

**Hull Select Board
Final Minutes
August 2, 2023**

The meeting of the Hull Select Board was held at 7:00 p.m. on August 2, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Greg Grey, Chair, Irwin Nesoff, Vice-Chair, Jason McCann, Clerk, Brian McCarthy, Member, Jerry Taverna, Member. Also present were Town Counsel James Lampke and Acting Town Manager, Police Chief John Dunn.

Before opening the meeting Grey led everyone in the Pledge of Allegiance.

APPOINTMENTS

Doctor's Island Public Hearing: Gregory Hoffmeister, Manager, 19 Hull Shore Drive, Doctor's Island Brewing Company, LLC dba Doctor's Island Brewing re: Request for (A) Seasonal Alcohol License (Farmers Series Pouring Permit), (B) Common Victualer, and (C) Entertainment License.

Hoffmeister said that his family has a long history in Hull and that he and his wife, Michelle, would like to become business owners in the Town and become part of the community and serve Hull and the South Shore. They are seeking a license to brew and serve mostly low alcohol beers with a small food menu, and occasional entertainment, probably in the form of acoustic guitar performances on the weekends. Hoffmeister said their plan is to start as a seasonal business with the hope that they might eventually be able to build it into a year-round establishment. They had applied for a license from July 15th (when they had expected to open) through November 30th, but Lampke recommended that they consider amending the start date from July 15 to January 15 (the last day for seasonal licenses) so that they would not need to change the license next year. The period for seasonal licenses usually is from April 1 through November 30, with the option to extend through January 15.

Lampke asked about the layout of the building and how customers would be served. Hoffmeister said that customers could either order food and a beer at an outside window or could go inside the building and order at the bar. Mrs. Hoffmeister said there would be high top tables with seats on the front and side decks. After discussion the application was amended to have capacity for ten customers inside the building and thirty-four outside. They had applied to be open Thursday through Sunday with hours of operation on Thursday from 2:00 p.m. to 9:00 p.m., Friday and Saturday from 12:00 p.m. to 11:00 p.m. and Sundays from 2:00 p.m. to 8:00 p.m. Lampke suggested that they ask to be open on Monday holidays, which they did, with hours from 12:00 p.m. to 10:00 p.m.

Lampke reminded them that any staff would need to be tip-certified and they would need to make sure that alcohol does not leave the premises. Also, food must be available when alcohol is available under local regulations. Grey said that the Board had correspondence from John and David Dempsey in support of these licenses. He read the letter into the record.

Motion	Nesoff	To approve Doctor's Island Brewing Company, LLC dba Doctor's Island Brewing request for a Seasonal Alcohol License (Farmers Series Pouring Permit), Common Victualer, and Entertainment License from April 1 st to November 30 th , for hours on Monday holidays from 12:00 p.m. to 10:00 p.m., Thursdays, 2:00 p.m. to 9:00 p.m., Fridays and Saturdays from 12:00 p.m. to 11:00 p.m., and Sundays from 2:00 p.m. to 8:00 p.m. The indoor capacity will be seating of 10 people and outdoor seating of 34 people for a total of 44 people.
Second Vote	Taverna Unanimous	

Public Hearing: Dino Funari, Manager, Vitamin Sea Brewing LLC re: Request for One Day Entertainment License

Grey said that Funari had withdrawn his application.

APPROVALS

Christopher Russo, Fire Chief, Hull Fire Department re: Request for approval to “opt-in” to the Statewide Public Safety Mutual Aid Agreement and the Statewide Public Works Municipal Mutual Aid Agreement.

Motion	Nesoff	To authorize the Chair of the Select Board, the Acting Town Manager or the Fire Chief to sign on behalf of the Town to opt in to the Statewide Public Safety Mutual Aid Agreement and the Statewide Public Works Municipal Mutual Aid Agreement
Second Vote	McCarthy Unanimous	

Maureen Gillis, Director of Development, Hull Lifesaving Museum re: Request to host Forever Flare Ceremony at A Street Pier on Saturday, August 26, 2023 at 8:00 p.m.

Gillis said they had canceled the Illumination scheduled for July 29th due to the weather conditions but would like to hold the Forever Flare Ceremony that would have been part of the Illumination on August 26th. She said the public pier would be closed for one hour while the ceremony takes place.

Motion	McCann	To approve the request of the Hull Lifesaving Museum to host the Forever Flare Ceremony at A Street Pier on Saturday, August 26, 2023 at 8:00 p.m. with a rain date of Sunday, August 27, 2023 at 8:00 p.m.
Second Vote	Taverna Unanimous	

Jon Ericksen, Executive Director, Friends of the Paragon Carousel, Inc., dba Paragon Carousel, 205 Nantasket Avenue re: One Day Liquor License on Friday, September 22, 2023 from 5:00 p.m. to 11:00 p.m. for Philadelphia Toboggan Coasters Carousel Derby

Jon Ericksen, Executive Director, Friends of the Paragon Carousel, Inc., dba Paragon Carousel, 205 Nantasket Avenue re: One Day Liquor License on Saturday, October 7, 2023 from 11:00 a.m. to 5:00 p.m. for Pumpkin Fest Party

McCann said he would recuse himself from this discussion and vote as he is a member of the Board of the Friends of the Paragon Carousel.

Motion	Nesoff	To approve the request of the Friends of the Paragon Carousel, Inc., dba Paragon Carousel, for One Day Liquor Licenses on September 22, 2023 from 5:00 p.m. to 11:00 p.m. and on October 7, 2023 from 11:00 a.m. to 5:00 p.m.
Second Vote	McCarthy Unanimous	4-0-1

DISCUSSION

Special Town Meeting, Thursday, August 31, 2023: Review of Warrant Articles and referral of Zoning Bylaws to Planning Board

The Board reviewed a rough draft of the Warrant for the Special Town Meeting compiled by the Town Clerk based on the articles that have been filed so far. Lampke said that all of the Citizens Petitions must be on the Warrant but that the Select Board could choose to defer articles submitted by local officials, employees, or department heads to the Annual Town Meeting. Lampke said that the Board must also vote to refer the zoning articles to the Planning

Board so they can schedule public hearings and make their recommendations. He said the Advisory Board is required by Town law to review all articles on the Warrant and they have already started scheduling meetings for this. He said that based on the date the initial Citizens Petition was received, the meeting can be held no later than August 31st, which makes this a very challenging process. The Warrant will close on August 14th at 3:00 p.m. Article 1 relates to Accessory Dwelling Units and was inserted at the request of the Zoning Board of Appeals (ZBA). This article was referred to the Affordable Housing Committee (AHC) at the Annual Town Meeting for further study. Grey said they had received an email stating that the ZBA had voted at last night's meeting to move this article forward and that they would be meeting with the AHC and the Zoning Bylaw Review Committee next week. McCann said that this article would need to be referred to the Planning Board for a public hearing. Grey asked if the Select Board can pull an article before Town Meeting if they feel there are too many articles on the Warrant. Lampke said they could do that for a Special Town Meeting although the Citizens Petitions must be put forward.

Motion	McCann	To refer the Zoning Board of Appeal's article on Accessory Dwelling Units to Planning Board for the necessary hearing before the Special Town Meeting on August 31, 2023
Second Vote	McCarthy Unanimous	

Article 2: Moderator George Boylen submitted an article on "Consent Agendas" which would allow him to group non-controversial articles together for a single vote as a means of speeding up the process for Town Meeting. Lampke said he is working with Boylen to finalize the exact wording for this article.

Motion	Nesoff	To place Article 2 on the Warrant for the Special Town Meeting
Second Vote	McCarthy Unanimous	

Article 3. Lampke said that the Conservation Commission Administrator, Chris Krahforst, had submitted an article establishing a fee structure, which Krahforst feels would help them deal with the issue of "after the fact" permitting. Krahforst, who was present at the meeting, said that these fees would allow the department to balance its budget and put them in a better position to pursue matching grants as well as help with expenses associated with administration of the Wetlands Protection Act. He said this article was to have been on the Warrant for the Annual Town Meeting but was not, so the Commission has asked him to pursue it for the Special Town Meeting. Lampke noted that since this would involve a change in Town bylaws it would need to go to the Attorney General's office for approval if passed at Town Meeting.

Grey suggested that they review all of the articles on the draft and then discuss which they would like to put forward and which should be deferred to the Annual Town Meeting. Lampke agreed with this suggestion.

Article 4. Lampke said that Dunn had proposed an article relating to special legislation regarding parking fines, but that they had been informed that Representative Meschino is co-sponsoring a bill asking to increase as part of the state general laws the maximum fines from \$50 to \$100. If the bill is passed this article would be unnecessary. The Board decided they would not put this article forward.

Article 5. Former Town Manager, Philip Lemnios, had advised that the Town would need to appropriate funds for some departmental equipment. Lampke said it would be in the interest of the Town to act on this sooner rather than later in order to avoid rising costs.

Article 6. Lampke said the bids that came in for the Fort Revere Tower were much higher than expected and in order to proceed with this project the Town would need to authorize additional borrowing. He said the additional cost might be as high as \$1 million, but he feels it would be better to do this sooner rather than later.

Grey asked if the Board was comfortable putting Articles 5 and 6 on the Warrant. The consensus was that they should be moved forward.

Article 7 is a Citizens Petition that seeks to amend the general and zoning bylaws regarding recreational marijuana. It has the necessary number of signatures so this must be on the Warrant, but Grey said that the Board needs to refer the zoning part to the Planning Board for a public hearing.

Motion	Nesoff	To refer the Citizens Petition regarding amendment of the general and zoning bylaws regarding recreational marijuana to the Planning Board for a public hearing
Second Vote	McCann Unanimous	

Article 8. Lampke said this is a second Citizens Petition that provides for issuance of a Special Permit by the Planning Board to allow recreational marijuana subject to a Host Community Agreement between the operator and the Town.

Motion	Taverna	To refer Article 8, which is a Citizens Petition regarding recreational marijuana, to the Planning Board for review
Second Vote	McCann Unanimous	

Article 9. Lampke said this is a Citizens Petition to increase the local sales tax on marijuana from 2-3%. This would not need to be referred to the Planning Board. He said that the Town Clerk has informed him that the Town is already taxing at the maximum rate so this is not necessary but since it is a Citizens Petition it must be on the Warrant.

Article 10 is a Citizens Petition regarding the use of Town buildings that must be on the Warrant.

Grey asked ZBA Chair, Patrick Finn, to speak briefly on the Accessory Dwelling Unit article. Finn said that based on recommendations from the Advisory Board and the Planning Board he had updated the article to include that it be by Special Permit from the Planning Board, should be affordable housing eligible, and that the units should be for family members or seniors. He said that the Chair of the Affordable Housing Committee had attended the previous night's ZBA meeting and was comfortable with the updated article and that they would be having a joint meeting with the Zoning Bylaw Review Committee and the AHC next week to finalize the language of the article.

Grey asked Boylen if he thought it was realistic that the Special Town Meeting could deal with all of the proposed articles in one night. Boylen said that given the nature of the articles he did not think so. There was some discussion as to whether the articles that were not Citizens Petitions should be deferred to the Annual Town Meeting in the spring, or whether they should plan a date for a second night for this meeting if it is needed. Nesoff suggested that they might start the meeting on Wednesday, August 30th rather than Thursday the 31st to allow for a second night but Lampke said that to reschedule the date at this point would be difficult, if not impossible. After prolonged debate the consensus of the Board was that it would be best to start the meeting on the 31st, as planned, and if needed schedule a second night on the following Wednesday, September 6th and that all of the articles should be considered in order to avoid the potential expense to the Town of delaying action on Articles 5 and 6. The only article that will not appear on the Warrant at this point is Article 4 relating to traffic tickets. Lampke said he would have the Town Clerk check with the School Department to make sure that the High School would be available on September 6th.

CORRESPONDENCE

Caitlin Gould, Member, Board of Library Trustees re: Letter of Resignation

Grey asked Dunn to send her a letter of thanks for her service.

UPDATES

Dunn said he had just met with all of the Department heads and that everything seems to be going well.

Taverna said he had reached out to the Fire Chief about the situation with the telephone poles on the former railroad bed in the high end of Beach Avenue area, and the Chief had said he would look into it more deeply. Taverna said it his understanding that 25-30% of the houses in that area cannot be accessed easily with fire trucks/equipment, so he feels there is clearly an issue with this. Grey said they will discuss this issue at a meeting in September.

On a motion by Nesoff, seconded by McCarthy, 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 August 2, 2023
- Legal Notice of Public Hearing on Doctor's Island Brewing Company's application for Seasonal Alcohol License, Common Victualer License, and Entertainment License
- Application from Doctor's Island Brewing Company for Seasonal Alcohol License, Common Victualer License, and Entertainment License
- Letter from John and David Dempsey to Select Board in support of Doctor's Island Brewing Company's application for license permits
- Mutual Aid "Opt-In" form