

**Hull Select Board
Minutes
November 30, 2022**

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

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

Joint Meeting with Hull Redevelopment Authority (HRA) re: Appointment to fill a vacant seat with term to expire May 15, 2023

Constable said that the Select Board and the HRA have joint authority to fill vacancies on the HRA and that they would be interviewing three individuals at this meeting to fill the vacant seat that expires on May 15, 2023. Four members of the HRA were present: Bartley Kelly, Chair; James Tobin, Treasurer; Dennis Zaia, Clerk; and Henry Dunn, Member. Kelly called the meeting of the HRA to order.

The first applicant to be interviewed was Max Walder. Walder said that he studied real estate development in college and since graduating has worked in the real estate industry. He said a position on the HRA would be a good match for his career goals and feels that he has the skills and experience to help develop this space and make it an area that people would want to visit. He feels there are a number of opportunities for the area, including affordable housing, retail and food venues, as well as some open space, possibly in the form of an esplanade, but he said that he would like to seek public input on the development of the space. Kelly asked his thoughts on the proposed two-way road system and he said he would need to study this further.

The next candidate was Steven Greenberg. Greenberg said he feels the development of the HRA property is of huge importance to the Town. He noted that he has a Master's Degree in Regional Planning as well as a B.A. in Economics and while living in Natick worked extensively in real estate and economic development. He feels that the primary mission of the HRA should be to encourage the type of development that would revitalize the area economically and strengthen the tax base of the Town. He feels that this would involve a balance between housing and commercial development and said an economic analysis should be done to determine what would work best. He said he would envision the type of venue that would draw large numbers of people to the Town but acknowledged that it is not easy to balance the needs of people living in neighborhoods with the realities of commercial venues. He stressed that he is very open to public input and suggested the possibility of a survey such as the one recently conducted on the Senior Center. He said that the two-way road system might help to eliminate the gridlock that sometimes occurs in Hull.

The last person to be interviewed was Adrienne Paquin. Paquin said she is a Hull native, was formerly involved in acting but is now working as a software engineer. She said that decisions about the HRA property will affect the entire character of the Town and she would like to be part of those decisions. She feels she is a "quick study" and would bring a number of strengths to the position including good communication skills and an ability to prioritize large amounts of information. She said she would like to see the area made more attractive but other than that has no clear opinion at this point about what she would like to see in this space. She stressed that her primary focus would be to listen and hear what people in the Town want before moving forward with a plan for development.

Motion	Kelly	To appoint Max Walder to the vacant seat on the HRA with a term to expire on May 15, 2023
Second	Dunn	

At this point Sestito made a substitute Motion. He said he feels it is very important to have a candidate who will listen to what the people of the Town want. Constable said they would vote on the substitute Motion first.

Motion	Sestito	To appoint Adrienne Paquin to the vacant seat on the HRA with a term to expire on May 15, 2023
Second	Grey	
Vote	Tobin – Nay	
	Dunn – Nay	
	Nesoff – Nay	
	Sestito – Aye	
	Grey – Aye	
	Pursel – Aye	
	Zaia – Nay	
	Kelly – Nay	
	Constable – Aye	

Since this motion did not pass a vote was taken on the original Motion to appoint Max Walder.

Vote	Tobin – Aye
	Dunn – Aye
	Nesoff – Aye
	Sestito – Aye
	Grey – Aye
	Pursel – Aye
	Zaia – Aye
	Kelly – Aye
	Constable – Aye

Constable told Walder that he would need to be sworn in by the Town Clerk before assuming his position.

Discussion with Hull Redevelopment Authority (HRA) re: Status of property under control of the Authority

Kelly said the draft of the Urban Renewal Plan is now about 99% complete and they will be voting on the final edits on Monday night, after which they will distribute a draft of the plan to the public and various Town boards. He said that in January they will start a series of at least six public meetings and presentations that will go into mid-March and during this time they will try to get as much public input as they can. Kelly said that once the plan is finalized, they will need the endorsement of the Select Board as they are unable to move forward without it. Constable asked Kelly to forward the final draft of the plan to each member of the Board as well as to Lampke and Lemnios and also to give them a list of the dates for the public meetings. Kelly said they would do so. Zaia noted that they have hired a professional to facilitate the meetings so that everyone can be heard. Kelly acknowledged that they will not be able to satisfy everything that people want but have an obligation to move forward with a plan that best meets the needs of the community. Kelly said they anticipate submitting their plan to DHCD in April and hope to have comments back from them fairly quickly so that they can begin to negotiate directly with developers.

Kelly said that the design work for the two-way road system is underway and is about 25% complete and that they are currently working under a grant for technical engineering to complete 100% of the design. He feels the two-way road system will alleviate a lot of problems that the town faces in terms of traffic backup and will give people more options to travel. Constable noted that the two-way road conversion is not necessarily part of the Urban Renewal Plan but there could be a linkage between potential development and the funding for the construction portion of that project. Kelly said they are hoping to have the 100% design this spring, pretty much in line with the urban renewal plan, and would like to put in a Mass Works grant application this year. He said that it is easier to secure Mass Works funding if you have a proposed development and a designated developer but they will probably put the application in anyway so that it is on the docket. He said that if they apply and do not get the funding this year that is not necessarily a setback.

On a motion by Dunn, seconded by Tobin, the HRA voted unanimously to adjourn their meeting.

Joint Meeting with Planning Board re: Appointment to fill a vacant seat with term to expire May 15, 2023

Harry Hibbard called the meeting of the Planning Board to order at 9:10 p.m. Members present were: Harry Hibbard, Chair; Jeanne Paquin, Vice-Chair; Meghan Reilly, Clerk; Steven White; Nathan Peyton.

Constable said that James Pitrolo has applied for the open seat on the Planning Board that expires on May 15, 2023. Pitrolo said he feels the Planning Board is the gateway to development in Hull and that he has the talents and life experience to be helpful on this Board. He said that he worked in state government in West Virginia for sixteen years and since moving to Hull has served on various boards and organizations. Both Paquin and White said they have served with Pitrolo and he has been a wonderful addition to the Town. Constable and Pursel agreed.

Motion	Sestito	To appoint James Pitrolo to the vacant seat on the Hull Planning Board for a term to expire on May 15, 2023
Second Vote	Grey Unanimous	Peyton – Aye White – Aye Reilly – Aye Nesoff – Aye Sestito – Aye Grey – Aye Pursel – Aye Paquin – Aye Hibbard – Aye Constable – Aye

Constable reminded Pitrolo to complete his requirements with the Town Clerk before he attends a meeting.

On a motion by Paquin, seconded by White, the Planning Board adjourned its meeting.

Board to authorize Chair to sign letter to AARP pledging to commit to creating an age-friendly community and environment. Further, to join AARP's Network of Age-Friendly Communities, an affiliate of the World Health Organization's Global Network for Age-friendly Cities and Communities.

Constable said that the Board had recently heard a presentation on this from the Council on Aging (COA) and tonight's vote would be a start in the process of being designated an "Age Friendly Community". She noted that the Baker administration has established grants through its Best Practices Program in a number of areas, including age and dementia. She said she has encouraged COA Director Lisa Thornton to submit an application for funding through this program as she is not sure if it will continue with the new administration so it might be time-sensitive.

Motion	Sestito	To authorize the Chair to sign a letter to AARP pledging to commit to creating an age-friendly community and environment
Second Vote	Nesoff Unanimous	

Select Board Representation on the Climate Action Committee and Beach Management Committee

Constable said the Climate Action Committee will play a central role in defining the Town's policies and strategy to address the impacts of climate change. Pursel said she would be interested in serving on this Committee.

Motion	Sestito	To appoint Donna Pursel as the Select Board's representative on the Climate Action Committee
Second Vote	Grey Unanimous	

Constable said the Beach Management Committee is preparing to review and update their current Beach Management Plan. Lemnios said this Committee was originally created by the Select Board in the early 90's and has revised its plan over the years, but has recently realized that their purpose should be to advise on policies related to beach management rather than actively engaging in day-to-day operations. Nesoff agreed to represent the Select Board on this Committee.

Motion	Sestito	To appoint Irwin Nesoff as the Select Board's representative on the Beach Management Committee
Second Vote	Grey Unanimous	

Approval of Minutes

Motion	Grey	To approve the minutes of the Select Board meeting on October 12, 2022
Second Vote	Sestito Unanimous	

APPROVALS

Vote to Close the Tax Rate Classification Hearing for FY23

Lemnios noted that the Town had received notice from the DOR that the tax rate classification that had been voted on by the Select Board was approved, so they are now able to close this Hearing.

Motion	Sestito	To close the Tax Rate Classification Hearing for FY23
Second Vote	Nesoff Unanimous	

Michael McGurl, Director, Hull Life Saving Museum, 1117 Nantasket Avenue re: One Day Liquor License for an Art Opening on Friday, December 16, 2022 from 6:30 p.m. – 8:30 p.m.

Motion	Grey	To approve a One Day Liquor License for an Art Opening at the Hull Lifesaving Museum on Friday, December 16, 2022 from 6:30 p.m. to 8:30 p.m.
Second Vote	Sestito Unanimous	

P and N Bakeries, Inc dba Weinberg's Bakery, 519 Nantasket Avenue, Valerie Peterson, Mgr. re: Common Victualer License (Change of hours) and (Renewal)

Constable said they currently open at 5 a.m. every day and close at 5 p.m. Sunday through Thursday and at 6 p.m. on Fridays and Saturdays but they will now close at 5 p.m. every day.

Motion	Sestito	To approve the renewal of the Common Victualer license for Weinberg's Bakery with
		Bakery with a change in the closing time on Fridays and Saturdays from 6 p.m. to 5 p.m.
Second Vote	Nesoff Unanimous	

Paula Coffman and Rafca Cardoos dba To Dine For, 518 Nantasket Avenue., Paula Coffman, Mgr. re: Common Victualer License (Renewal)

Motion	Grey	To approve the renewal of the Common Victualer License for To Dine for
Second Vote	Sestito Unanimous	

Jessekat LLC dba Toast, 121 Nantasket Avenue, Jessica Travis, Mgr. re: (A) Wine and Malt as Restaurant; (B) Common Victualer (Renewal)

Motion	Grey	To approve the renewal of the Wine and Malt as a Restaurant and the Common Victualer licenses of Jessekat LLC dba Toast
Second Vote	Sestito Unanimous	

Renewal of Annual Alcohol, Package Store, Common Victualer, Livery Service/Badges, Lodging House, and Wholesale Class II Licenses

Motion	Grey	To approve the renewal of the annual licenses under the current terms and conditions as listed on the Meeting and Agenda notice for the November 30, 2022 meeting of the Select Board subject to approval of all Inspectional Services and any other applicable requirements
Second Vote	Sestito Unanimous	

Armando Aguilar, Hull Knights of Columbus, 440 Nantasket Avenue re: One Day Liquor License for a Birthday Party on December 10, 2022 from 2 p.m. to 6 p.m.

Motion	Grey	To approve a One Day Liquor License for the Hull Knights of Columbus for a birthday party on December 10, 2022 from 2 p.m. to 6 p.m.
Second Vote	Sestito Unanimous	

Armando Aguilar, Hull Knights of Columbus, 440 Nantasket Avenue re: One Day Liquor License for a Birthday Party on December 17, 2022 from 7 p.m. to 11 p.m.

Motion	Grey	To approve a One Day Liquor License for the Hull Knights of Columbus for a birthday party on December 17, 2022 from 7 p.m. to 11 p.m.
Second Vote	Sestito Unanimous	

UPDATES

Lemnios said that the Police and Fire Chiefs reported that this year's bonfire event was very successful and had one of the largest turnouts in several years. He said the Light Department conducted successful generator testing yesterday but that some people have reported issues with their electronics, and they are looking into this. He noted that they are continuing to work with department heads regarding the needs of the aging community and have held and will be holding a number of events related to this to help determine how best to deliver services to this population. He said that Anne Herbst from MAPC is helping with the first Climate Action Committee meeting which will be held next week.

Lemnios said they are now giving potential developers the opportunity to meet with relevant town departments (fire, police, building, etc.) to get feedback on their plans before they finalize presentations to the Planning Board, and noted that there will be a hearing on a potential development at the next Planning Board meeting. He said they are in the process of filing a series of grants related to the Wastewater Treatment facility and have met with the engineer that is working on the seawall on Fitzpatrick Way. He is hoping that federal funding for this project will come through.

He said that they met with the architects associated with their CPA applications and are working on the bid specifications for the first Town Hall/Fire Station based on funding that they received from the CPA. He said that the resiliency planning that they are doing on Hampton Circle is getting good feedback from grant agencies and also noted that they have hired a new conservation administrator for the Climate Adaptation/Conservation Department.

Constable reminded everyone to sign up for Code Red on the Town website. Lemnios said they are planning to do a specific meeting at the Senior Center, open to the public, to provide guidance as to what you should be planning for in terms of storms. This will be a recorded event.

Sestito congratulated the Hull football team who will be playing at Gillette Stadium in the Super Bowl and noted that they are the only team left in their division that is undefeated. He also said that the Kraft family this week awarded Coach O'Donnell the Coach of the Week Award.

Pursel asked if the Village Fire Station would become a satellite fire station or if it would just be restored for historical value. Lemnios said the outside of the building will be redone but it would be cost-prohibitive to provide handicap access to the second floor, so this space will be used for storage only and would not become an operating satellite station. Pursel asked about the moving speed limit sign in town. Lemnios said this sign was purchased through a grant but he is not sure it has any impact on drivers' speeds.

Constable said that the Affordable Housing Committee was reconstituted recently and they have met and will meet again on December 8th. She said they hope there will be a representative from the Citizens Housing and Planning Association (CHAPA) at this meeting and the Board should anticipate a request to submit an application to CHAPA for a Municipal Engagement Initiative grant that would provide assistance to the community with educational outreach on affordable housing.

Nesoff asked if they have heard from DCR regarding their request to view the report on the Police Station. Constable said they have not and Lemnios stated that given the transition that will be occurring in state government they do not expect to hear anything soon.

Constable said they had a meeting with Central Transportation Planning (CTP) staff, DOT, Lemnios, and some town staff relative to the results of a study done on the intersection at Rockland House Road. Lemnios said Chris DiIorio is preparing a report that captures their positions based on that meeting. He said that this project is moving along but that there are numerous state and federal guidelines and criteria that must be met so it will likely be a lengthy process.

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

- Agenda and Added Agenda for Select Board Meeting on November 30, 2022
- Letters of Interest for position on HRA from Max Walder, Steven Greenberg, John Reilly and Adrienne Paquin
- Application materials for renewal of licenses for: PF Hospitality Inc., dba the Sandbar, Paragon Entertainment Ventures, LLC dba Paragon Arcade, Shoreline Hospitality LLC, dba Shoreline Kitchen and Bar, Lighthouse Enterprises, Inc. dba A Street Liauors, EAM Market, Inc. dba The Village Market, Mai and Mai, Inc. dba Hull Jade Restaurant, L St Pizza Company, Inc. dba L St Pizza, Scoops Ice Cream Co., Michael Ashe dba Seaside Transport, Tara Ashe, Kurt Kalberer, P and N Bakeries, Inc. dba Weinberg's Bakery, Paula Coffman and Rafca Cardoos dba To Dine For, Jessekat LLC dba Toast, Impenetrable Hull LLC, dba The Nantascot Lodging House, West Corner Autos, Inc.
- Application materials from Hull Knights of Columbus for One Day Liquor Licenses on December 10, 2022 and December 17 2022

- Application materials from Hull Lifesaving Museum for One Day Liquor License on December 16, 2022
- Letter of Interest from James Pitrolo for open position on Planning Board
- Letter from Select Board Chair, Jennifer Constable, to Mike Festa, AARP Massachusetts State Director re: Age-Friendly Communities
- Letter from Christian Krahforst re: creation of Climate Adaptation Committee