

**Hull Select Board
Final Minutes
March 15, 2023**

Thee meeting of the Hull Select Board was held at 7:30 p.m. on March 15, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

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

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

APPOINTMENTS

Joint Meeting with Representative Joan Meschino and Senator Patrick O'Connor

Pursel thanked Meschino and O'Connor for coming. Meschino said they would update the Board on the budget and legislative agenda and then would discuss whatever topics were of interest to the Board. O'Connor said they would also speak on the status of the Home Rule Petitions that the Town had asked them to file. He added that Hull is a unique community, particularly in its relationship with DCR, and he commended them for working with DCR in a positive way. Both said that voicing Hull's concerns is extremely important to them. Pursel noted that this was not a public meeting and they would not be taking questions from the public but that both Meschino and O'Connor's contact information would be made available.

O'Connor said that FY22 saw incredible growth in the state, due in part to federal dollars related to the pandemic, and this has enabled them to allocate money for several project options for the Hull Boardwalk in FY23 including benches, gaming tables, and bike racks, which they feel would be a good first investment in that area. Meschino said that Governor Healey just filed her FY24 budget and O'Connor said that she is proposing a \$24.6 million increase in aid to cities and towns. He acknowledged, however, that this does not begin to match the rising costs of running a municipality in Massachusetts. He said that some of the unused federal money has been directed toward restructuring mental health services in the state and for early education and workforce development with a goal of educating a new generation for jobs of the future that will pay a living wage. Meschino said that both she and O'Connor will continue to advocate for strong municipal aid.

Meschino said that they have filed the Home Rule Petitions that were authorized at last year's Town Meeting and think they should pass. She also said that Fire Chief Russo had suggested a change to the Civil Service Exams which would allow teens to register for the exam when they turn seventeen, which he feels would encourage more people to apply for Police and Fire jobs. They feel this is a good idea and will work to see it through.

O'Connor said that with the new administration, there should soon be a new DCR Commissioner to replace the current acting Commissioner and he hopes there will be some reorganization and more money available. He noted that there is money earmarked for the improvements to the Boardwalk that he mentioned earlier as well as for engineering work at the Point Allerton seawall. He said that in the fall of 2022 DCR completed paving Parking Lots A and F and spent \$595,000 on various other projects and that in FY 23 and 24 they will replace thirty-nine existing lights with solar lights.

O'Connor said that they have received a number of calls from constituents regarding the street hockey rink in Parking Lot G and the old Police Station. He said that DCR held a listening session in June of 2022 to get public feedback on the street hockey rink and most people in attendance wanted to see pickle ball courts installed at that location. DCR feels, however, that this space is too windy for pickle ball and that the best course of action is to follow the recommendations of the Master Plan and remove the rink in order to increase parking and allow more open space for visitors along the ocean front. Meschino commended Jennifer Constable's work on the Economic Development Council and the development of a Business Improvement District and the Board's work in codifying their Master Plan and working with DCR and said she feels there will be a way to accommodate the request for a pickle ball court.

Lemnios said he feels the challenge will be to have DCR move forward in a way that aligns more closely with what the citizens of Hull want and that a lot will depend on who the next Commissioner is. He said that Meschino and O'Connor understand the "big picture" with respect to Hull and the Town has been fortunate to have them working on its behalf. Both Meschino and O'Connor said that Hull has been a strong partner at the table in working with DCR. Pursel said that Hull must continue to ask for what they want and referenced the plan put forward by the Hull Artists with respect to the old Police Station. She said she feels the fact that they have a positive relationship with DCR will help in the long run. O'Connor said there are a number of prime locations in the Town that are currently unused that could help transform Hull into a year-round community. Lemnios noted that one intent of the Master Plan was to extend the season for the businesses on the front beach and to create reasons for people to come to Hull other than just the beach.

Pursel asked if Governor Healey's budget addresses the issues of housing and workforce development. Meschino said that Healey has made housing a priority and has also allocated money in the budget to make the first year of community college free for people twenty-five and older in an effort to reach a non-traditional population. O'Connor said that one of the biggest problems the state faces is that working people cannot afford to live in their communities and noted that a program has been developed for the schools to offer opportunities for students to learn a trade and then match them with jobs that pay a living wage. He said this program is open to the general public three nights a week.

Nesoff said that the residents of Hull had raised over \$20,000 for a feasibility study on the old Police Station and asked if either Meschino or O'Connor feel it is possible that anything will happen on this project once a new Commissioner is in place. Meschino said she is not sure this will be possible as it would be a very expensive project, but said that what Hull is doing through the Economic Development Council has put the Town into a good position to make a proposal on this. O'Connor said they will reach out to the new Commissioner about that whole area of Hull.

Public Hearing re: Transfer of Porta Bella Beverage Inc., dba West Corner Liquors' License to George and Sharon Duncan of G&S Beverages Inc., dba West Corner Liquors

George Duncan said that he has been in the liquor business for almost twenty-seven years. In 2014 he became the Manager of License of West Corner Liquors and has been working there since that time. He said that he and his wife are now purchasing the store from the current owner. He said that the hours of operation and layout of the building would remain the same.

Motion	Sestito	To approve a transfer of West Corner Liquor's Liquor License to George and Sharon Duncan of G&S Beverages Inc., dba West Corner Liquors
Second	Nesoff	
Vote	Unanimous	

Debbie Greenstein re: Letter of Interest to serve on the No Place for Hate Committee

Pursel said there are currently four applicants for two full-time seats on the Committee but that the Board recently added two alternate positions. Lemnios gave a brief recap of the four candidates who have applied.

Greenstein said she moved to Hull in 2019 but has always spent her summers in Hull. She would like to become more involved in the Town and loves the mission of this Committee and feels she has good ideas to share. She is a substitute teacher and would like to bring these ideas into the schools.

Motion	Nesoff	That Sandra Baler-Seagal and Debbie Greenstein be appointed to seats on the Hull No Place for Hate Committee with terms to expire on June 30, 2025 and Meryl Johnson and Eva Das be appointed as alternates with terms to expire on June 30, 2026
Second	Sestito	
Vote	Unanimous	

Harriet Bosy re: Request for Annual Town Election Ballot Question

Lemnios said that Bosy had hoped to place a Citizens Petition on the Warrant for Town Meeting but did not have enough time to secure the necessary signatures. However, he said that the Select Board has the authority to place a referendum question on the ballot for the Town Election up to thirty-five days before the date of the election. He said that if the Board chose to do so they could amend the question as they felt necessary.

Bosy said she would like a question on the upcoming ballot asking whether the residents of Hull would like to see the HRA land utilized for open space and recreation or for residential and/or commercial development. She said she is aware that the HRA has been holding public meetings on this issue but to date only about one hundred and thirty-five people have attended these sessions, which is only 1.5% of eligible voters in the Town.

Nesoff expressed concern that the question, as written, is an either/or proposition and does not leave room for a combination of open space and commercial use. He said he was also concerned that if the vote went in a particular direction the voters would assume that this is what would happen. Sestito felt that this question would be non-binding and might be a good way to get a sense of what people want. Pursel said that the residents of Hull have had several opportunities over the last few years to express their views on the HRA property. She also pointed out that any proposal for the land will have to come before the Board for approval.

Pursel asked Lemnios what effect the results of such a referendum question might have on the HRA's plans. Lemnios said that typically non-binding questions are used to give policy makers a sense of a community's feelings. He said that the way the question is currently written is limiting. He said that the issue of affordable housing is going to become very heated in coming years, particularly in a place like Hull that is land-starved. He is in favor of open space but said that if you take affordable housing completely off the table for the HRA property it might make things more difficult in other areas of the Town. He suggested that possibly before the Board gives final approval to any HRA plan they could put it before the Town as a non-binding referendum.

Sestito said he feels it is important to make sure the Town weighs in on what is done with this land and Pursel said that this question might give the HRA more information to help formulate a plan. She said that perhaps they could have a second referendum once a plan has been submitted. She suggested that the Board reframe the current question and put it on the upcoming ballot as a non-binding referendum. Lemnios suggested that they place this item on the agenda for the meeting of the Board on the 29th.

APPROVALS

Kevin Richardson, President, Hull Boosters re: Carnival on HRA property for June 14, 2023 through June 18, 2023 with set up dates of June 12, 2023 and June 13, 2023

Motion	Sestito	To approve the request of the Hull Boosters to hold a Carnival on HRA property on June 14, 2023 through June 18, 2023 with set up dates of June 12, 2023 and June 13, 2023
Second Vote	Nesoff Unanimous	

Michael McGurl,, Executive Director, Hull Lifesaving Museum Inc., re: Request for One Day Wine and Malt License for the Snow Flake Reception on April 14, 2023 from 5:00 p.m. until 8:00 p.m.

Motion	Sestito	To approve the request of the Hull Lifesaving Museum for a One Day Wine and Malt License for the Snow Flake Reception on April 14, 2023 from 5:00 p.m. to 8:00 p.m.
Second Vote	Nesoff Unanimous	

JA Holdings, Inc. dba Red Sky at Steamboat Wharf, 48 George Washington Boulevard, David Peters, Manager re: (A) Seasonal All Alcohol License (proposed manager); (B) Common Victualer License; (C) Entertainment License (renewal)

Jason Gould, the owner of Steamboat Wharf, said their current manager is retiring and that David Peters will be managing Red Sky and that his name will now be on the liquor license. He confirmed that the dates and hours of operation would remain the same.

Motion	Sestito	To support the request as presented at this meeting for JA Holdings, Inc. dba Red Sky at Steamboat Wharf, 48 George Washington Boulevard, for the new Manager to be David Peters for the following licenses: (A) Seasonal All Alcohol License, (B) Common Victualer, (C) Entertainment
Second Vote	Nesoff Unanimous	
Motion	Sestito	To approve the renewal of the following licenses for JA Holdings, Inc. dba Red Sky at Steamboat Wharf, 48 George Washington Boulevard, David Peters, Manager: (A) Seasonal All Alcohol License, (B) Common Victualer, and (C) Entertainment
Second Vote	Nesoff Unanimous	

Bayside Marketing Systems, Inc. dba Nantasket Lobster Pound (Jake's Seafood), 50 George Washington Boulevard, James O'Brien, Mgr., re: (A) Seasonal All Alcohol License; (B) Common Victualer License (Change of Hours) and (Renewal)

Pursel said Jake's Seafood would be open 6 days per week, Wednesday through Monday from 7:00 a.m. to 1:00 a.m., closed on Tuesdays except for Tuesday, July 4, 2023 when it would be open from the hours of 10:00 a.m. to 1:00 a.m.

Motion	Sestito	To approve a change of hours and renewal of the Seasonal All Alcohol and Common Victualer licenses for Bayside Marketing Systems, Inc. dba Nantasket Lobster Pound (Jake's Seafood) with hours of operation on Wednesday through Monday from 7:00 a.m. to 1:00 a.m., and closed on Tuesdays except for Tuesday, July 4, 2023 from 10:00 a.m. to 1:00 a.m.
Second Vote	Nesoff Unanimous	

Nantasket Beach Salt Water Club, Inc. dba Nantasket Beach Salt Water Club, 3 Fitzpatrick Way, Nicole Londergan, Mgr. re: (A) Seasonal All Alcohol License; (B) Common Victualer License (Renewal); and (C) Entertainment License (Change of Hours) and (Renewal)

Pursel said they are requesting hours for the Seasonal All Alcohol and Common Victualer licenses from 8:00 a.m. to 1:00 a.m. Monday through Saturday, and Sundays from 10:00 a.m. to 1:00 a.m. They are requesting indoor Entertainment hours from 8:00 a.m. to 1:00 a.m. Monday through Saturday and Sunday 10:00 a.m. to 1:00 a.m. and outdoor entertainment 8:00 a.m. to 10:00 p.m. all days with live juke box and DJ outdoors.

Motion	Sestito	To approve the renewal of the Seasonal All Alcohol and Common Victualer Licenses for Nantasket Beach Salt Water Club and the renewal of the Entertainment License with a change of hours to 8:00 a.m. to 1:00 a.m. on Monday through Saturday and Sunday from 10:00 a.m. to 1:00 a.m. for indoor entertainment and outdoor entertainment from 8:00 a.m. to 10:00 p.m. all days
Second Vote	Nesoff Unanimous	

CORRESPONDENCE

William H. Lesser, CRS Coordinator, Federal Insurance and Mitigation Administration re: Results of the National Flood Insurance Program (NFIP) Community Rating System (CRS) field verification findings.

Lemnios said the Town has been notified that it has retained its Class 7 rating in the National Flood Insurance Program Community Rating System. This rating is the result of Hull's flood mitigation activities and qualifies Hull for a 15% discount on flood insurance premiums for most NFIP policies issued or renewed on or after October 1, 2023.

DISCUSSION

Board to review and approve the advertisement (Position Statement) for the Town Manager's position including compensation for the position.

Pursel said that a few people have expressed concern to her that the Board is discussing the Town Manager's position prior to the end of the online survey. She said her response has been that all of the feedback that has been and will be received will be taken into account both in formulating the Position Statement and the interview questions for prospective candidates.

Pursel said that Paradigm had distributed a copy of the Position Statement to members of the Board and they had provided feedback. Both she and Nesoff said they feel Paradigm had done an excellent job of capturing what Hull is looking for in its next Town Manager. There was a brief discussion of a salary range that would attract qualified candidates. Lemnios indicated that due to the current economic situation the pool of candidates has shrunk, so it would be good to try to attract as many candidates as possible.

Motion	Pursel	To set a salary for the Town Manager position of \$185,000, plus or minus, depending on qualifications
Second	Sestito	
Vote	Unanimous	

Pursel said she would notify the consultants of the salary and would give them the okay to post the position by the end of the week. Sestito said they will need to start the process of forming a search committee, which will consist of one representative each from the Advisory Board, the Select Board, the School Committee, and two citizens at large. This item will be placed on the agenda for the Board meeting on the 22nd.

UPDATES

Pursel read letters of apology that had been written to the Town by two women who were caught vandalizing Fort Revere in September.

On a motion by Sestito 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's office upon request:

- Agenda and Added Agenda for Select Board Meeting on March 15, 2023

- Materials related to the transfer of West Corner Liquors' Liquor License to George and Sharon Duncan
- Letter of Interest from Debbie Greenstein re: position on Hull No Place for Hate Committee
- Materials related to Harriet Bosy's request for Annual Town Election Ballot Question
- Memo from Kevin Richardson re: Hull Boosters Carnival on HRA property
- Application from Hull Lifesaving Museum for One Day Wine and Malt License on 4/14/2023
- Letter from CRS Coordinator re: results of National Flood Insurance Program Community Rating System field verification findings
- Position Statement for Hull Town Manager
- Materials related to Change of Manager and license renewals for Red Sky at Steamboat Wharf
- Materials related to Change of Hours and license renewals for Nantasket Beach Salt Water Club
- Materials related to Change of Hours and license renewals for Jake's Seafood