

**Hull Select Board  
Final Minutes  
August 16, 2023**

The meeting of the Hull Select Board was held at 7:00 p.m. on August 16, 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 Town Manager, Jennifer Constable.

Before calling the meeting to order Grey led everyone in the Pledge of Allegiance followed by a moment of silence for Thomas Chirillo, a Hull resident and former member of the Board of Assessors, who passed away recently.

---

Grey welcomed Jennifer Constable as the new Town Manager and thanked Police Chief Dunn for his role as interim Town Manager. Constable said she is thrilled to be in Hull and looks forward to working with the Board.

---

**APPROVALS**

**Mike McGurl, Executive Director, 1117 Nantasket Avenue, Hull Life Saving Museum re: One Day Wine and Malt License on Tuesday, September 19, 2023 from 2:00 p.m. to 6:00 p.m. for Team Building**

<b>Motion</b>	Nesoff	To approve a One Day Wine and Malt License for the Hull Lifesaving Museum on Tuesday, September 19, 2023 from 2:00 p.m. to 6:00 p.m. for Team Building
<b>Second Vote</b>	McCann Unanimous	

**Reappointment of Members of the Following Board/Committees: Community Preservation Committee, Conservation Commission, Council on Aging, Historic District Commission, Park and Recreation Commission.**

Grey explained that these reappointments are for members whose terms have expired but who wish to continue to serve and the positions are ones for which there are no other candidates.

<b>Motion</b>	McCarthy	To reappoint Rachel Kelly to the Community Preservation Committee for a term from July 1, 2023 to June 30, 2026
<b>Second Vote</b>	McCann Unanimous	

Grey said that the Conservation Commission currently has five seats to be acted upon, four of which are due to expired terms, and one seat that needs to be filled. There was some discussion as to whether members should be automatically reappointed or whether their positions should be open to anyone who might be interested. Constable noted that there is value in having continuity and consistency on boards, especially those that deal with regulatory matters, but several Board members felt they would prefer to have information on all possible applicants prior to making appointments. McCann made a motion to postpone further approvals until they have information on all interested applicants. Constable explained that there are currently no applicants for the existing vacancies so if this motion were to pass the Town Clerk would need to post another request for letters of interest. McCann withdrew his motion.

<b>Motion</b>	McCann	To reappoint Sam Campbell, Katherine Jacintho, Paul Paquin, and Louis Sorgi to the Conservation Commissions for terms to run from July 1, 2023 to June 30, 2026
<b>Second Vote</b>	McCarthy 4-0-1*	

\*Taverna abstained

<b>Motion</b>	Nesoff	To reappoint Mimi Leary, David Irwin, and Marlene Earl to the Council on Aging for terms to run from July 1, 2023 to June 30, 2024
<b>Second Vote</b>	McCarthy Unanimous	
<b>Motion</b>	McCarthy	To reappoint Phil Maloney and Robert Pezzini to the Historic District Commission for terms to run from July 1, 2023 to June 30, 2026
<b>Second Vote</b>	Nesoff Unanimous	
<b>Motion</b>	McCann	To reappoint Michelle Leary to the Park and Recreation Commission with a term to run from July 1, 2023 to June 30, 2026
<b>Second Vote</b>	Taverna 4-0-1*	

\*Grey recused himself from this vote

Constable said that the Boards with remaining vacancies are the Hull Cultural Council, the Veteran's Council, and that there is a vacant designee needed for the Affordable Housing Committee from the Economic Development Committee.

#### **Discussion and approval of changes to proposed law to extend existing leases (Jakes, Steamboat Wharf and Mezzo Mare) or grant new Town leases per the Home Rule Petition**

Lampke said that Town Meeting had authorized the Select Board to file for special legislation to extend the leases to three establishments in Town: Jakes, Steamboat Wharf, and Mezzo Mare, all of whom are long-term tenants at their locations. Under current law, those leases would have to go out for solicitation for bids or proposals when they become due. The Town has found over the years that this requirement can disincentivize businesses to make improvements to their properties as securing financing for improvements can be difficult if banks are not certain that an establishment will be in place for the long-term. Lampke said that under this legislation the Board would be able to extend or enter into a new lease with these three establishments without going out to bid if it were satisfied that they intended to make improvements to their properties and business operations. The current leases expire as follows: Mezzo Mare in 2027, Steamboat in 2030, and Jakes in 2031.

Lampke said that the legislative committee reviewing the proposed legislation had worked with Representative Meschino and Senator O'Connor and had made a few minor changes to the language, but he does not feel that the changes impact the intent of the legislation in any way. He briefly reviewed the suggested revisions and said the Board would need to vote to approve or not approve them. He said the vote did not need to be taken tonight but the sooner the changes are approved the sooner they will be able to get this legislation through the full legislative process.

Taverna asked if there were any other identified locations where the Town might be able to lease land. Lampke said there were a few but that at this time the Town wanted to concentrate on businesses that have been in Hull for a long time. Constable noted that each of these establishments had approached the Town about the possibility of having their leases extended.

<b>Motion</b>	McCarthy	To approve changes to the proposed law to extend the existing leases of Jakes, Steamboat Wharf and Mezzo Mare or grant new Town leases per the Home Rule Petition
<b>Second Vote</b>	Nesoff Unanimous	

Lampke thanked Representative Meschino and Senator O'Connor who carried this through to the Legislature for the Town. He said he hopes the Committee will vote it out and the Legislature will approve it.

## UPDATES

McCarthy said he had informed the Harbormaster, Kurt Bornheim, that boaters were ignoring the thirty-minute maximum period for drop-offs at the A Street Dock, and were using the dock for extended periods. He said that Bornheim had responded quickly and had placed a sign letting people know that there was a time limit at the dock.

Taverna said that the Hull High School shop program had worked with the Hull Lifesaving Museum to build an 18' skiff from scratch, dedicated to Hull Veteran, Emily M. Carroll, which they had launched at the Museum's Boat House on Friday night. He noted that Bornheim was present at the event to oversee the six boys who sailed the launch around the Gut in choppy waters.

Nesoff said he wanted to recognize the Friends of Nantasket Beach for the music and entertainment they had presented this past week. He said it was a great, inter-generational event.

McCann noted that the weekend ferries traveling from Hull to Boston are often full by the time they reach Hull. He said there is probably nothing that can be done about this for the rest of this season, but said that the General Manager of Boston Harbor Cruises, Bob Lawlor, is very approachable and wondered if there are things that could be done in the short-term, possibly with communication and ticketing. Constable said that this year's ferry schedule is much reduced from previous years, which is making the situation worse, but that she could reach out to Lawlor about communication and could ask the MBTA Advisory Board to bring this issue to the attention of the Ferry Committee.

---

## DISCUSSION

### **Special Town Meeting (Thursday, August 31, 2023) – Review of Warrant Articles**

Lampke gave a brief explanation of the reason for the Special Town Meeting being called and said that several Town departments had decided to submit articles at this meeting rather than wait for the Annual Town Meeting in May. He said that the Board needs to approve the Warrant by tomorrow so that it can be posted. The Board had received a copy of the draft of the Warrant and he recommended that they briefly review this document before voting to approve.

Lampke said that Article 1 was submitted at the request of the Zoning Board of Appeals and proposes to add a provision to the Zoning Bylaws to allow Accessory Dwelling Units in Hull. He noted that this article was presented at Town Meeting in May but that concerns were raised, so Patrick Finn had revised the bylaw and the Zoning Board had approved putting it on the Warrant. He said the Advisory Board is holding off on a recommendation on this until Town Meeting, partly because the Planning Board needs to hold a public hearing.

Article 2, submitted by Town Moderator, George Boylen, proposes a "Consent Agenda" which would allow the Town Moderator, the Chair of the Select Board, and the Chair of the Advisory Board to review the Warrant before Town Meeting and decide if there are articles that could be grouped together for consideration and action. The article provides, however, that if seven members of the public object to an article being on the Consent Agenda it would be treated as a regular Warrant article. The Advisory Board has recommended Favorable Action on this.

Article 3 was submitted at the request of the Conservation Commission and relates to procedures and fee structures. Taverna had several concerns about this article and asked if it would be possible for the Select Board to eliminate it from the Warrant. Constable said that the Warrant does need to be approved and posted by the following day and noted that any member of the Select Board could take a position as a private citizen at Town Meeting. She pointed out that approving the Warrant does not mean that the Select Board is approving each of the articles on the Warrant. She said that a majority of the Advisory Board had voted for Favorable Action on this article but that there was a minority who had concerns similar to Taverna's.

After discussion it was the overall feeling of the Board that this article should be kept on the Warrant and that debate on the issues should take place at Town Meeting. Taverna expressed concern that there is not enough time for the public to inform themselves about how this article would affect them personally and that turnout at the meeting may

be low so that a small number of people would be making an important decision for the Town. Nesoff pointed out that at Town Meeting they could decide to take No Action or postpone it to the Annual Town Meeting in May. Conservation Administrator, Chris Krahforst, who was present, said that if voter turnout is low, they would be open to postponing the article to May. He said he would be happy to speak with anyone who has concerns about the article as currently written.

Constable said there is a time constraint on approving the Warrant, but that the Select Board and the Town have a responsibility to make sure that as much information as possible on the articles is made available to the public before Town Meeting. Grey said that George Boylen had agreed to have each of the proponents come in next week to give a brief explanation of their article on Hull TV, which should be helpful. Lampke also noted that the Planning Board is holding a public hearing on the 23<sup>rd</sup> on the zoning-related articles.

Article 4 seeks to authorize an appropriation of \$120,000 or such other sum, to pay the costs of purchasing DPW related equipment, whether it be by borrowing or otherwise. The Advisory Board voted Favorable Action on this.

Article 5 seeks to appropriate \$600,000 or such other sum as may be voted at the Town Meeting, to be added to the previously-voted funds for the renovations and repairs at Fort Revere. The Advisory Board voted Favorable Action on this by a margin of 5-2.

Article 6 seeks to appropriate \$300,000 or such other sum, to pay costs of renovating and making repairs to the exterior of Hull Memorial Middle School and to determine how the money is to be raised. Constable said that emergency repairs are needed to stabilize the portico roofline at the entrance to the school to prevent the possibility of a roof collapse and that further appropriations may be requested at the Annual Town Meeting once the extent of the repairs is determined. She said that the building is under the control of the School Department but only the Town can borrow money, with the approval of Town Meeting and the Select Board.

Nesoff said he feels the Board needs to prioritize the Town's borrowing as the costs will be borne by the residents of Hull. He said he does not feel that Article 5 is a priority and will not be of benefit to the Town. Constable noted that there has been extensive debate on the Tower at past Town Meetings and that construction costs are rising dramatically and not likely to fall. She feels there is value in putting this before the voters to see if they are willing to take on this cost. Lampke noted that any article related to borrowing requires a two-thirds vote at Town Meeting.

Article 7 is a Citizens Petition that proposes to amend the bylaw to allow retail adult use of marijuana being sold in Hull. The Advisory Board voted by a margin of 6-2 for Favorable Action on this. Article 8 relates to Article 7 and the Advisory Board voted Favorable Action by a margin of 6-2.

Article 9 is a Citizens Petition that seeks to increase the amount of local sales tax the Town would receive on the sale or transfer of marijuana or marijuana products. The Advisory Board has voted for No Action on this article as the Town is already taxing marijuana sales at the maximum rate of 3%.

Article 10 is a Citizens Petition to authorize the Select Board to petition the Legislature for special legislation granting an additional package store license for Hull. Lampke said if this is passed it would indicate support for such a petition but that the Select Board would not be compelled to act on this. He noted that if such a petition is made, approval by the Legislature would be an uphill battle. The Advisory Board held a hearing on this and voted Favorable Action by a vote of 6-1, with one abstention.

<b>Motion</b>	McCann	To sign the 2023 Special Town Meeting Warrant to be held on Thursday, August 31, 2023, at Hull High School, beginning at 7:00 p.m. and to continue until said meeting is concluded
<b>Second Vote</b>	McCarthy 4-0-1*	

\*Taverna abstained

Grey suggested that the Board meet virtually for a final review of the articles. A virtual meeting was scheduled for noon on the 29<sup>th</sup>.

On a motion by McCarthy, seconded by McCann, 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 for Select Board meeting on August 16, 2023
- Memorandum from Town Counsel to Select Board re: Special Legislation to Authorize the Town to Lease or Extend Leases on Certain Properties
- Application from Hull Lifesaving Museum for One Day Wine and Malt License on September 19, 2023
- Letters of Interest to continue to serve on various Town Boards/Committees
- Draft of Warrant for 2023 Special Town Meeting
- Letter from Zoning Board of Appeals to Select Board regarding Article on Accessory Dwelling Units