

**Hull Select Board  
Final Minutes  
December 14, 2022**

The meeting of the Hull Select Board was held at 7:30 p.m. on Wednesday, December 14, 2022 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Jennifer Constable, Chair; Donna Pursel, Vice-Chair; Greg Grey, Member; Domenico Sestito, Member.  
Member absent: Irwin Nesoff, 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. She also asked for a moment of silence for Sheila Russell, a long-time Hull summer and then year-round resident, former Mayor of the City of Cambridge, and mother of numerous Hull residents, who died on December 12<sup>th</sup>.

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**APPOINTMENTS**

**Public Hearing: Beachfood Inc., dba Mezzo Mare, 245 Nantasket Avenue, Joseph Agostino, Owner re: Amendments to Liquor and Common Victualer Licenses.**

Joseph Agostino, owner of Mezzo Mare, said that due to Covid they had opted to close on Mondays and Tuesdays and to have their closing time be midnight rather than 1:00 a.m.. He would now like to return to their pre-Covid hours, closing at 1:00 a.m. and to be open seven days a week.

<b>Motion</b>	Sestito	To approve the change of hours for Beachfood, Inc., dba Mezzo Mare (applicant), 245 Nantasket Avenue, Hull, MA as follows: Alcohol License (Joseph Agostino, Owner/Manager) requesting the following hours: Monday-Saturday: 8 a.m. – 1 a.m. and Sunday: 10 a.m. – 1 a.m. Common Victualer (Joseph Agostino, Owner/Manager) requesting the following hours: Monday-Saturday: 8 a.m. – 1 a.m. and Sunday: 10 a.m. – 1 a.m., as listed on the Meeting and Agenda Notice for the December 14, 2022 meeting, subject to approval of all other authorities, payment of all sums due the Town or entering into and complying with a payment agreement and any other applicable requirements
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<b>Second Vote</b>	Grey Unanimous
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**Nantasket NHG LLC dba Nantasket Beach Resort, 45 Hull Shore Drive, Zeandre Hines (Proposed Manager) re: Change of Manager on the following licenses: (A) All Alcohol as an Innholder (proposed); (B) Common Victualer; (C) Entertainment**

Hines said he has been working with the Newport Hotel Group since 2018. He has recently moved to the area and started a new position as General Manager of the Nantasket Beach Resort. Pursel asked Lampke if this license was for the hotel or the conference center and noted that they have two separate addresses. Lampke said the hotel has the innholders license and that includes the conference facilities. He noted that the restaurant in the hotel has been subcontracted to the operators of True North in Weymouth, and has a separate license.

<b>Motion</b>	Sestito	To approve the change of Manager for Nantasket NHG LLC dba Nantasket Beach Resort to Zeandre Hines, as listed on the Meeting and Agenda Notice for the December 14, 2022 meeting, subject to approval of all other authorities, payment of all sums due the Town or entering into and complying with a payment agreement and any other applicable requirements
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<b>Second Vote</b>	Grey Unanimous
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**Gateway, LLC dba Dunkin', 1 Bay Street, Ricardo Abrantes (Proposed Manager) re: Change of Manager on Common Victualer License**

Abrantes said he has been with the Dunkin' network for a number of years, and has managed multiple stores in this area.

**Motion**                      Sestito                      To approve the change of Manager for Gateway, LLC, dba Dunkin' to Ricardo Abrantes, as listed on the Meeting and Agenda Notice for the December 14, 2022 meeting, subject to approval of all other authorities, payment of all sums due the Town or entering into and complying with a payment agreement and other applicable requirements

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

**Park Avenue Realty Trust, LLC dba Nantasket Beach Lodging, 12 Park Avenue, William Seroll, Owner re: Request to change Manager on Lodging House license to Kirk Davis (Proposed Manager)**

Davis said he has managed commercial properties throughout Boston, most recently in Quincy. He is now retired but this opportunity became available and he felt it would be a good fit for him. He said that he lives on-site.

**Motion**                      Sestito                      To approve the change of Manager for Park Ave Realty Trust, LLC dba Nantasket Beach Lodging to Kirk Davis, as listed on the Meeting and Agenda Notice for the December 14, 2022 meeting, subject to approval of all other authorities, payment of all sums due the Town or entering into and complying with a payment agreement and other applicable requirements

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

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**APPROVALS**

**Annual Town Meeting 2023 Warrant Opening and Closing**

Lemnios said the Select Board needs to vote to close the Annual Town Meeting Warrant on Thursday, February 9, 2023 at 3:00 p.m. He said that they would be advertising this date in the next few weeks.

**Motion**                      Grey                      To close the Annual Town Meeting 2023 Warrant on February 9, 2023 at 3 p.m.  
**Second**                      Sestito  
**Vote**                      Unanimous

**Lori West, Select Board Office Manager re: New Year's Eve Extensions**

Constable said that West had submitted a Memorandum stating that the following liquor establishments have requested to remain open until 2:00 a.m. on January 1, 2023: California Underground, The C Note, Daddy's Dry Dock, Jo's Nautical, Paragon Arcade, The Parrot, Sandbar, Schooners.

**Motion**                      Sestito                      To approve the request for New Year's Eve extensions as submitted by the Select Board Office Manager

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

**Gary Twombly, President, Nantasket Beach Salt Water Club, 3 Fitzpatrick Way re: Request for extension of Seasonal Entertainment and Common Victualer Licenses until January 15, 2023**

Pursel asked where things stood in terms of the number of available alcohol licenses in the Town and whether they could grant the Salt Water Club a year-round All Alcohol License. Lampke said that the staff had gone through the files to see if the State was correct that Hull does not have a license to grant at this time, and concluded that due to the split licenses at the Hotel they do not. He said they are trying to determine if there are other possible options.

**Motion**                Sestito                To approve the request of Nantasket Beach Salt Water Club, 3 Fitzpatrick Way for an extension of Seasonal Entertainment and Common Victualer Licenses until January 15, 2023 as listed on the Meeting and Agenda Notice for the December 14, 2022 meeting, subject to approval of all other authorities, payment of all sums due the Town or entering into and complying with a payment agreement and any other applicable requirements

**Second  
Vote**                Grey  
Unanimous

**Motion**                Grey                To approve the renewal of the Annual Lodging House licenses, under the current terms and conditions, as listed on the Meeting and Agenda Notice for the December 14, 2022 meeting, subject to approval of all Inspectional Services, payment of all sums due the Town or entering into and complying with a payment agreement and any other applicable requirements. In accordance with the above motion, renewal of the following Lodging House licenses was approved: Park Avenue Realty Trust, LLC, dba Nantasket Beach Lodging; NHS of the South Shore, Inc. dba NeighborWorks Neighborhood Housing Service (Easy Living Lodge)

**Second  
Vote**                Sestito  
Unanimous

**Motion**                Sestito                To approve the renewal of the Annual Alcohol licenses, under the current terms and conditions, as listed on the Meeting and Agenda Notice for the December 14, 2022 meeting, subject to approval of all Inspectional Services, payment of all sums due the Town or entering into and complying with a payment agreement and any other applicable requirements. In accordance with the above motion, renewal of the following licenses was approved: Houlihan's Seaside dba The Parrot, All Alcohol, Common Victualer, Entertainment; Nantasket NHG LLC dba Nantasket Beach Resort, All Alcohol as an Innholder, Common Victualer, Entertainment; LaDalat & Company, dba LaDalat, All Alcohol as a General on Premise Licensee, Common Victualer; Arc Lux, Inc. dba Mambos, All Alcohol, Common Victualer, Entertainment; Beachfood Inc., dba Mezzo Mare, All Alcohol, Common Victualer

**Second  
Vote**                Grey  
Unanimous

**Motion**                Sestito                To approve the renewal of the Annual Common Victualer licenses, under the current terms and conditions, as listed on the Meeting and Agenda Notice for the December 14, 2022 meeting, subject to approval of all Inspectional Services, payment of all sums due the Town or entering into and complying with a payment agreement and any other applicable requirements. In accordance with the above motion, renewal of the following Common Victualer licenses was approved: Gateway, LLC dba Dunkin'; Nantasket Beach Café dba Saltwater Diner; Crave, 303 Nantasket Avenue, Crave 43 Hull Shore Drive

**Second  
Vote**                Grey  
Unanimous

**Gateway, LLC dba Dunkin', 1 B Bay Street, Ricardo Abrantes, Mgr. re: Common Victualer License (change of hours)**

Constable said that Abrantes has requested a change in the closing time from 10:00 p.m. to 7:00 p.m.

<b>Motion</b>	Sestito	To approve the change of hours of the Common Victualer license for Gateway, LLC dba Dunkin', 1 B Bay Street, Ricardo Abrantes, Mgr., as follows: Saturday – Sunday 5:00 a.m. – 7:00 p.m., subject to approval of all other authorities, payment of all sums due the Town or entering into and complying with a payment agreement and any other applicable requirements
<b>Second Vote</b>	Grey Unanimous	

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## UPDATES

Lemnios said that a number of Town departments had met this morning and reviewed their preparedness for winter, which is something they do every year. He said this year there is a challenge in that they have a minimum of snow plow contractors, which is an issue statewide. He said that this may mean if there is a large and intense snow event it might take longer for the roadways to be completely cleared. He also said they are working through the budget process and the budget will be presented to the Board during the second week in February.

Lemnios then announced that he will be retiring on June 30, 2023. He said he feels this is a good time for him to retire as he has been able to put the Town on good financial footing and there is a good team in place in the Town at this point. He suggested that there be an Agenda item for the next meeting to talk about the process for hiring his replacement and urged the Board to consider what issues they would most like a new Town Manager to address. He noted that he is putting an Assistant Town Manager position into this year's budget. Each of the Board members thanked Lemnios for his many years of service to the Town.

Sestito congratulated the Hull Football team that won the Super Bowl for the first time in 25 years, and said there will be a parade in their honor on Sunday at 11:00 a.m. He said the game was very exciting and extremely well attended by Hull residents.

Constable asked if there are still flu and booster shots available. Lemnios said they should check on the Board of Health website. Pursel asked about holiday hours at Town Hall. Lemnios said they will be closed on December 26<sup>th</sup> and January 2<sup>nd</sup>, but other than that will have regular business hours.

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 for Select Board meeting on December 14, 2022
- Materials related to the Public Hearing on Amendments to the Liquor and Common Victualer licenses for Beachfood Inc., dba Mezzo Mare
- Application materials related to the Change of Manager on the All Alcohol as an Innholder, Common Victualer and Entertainment licenses for Nantasket NHG LLC dba Nantasket Beach Resort
- Application materials related to the Change of Manager and Change of Hours for Gateway, LLC dba Dunkin'
- Memorandum from Lori West re: Requests for extension of hours on New Year's Eve

- Materials related to request from Nantasket Beach Salt Water Club for extension of Seasonal Entertainment and Common Victualer licenses until January 15, 2023
- Materials related to renewal of Annual Alcohol licenses for Houlihan's Seaside dba The Parrot; Nantasket NHG LLC dba Nantasket Beach Resort; LaDalat & Company dba LaDalat; Arc Lux, Inc. dba Mambos; Beachfood Inc., dba Mezzo Mare
- Materials related to renewal of Common Victualer licenses for Gateway, LLC dba Dunkin'; Nantasket Beach Café dba Saltwater Diner; Crave (locations at 303 Nantasket Avenue and 43 Hull Shore Drive)
- Materials related to renewal of Lodging House licenses for Park Ave Realty Trust, LLC, dba Nantasket Beach Lodging; NHS of the South Shore, Inc. dba Neighbor Works Neighborhood Housing Service (Easy Living Lodge)
- Materials related to Change of Manager on the Lodging House license for Park Ave Realty Trust, LLC, dba Nantasket Beach Lodging