

**Hull Select Board  
Final Minutes  
November 16, 2022**

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

Present: Donna Pursel, Vice-Chair; Irwin Nesoff, Clerk; Greg Grey, Member. Members absent: Jennifer Constable, Chair; Domenico Sestito, Member. Also present was Town Manager Philip Lemnios.

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

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**Approval of Minutes**

<b>Motion</b>	Grey	To approve the minutes of the Select Board meetings on September 28, 2022 and October 26, 2022
<b>Second Vote</b>	Nesoff Unanimous	

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**REQUESTS FOR APPROVAL**

**McDevitt Enterprises Inc., dba Jo's Nautical Bar, 125 Main Street, Stephanie Aprea, Mgr. re: Request for One Day Amendment to Entertainment and Alcohol Licenses to open Wednesday, November 23, 2022. Hours of Operation from 4:30 p.m. until 1:00 a.m.**

<b>Motion</b>	Grey	To approve the request of Jo's Nautical Bar for a One Day Amendment to its Entertainment and Alcohol Licenses to open Wednesday, November 23, 2022 from 4:30 p.m. to 1:00 a.m.
<b>Second Vote</b>	Nesoff Unanimous	

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**LICENSE RENEWALS**

**ANNUAL ALCOHOL**

**C Note LLC dba The C Note, 159 Nantasket Ave., Charles J. Fruzzetti, Mgr. re: (A) All Alcohol as a General on Premise Licensee; (B) Entertainment (Jukebox, DJ, Live Karaoke); (C) Automatic Amusement (Pool Table); Daddy's Ventures Inc., dba Daddy's Dry Dock, 280 Nantasket Avenue, Jeffrey Lemkin, Mgr. re: (A) all Alcohol as a General on Premise Licensee; (B) Entertainment (Jukebox, DJ, Live); (C) Automatic Amusement; (D) Common Victualer; California Underground, 257 Nantasket Avenue, Eo Martin, Mgr. re: (A) All Alcohol; (B) Common Victualer; (C) Entertainment; Ric-Ray, Inc. dba Schooners, 157 Nantasket Avenue, Jacqueline Chase, Manager re: (A) All Alcohol; (B) Common Victualer; (C) Entertainment (Jukebox); McDevitt Enterprises, Inc. dba Jo's Nautical, 125 Main Street, Stephanie Aprea, Mgr. re: (A) All Alcohol General on Premise (annual); (B) Entertainment (Live, Jukebox, DJ, Karaoke); 145 NA, Inc. dba Nantasket Flatts, 145 Nantasket Avenue, Richard Vaughan, Mgr. re: (A) All Alcohol; (B) Common Victualer; (C) Entertainment; (D) Automatic Amusement (pool table)**

**PACKAGE STORES**

**Porta Bella Beverage, Inc. dba West Corner Liquors, 18 Nantasket Avenue, George Duncan, Mgr. re: All Alcohol as a Package Store; Madhu, Inc. dba Smart Save Variety Store, 169 Nantasket Avenue, Nilesh Patel, Mgr. re: Wine and Malt as a Package Store; Tiger Wind dba Nantasket Liquors, 307 Nantasket Avenue, Hong Jiang Wang, Mgr. re: All Alcohol Package Store; Kenny Corp dba EZ Smoke Shop, 527A Nantasket**

Avenue, Jennifer Bailey, Mgr. re: Wine and Malt as a Package Store; Preep Corp. dba Quick Pick, Inc., 261 Nantasket Avenue, Indravadan Patel, Mgr. re: Wine and Malt as a Package Store

#### COMMON VICTUALER

Dylan's Pizza, Inc. dba Dylan's Pizza, 14 Nantasket Avenue, Raul Yubi, Mgr. re: Common Victualer License; Placido & Gaetano Treviso dba Nantasket Seafood, 533B Nantasket Avenue, Placido & Gaetano Treviso, Owners re: Common Victualer; Breadbasket Bakery LLC dba Breadbasket Bakery and Café, 307 Nantasket Avenue, Michael Lyons, Mgr. re: Common Victualer

#### LODGING HOURS

Sandpiper Real Estate LLC dba Sandpiper Inn, 165 Nantasket Avenue, Steven Austin, Mgr. re: Lodging House License; Bermaken Hotel LLC dba Bermaken Hotel, 102 Revere Street, Steven Wilkins, Mgr. re: Lodging House License; Park Avenue Realty Trust, LLC dba Nantasket Beach Lodging 12 Park avenue, William Seroll, Mgr. re: Lodging House License

#### CLASS II WHOLESALE

Nantasket Auto Sales and Repair, LLC, 410 Nantasket Avenue, Khodor Khalil, Mgr. re: Class II Wholesale License; Ben's Auto, 7 Weston Street, Benjamin Capone, Jr., Owner re: Class II Wholesale License

#### LIVERY SERVICE

Seaport Livery Service, 58 Lynn Avenue, Richard E. Laws, Owner re: Livery License for 1 vehicle (2023 Kia Sportage (New)); Seaport Livery Service, 58 Lynn Avenue, Richard E. Laws, Owner re: Livery License for 2 vehicles (2015 Chevrolet Suburban and 2022 Kia Carnival) and Livery Badge; Bayside Coach, 71 Kenberma Street, Deborah Rock and Carmen Arroyo, Owners re: Livery Service; Deborah Rock, 71 Kenberma Street re: Livery Badge for Bayside Coach; Carmen Arroyo, 71 Kenberma Street re: Livery Service for Bayside Coach

<b>Motion</b>	Grey	To approve the renewals of the licenses as listed on the meeting and Agenda notice for the Select Board meeting on November 16, 2022 under the current terms and conditions and subject to the approval of all inspectional services and any other applicable requirements
<b>Second Vote</b>	Nesoff Unanimous	

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#### UPDATES

Pursel said the Veteran's Day ceremony that was held on the 11<sup>th</sup> was a great event and was well attended by both young and old. She also congratulated the Hull sports teams that are moving on to playoffs.

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#### Public Hearing: PF Hospitality Inc. dba The Sandbar, 297 Nantasket Avenue, Lillian Parker, Mgr. re: Amendments to Entertainment, Liquor, and Common Victualer Licenses.

Pursel said that Lilian Parker, Manager of the Sandbar, is requesting an amendment to their Entertainment, Liquor, and Common Victualer Licenses. Her husband, James Fields, who helps with the day-to-day operations, said that the major change they would like is to be open seven days per week, rather than being closed on Wednesdays. He said they are currently only open on Wednesdays for special events or functions. In addition, they are requesting an amendment to the Entertainment License to allow for live music with up to five pieces, rather than the three currently allowed, the addition of an amplification system, and an allowance for floor shows such as comedy and drag shows. The requested hours are Monday through Thursday 2:00 p.m. to 1:00 a.m. and Friday through Sunday 12:00 p.m. to 1:00 a.m.

There were several abutters present. Lauren Sheffler spoke on behalf of a number of residents of the condominiums at 45 Hull Shore Drive, nine units of which are directly across the street from The Sandbar. Sheffler said they have no problem with the request for The Sandbar to be open seven days per week but said that they have several concerns, including the addition of two additional pieces to live music as well as an amplification system, both of which will make the current problems with noise worse, affect their sleep, and negatively impact their quality of life. She said they are also concerned about the addition of floor shows, which will encourage patrons to come and go at the same time with increased noise levels outside of the building as they leave, and will exacerbate the current parking situation in which patrons are parking in spots dedicated to condominium residents. She said it is their feeling that any change in the Entertainment license should be restricted to weekends.

Both Fields and Parker said they do not wish to be loud or intrusive and make every effort to keep noise levels down. Parker said they rarely have heavy music past 11:30 p.m., even on weekends, and that if they hear patrons outside being loud, they ask them to quiet down. Fields said they included the request for live shows so they would have this option, but they are happy to sit down with condominium owners to make sure this is not a problem. Nesoff asked about the 1:00 a.m. closing time during the week. Fields said they generally do not stay open that late but like to have this option as otherwise it can impact business. He said that most week nights they close at 11:00 p.m. because there just is not any business. Grey said it seems that the requested amendment to the license is more of a flexibility request, and is not something they are planning to use all of the time. Nesoff said he understands the need for flexibility but stressed that once it is part of the license, they cannot change it. Parker pointed out that the Entertainment license also includes the juke box, television, etc. She said they have never had live music until 1:00 a.m.

Lemnios suggested leaving the Entertainment license for Monday through Thursday exactly as it is now, with no amplification, only three pieces, no floor shows, and on Friday, Saturday, Sunday and holidays granting the ability to have five pieces with amplification and the possibility of a floor show. He said that if the neighbors are comfortable with this after a year, they could possibly consider amending the license to seven days per week. He said the owners are asking for a lot all at once and once the license is granted it can be difficult to change. He did point out that the residents are living in a business district. Parker clarified that live music would need to end by 11:00 pm during the week but that other forms of entertainment such as the juke box and television could continue until closing.

Sheffler raised the issue of amplification. Lemnios said that in the past the Board has addressed this by making it a condition of the license that when there is amplification going on the business must have the windows and doors closed at all times. He said he encourages residents to call the police if they truly feel the noise is inappropriate and at this point it is up to the discretion of the police to determine if the noise is too loud. He noted that it is in the applicants' interest to prevent noise complaints. He also suggested that the owners might offer their cell phone numbers so they can be contacted if the residents have a problem and they were open to doing so.

<b>Motion</b>	Grey	To approve the All Alcohol License for PF Hospitality Inc., dba Sandbar, from 2:00 p.m. to 1:00 a.m. on Monday through Thursday and from 12:00 p.m. to 1:00 a.m. on Friday through Sunday and on holidays, year-round
<b>Second Vote</b>	Nesoff Unanimous	
<b>Motion</b>	Grey	To approve the Common Victualer license for PF Hospitality Inc., dba Sandbar from 2:00 p.m. to 1:00 a.m. on Monday through Thursday and from 12:00 p.m. to 1:00 a.m. on Friday through Sunday and on holidays, year-round
<b>Second Vote</b>	Nesoff Unanimous	
<b>Motion</b>	Grey	To approve the Entertainment License for PF Hospitality Inc., dba Sandbar for Monday through Thursday from 2:00 p.m. to 1:00 a.m. with live music stopping at 11:00 p.m. and with the current restrictions including only three-piece bands for live music and no amplification, on Friday through Sunday and all holidays from 12:00 p.m. to 1:00 a.m. with live music starting at 2:00 p.m. on

Sundays. Floor shows, amplification and up to five pieces for live music will be allowed

**Second**                Nesoff  
**Vote**                    Unanimous

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

Recorded by Kathleen Fanning

Approved by: \_\_\_\_\_

## **Documents**

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

- Agenda and Added Agenda for Select Board meeting on November 16, 2022
- Materials related to the request for a One Day Amendment to the Entertainment and Alcohol Licenses of Jo's Nautical Bar on Wednesday, November 23, 2022
- Materials related to the request from PF Hospitality Inc. dba The Sandbar for amendments to its Entertainment, Liquor, and Common Victualer licenses
- Materials related to the renewal of All Alcohol, Entertainment, Common Victualer and Automatic Amusement licenses for: C Note LLC dba The C Note; Daddy's Ventures Inc., dba Daddy's Dry Dock; California Underground; Ric-Ray, Inc. dba Schooners; McDevitt Enterprises, Inc. dba Jo's Nautical; 145NA, Inc. dba Nantasket Flatts
- Materials related to the renewal of Package Store licenses for: Porta Bella Beverage, Inc. dba West Corner Liquors; Madhu, Inc. dba Smart Save Variety Store; Tiger Wind dba Nantasket Liquors; Lenny Corp dba EZ Smoke Shop; Preep Corp. dba Quick Pick, Inc.
- Materials related to the renewal of Common Victualer licenses for: Dylan's Pizza, Inc. dba Dylan's Pizza; Placido & Gaetano Treviso dba Nantasket Seafood; Breadbasket Bakery LLC dba Breadbasket Bakery and Café
- Materials related to the renewal of Lodging House licenses for: Sandpiper Real Estate LLC dba Sandpiper Inn; Bermaken Hotel LLC dba Bermaken Hotel; Park Avenue Realty Trust, LLC dba Nantasket Beach Lodging
- Materials related to the renewal of Class II Wholesale licenses for: Nantasket Auto Sales and Repair, LLC; Ben's Auto
- Materials related to the renewal of Livery Service licenses and Livery Badges for: Seaport Livery Service; Bayside Coach