chair James Quinlivan said that he is the only current member still on the Council but that Karen Pitrolo, whose term has expired, has asked to be reappointed. He noted that they need five members on the Council in order to be able to meet.

Greenberg said he has been involved with local cultural councils for many years in Natick and other communities and would like to become involved in Hull.

Riley was not able to be present at the meeting but the Board felt comfortable moving forward with her appointment.

Earl said she would like to give back to the Town in any way she can and would love to be involved on the Council.

<b>Motion</b>	Sestito	To appoint Steven Greenberg to serve on the Hull Cultural Council for a term expiring on January 16, 2026
<b>Second</b>	Pursel	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Sestito	To appoint Meg Riley to the Hull Cultural Council for a term to expire on January 16, 2026
<b>Second</b>	Grey	
<b>Vote</b>	Unanimous	

**Motion**            Sestito            To appoint Marlene Earl to the Hull Cultural Council for a term to expire on January 16, 2026

**Second**            Grey

**Vote**                Unanimous

**Karen Shirley Pitrolo re: Letter of Interest to be reappointed to the Hull Cultural Council**

Pitrolo said she has enjoyed the time she has spent with the Cultural Council and appreciates being considered for reappointment.

**Motion**            Sestito            To reappoint Karen Shirley Pitrolo to the Hull Cultural Council for a term to expire on January 16, 2026

**Second**            Grey

**Vote**                Unanimous

Constable reminded all of the appointees that they will need to complete Conflict of Interest training and be sworn in by the Town Clerk. Quinlivan thanked the Board for their support and assistance in getting members for the Council.

**Bryan Vitale from Procopio Companies and Alex Yoon of Monte French Design Studio re: Presentation regarding Nantasket Dunes – 0 George Washington Boulevard Development Project**

Lemnios said that the owners of the Paragon complex are working with the Procopio Company to redevelop the site and offer substantial upscale housing as well as significant commercial space. He said the developers had recently met with various Town Department heads and received their feedback, and he offered them the opportunity to make a presentation to the Select Board so the residents of Hull could become more familiar with the details of the project. Lemnios said he feels that this project fits well with the original intent of the Overlay District which is to prompt redevelopment in that area and create a year-round neighborhood that would enhance local businesses. Paragon owner, Chris Reale, said they had come to realize that in order to revitalize this area they would need to focus on retail space as well as housing. He feels that Procopio has a proven track record with such projects.

Bryan Vitale from Procopio said that his firm has a focus on secondary gateway cities with a goal of helping them to develop a sense of community that was not previously there. He noted that over the last three years they have done approximately 1.3 million square feet of residential and mixed-use development. He said that since being introduced to this project by Reale about two years ago, he and his team have spent a great deal of time familiarizing themselves with Hull and have shifted their focus to expanding and improving the commercial spaces in the area as well as developing housing. They feel that by doing this they will incentivize people to spend time in the community.

Monte French gave a brief overview of the proposed design for the project. He said their plan is to elevate the boardwalk and community retail area in order to provide a view of the ocean on both sides and to have retail and commercial spaces at street level. They would like to have a vibrant streetscape sidewalk experience and to provide many opportunities for smaller venues. The goal is for the area to be seen as a destination but also to have Hull residents see it as a staple of the community.

Constable thanked Reale for the work he has put in over the past five years to revitalize this area. She said that the project as presented at this meeting accomplishes the intent of the Overlay District which is to promote mixed-use development which includes housing and retail, and to make this a year-round rather than a seasonal area. She then asked if any Board members had questions.

Sestito asked about a possible timeline for the project and Vitale said it would depend on a number of factors but they would hope to start within the next ten to sixteen months. Nesoff asked if they were thinking of rental units or condominiums. Vitale said the plan is for approximately one hundred and forty rental units that would vary in size but would be on the smaller side. He said the goal is to attract people who might rent for a few years and then buy a home in Hull. Pursel asked if this project would stop short of the Art Walk. Vitale said it would integrate into the site but would not affect the Art Walk.

Grey asked about affordability and noted that there are seniors who cannot afford to stay in Hull. Vitale said they would explore this issue but given the amount of proposed commercial space in the project it would probably be necessary to charge market rates as they would need residents with enough disposable income to spend in the retail areas. Constable noted that a small percentage of affordable units for people of moderate income is certainly desirable, especially in a project of this scale in a community that is in need of more affordable units. She asked if the open bay retail spaces on the street level are intended to be year-round or seasonal. Vitale said the intention is for year-round space although some adaptations might be needed in the colder months. She also asked about parking and possible infrastructure improvements that might be needed. Vitale said they have more than enough parking underneath, behind, and to the right of the building. He said they have not looked at infrastructure yet but if improvements are needed, they would work with the Town to accomplish these.

Constable thanked Vitale and French for their presentation and noted that the Town is working toward building a Business Improvement District for that area and feels this project would be helpful in this effort. She encouraged them to reach out to the business community in Hull, which is typically very welcoming. Vitale said they have an online portal platform called co-Urbanize through which they send project information out to communities, gather feedback, and use the data to inform some of their decisions. He said they plan to launch this in the next week or two and will update the Board on how to access this and how to get the information out to the public.

Lemnios asked if Procopio has ever partnered with local arts groups. He noted that just north of this site there is a derelict police barracks building that people have been trying for years to rehabilitate and transform into a space for local artists, and asked if they would be open to working with a local group to revitalize that space. He thinks that if they could go to the state with a public concept and a private partner as part of the discussion the state might look more favorably on such a plan. Vitale said they did that with Lynn, and they feel it is a great way to engage with the community.

**Chris Krahforst, Director of Climate Adaptation and Conservation re: Presentation and request to increase wetland protection act fees to make comparable to neighboring coastal communities**

Krahforst said that in order to discourage “after the fact work” the Commissioners decided to look at how other coastal communities deal with permit violation and non-compliance issues. He said that in looking at Cohasset, Hingham, Marshfield and Scituate, they realized that Hull’s fees are woefully below what the other communities charge and as a result they are now asking for approval of a moderate increase in the fees, which he presented to the Board. He noted that in the past year the Commission held close to two hundred hearings, which was up from one hundred and forty the previous year. Krahforst said that the Wetland Protection Activity Fund has historically been just below \$40,000, but due to the increased expenses in maintaining their office the fund has been decreasing over the past three years. He estimates that if the new fee schedule is approved they would anticipate an additional \$5,000 in revenue which could be used to augment staff salaries and update needed equipment.

<b>Motion</b>	Nesoff	To adopt the fee schedule as presented in the memorandum by Chris Krahforst, Director of Climate Adaptation and Conservation on January 18, 2023
<b>Second Vote</b>	Grey Unanimous	

**APPROVALS**

**Lori West, Board of Registrars Ex Officio re: Reappointment of Jean Fleck to the Board of Registrars representing the Democratic Party with a term to expire 2025 and Reappointment of Catherine Mahoney to the Board of Registrars representing the Republican Party with a term to expire in 2026**

<b>Motion</b>	Sestito	To approve the reappointment of Jean Fleck to the Board of Registrars representing the Democratic Party with a term to expire in 2025 and to reappoint Catherine Mahoney to the Board of Registrars representing the Republican Party with a term to expire in 2026
<b>Second Vote</b>	Grey Unanimous	

**Michael McGurl, Executive Director, Hull Lifesaving Museum Inc., re: Request for One Day Wine and Malt License for an Art Opening Saturday, January 21, 2023 from 5:00 p.m. until 11:00 p.m.**

**Motion**            Sestito            To approve a One Day Wine and Malt License for the Hull Lifesaving Museum, for an Art Opening on Saturday, January 21, 2023 from 5:00 p.m. to 11:00 p.m.  
**Second**            Grey  
**Vote**                Unanimous

**Michael McGurl, Executive Director, Hull Lifesaving Museum Inc. re: Request for One Day Liquor License for a Fundraising Event Saturday, February 11, 2023 from 5:00 p.m. until 11:00 p.m.**

**Motion**            Grey                To approve a One Day Liquor License for Hull Lifesaving Museum for a Fundraising Event on Saturday, February 11, 2023 from 5:00 p.m. to 11:00 p.m.  
**Second**            Sestito  
**Vote**                Unanimous

**Michael McGurl, Executive Director, Hull Lifesaving Museum Inc., re: Request for One Day Wine License for the Art and Wine Tasting Meeting Saturday, February 18, 2023 from 5:00 p.m. until 11:00 p.m.**

**Motion**            Sestito            To approve a One Day Wine License for the Hull Lifesaving Museum for the Art and Wine Tasting Meeting on Saturday, February 18, 2023 from 5:00 p.m. to 11:00 p.m.  
**Second**            Grey  
**Vote**                Unanimous

**Michael McGurl, Executive Director, Hull Lifesaving Museum Inc., re: Request for One Day Wine and Malt License for the “Snow Ball” Pre-Snow Row Event Friday, March 10, 2023 from 5:00 p.m. until 11:00 p.m.**

**Motion**            Sestito            To approve a One Day Wine and Malt License for the Hull Lifesaving Museum for the “Snow Ball” Pre-Snow Row Event on Friday, March 10, 2023 from 5:00 p.m. until 11:00 p.m.  
**Second**            Grey  
**Vote**                Unanimous

**Michael McGurl, Executive Director, Hull Lifesaving Museum Inc., re: Request for One Day Wine and Malt License for the Art Opening Saturday, March 15, 2023 from 5:00 p.m. until 11:00 p.m.**

**Motion**            Grey                To approve a One Day Wine and Malt License for the Hull Lifesaving Museum for the Art Opening on Saturday, March 15, 2023 from 5:00 p.m. until 11:00 p.m.  
**Second**            Pursel  
**Vote**                Unanimous

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**CORRESPONDENCE**

**Kathy Grant-Petrelli, Member, Board of Library Trustees re: Letter of Resignation**

**Motion**            Sestito            To accept Kathy Grant-Petrelli’s letter of resignation from the Board of Trustees of the Hull Public Library  
**Second**            Grey  
**Vote**                Unanimous

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**UPDATES**

Nesoff said the Beach Management Committee is developing a set of priorities that they would like to present to the Board as they move forward. He said that they will also be requesting a change of name to the “Beach Advisory Committee”.

Nesoff also raised the issue of white nationalist materials that have been posted throughout Hull and said he has been contacted by a number of residents who wanted to know if this is being addressed by the Town and who they should contact when they see such materials. Lemnios said that if something is posted on public property residents should call the police first so they can log this in and keep track of it, and they will then dispatch someone to remove the item. They do not have the authority, however, to remove materials that are posted on private property. Lemnios stated that this activity is very insidious and he feels it is tied to a heightened level of agitation and lack of civil discourse which seems to be on the rise across the country.

Pursel said she saw that both Hingham and Cohasset received significant recycling grants this past year and asked if it would be feasible for Hull to take greater advantage of grants available in the DEP Recycle and Dividend program. Lemnios explained that both of those communities have a recycling center, which Hull does not and in order for Hull to qualify for such grants the Town would have to establish and operate a center and the costs involved would be much greater than any grant monies received. He said that Hull had chosen to close their recycling center a number of years ago as it became financially unsustainable. He noted that the economics of recycling have collapsed over the past few years because the countries that traditionally accepted our recycled goods abruptly stopped taking them about four years ago. He said the Town could look at this issue but he is not sure there are any grants that would make sense for Hull.

Constable reminded everyone that the Massachusetts Municipal Association’s Annual Conference is this Friday and Saturday and that she, Pursel, Nesoff, Lemnios and Lampke will be attending. She also informed the Board that she was voted in as Vice President of MAPC. She said that the Hull Garden Club asked the Board to announce its Books in Bloom event, which will be at the Hull Public Library from January 19<sup>th</sup> through January 23<sup>rd</sup>. They will also be hosting a reception on Friday night, January 20<sup>th</sup>, with music and refreshments.

Lemnios said he wanted to update the Board on the Town Manager search. Constable recused herself from this discussion and left the meeting. Lemnios said he did reach out to three consulting firms in Massachusetts with extensive experience in this type of search and has asked each firm to return their proposals by Monday, January 23<sup>rd</sup>. He recommends that the Board interview each of the firms, as the consultant will play a key role in providing guidance on the selection of the next Town Manager. He recommended that the Board schedule a special meeting for these interviews and that they all be done on one night, if possible. After discussion the Board agreed that they could all meet by Zoom on Wednesday, February 8<sup>th</sup> at 7:00 p.m.. Lemnios said he would contact the firms to confirm this date and would distribute a copy of their responses to each of the Board members prior to the meeting. He also asked that the Board vote to say they have begun the process of searching for a Town Manager so that he can reassure potential candidates that a search has in fact been initiated by the Board.

<b>Motion</b>	Sestito	To affirm that the Select Board has started the process of identifying the future Town Manager as of January 4, 2023
<b>Second Vote</b>	Grey Unanimous	

On a motion by Sestito, seconded by Grey, the Board voted unanimously to adjourn.

Recorded by Kathleen Fanning

Approved by:

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## Documents

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

- Agenda and Added Agenda for Select Board Meeting on January 18, 2023
- Memo from Town Clerk, Lori West, regarding Early Voting in Annual Town Election
- Memo from Lori West regarding reappointment of Jean Fleck and Catherine Mahoney to the Board of Registrars
- Letter from Catherine Mahoney requesting reappointment to Board of Registrars
- List of current members of the Hull Cultural Council
- Letters from Steven Greenberg, Meg Riley, Marlene Earl and Karen Shirley Pitrolo expressing interest in serving on the Hull Cultural Council
- Letter from Kathy Grant-Petrilli resigning from Hull Public Library Board of Trustees
- Memo from Chris Krahforst regarding proposed increase in Wetland Protection Act fees
- Application materials from Hull Lifesaving Museum for One Day Liquor Licenses on January 21, 2023, February 11, 2023, February 18, 2023, March 10, 2023, and March 25 2023