

**Hull Select Board
Final Minutes
September 20, 2023**

The meeting of the Hull Select Board was held at 7:00 p.m. on September 20, 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.

APPOINTMENTS

John Dunn, Chief, Hull Police Department re: Recommendation for Permanent Intermittent Police Officers: Andrew Ziniti, Michael Cambra

Dunn said that both Andrew Ziniti and Michael Cambra have been Permanent Intermittent Police Officers with the Department since 2020 and have both completed the training program at the Municipal Police Training Committee's Bridge Academy which qualifies them to become full-time officers. He said that both are Hull residents who are active in the community and have been great assets to the Hull Police Department.

Motion	Nesoff	To appoint Andrew Ziniti and Michael Cambra as Permanent Officers for the Hull Police Department
Second	McCarthy	
Vote	Unanimous	

John Dunn, Chief, Hull Police Department re: Appointment of Andrew Reilly as a Sergeant for the Hull Police Department

Dunn said that Detective Reilly has been with the Department since 2016 and has served in a number of roles, including Detective, Sexual Assault Officer, and Officer in Charge. He is also a Civil Rights Officer for the Department and is part of the Plymouth County Outreach Program, which deals with substance abusers and their families to assist them with recovery resources. He is a graduate of Hull High School, served in the Marine Corps, and has earned a B.A. in Criminal Justice and Psychology from Curry College as well as a Master's Degree in Criminal Justice. He placed first out of twelve candidates in the Sergeant's test. Dunn said that Reilly has been recognized for his outstanding work for the community.

Motion	McCann	To appoint Andrew Reilly as a Sergeant for the Hull Police Department
Second	Taverna	
Vote	Unanimous	

Police Chief John Dunn and Fire Chief Christopher Russo re: Beach Avenue One-Way Discussion

Grey said that this is simply a discussion and there would be no decisions made at this meeting.

Dunn said that the construction of a new ramp at A Street in 2021 has caused a constriction of traffic in that area and that a number of residents have approached him about making this stretch of road one-way. He said he has been asked by both the previous and current Town Managers to write a proposal for this. He said that the ongoing encroachment of the dunes in this area has narrowed the width of the road to about 15', which is about 3' less than most of the roadways in the Town and causes safety concerns for larger vehicles making turns that are forced to move into the opposite lane. He said that to date there have been no accidents but in the summer it is heavily traveled and accommodates a lot of walkers, bikers, and children. He feels that the Town needs to consider the input of the residents in the area and it is his recommendation that a traffic study should be completed by a professional traffic safety engineer. He feels the Board should not make any recommendations on the roadway without such a

study. Fire Chief Russo agreed with Dunn and said there should be an assessment of exactly what is happening in this area and what improvements need to be made to increase safety.

Grey asked when a traffic study would take place and asked if the Town has ever pushed back the dune encroachment. Dunn said that it would probably make sense to do a speed analysis once in the winter and once in the summer. He said they only push back the dunes to seal them off during storms to clear drains and that they would need to consult with the Conservation Commission and DPW on this. Russo agreed and said that any move to push back the dunes would need to be well thought out and that this would be something the Town would need to maintain.

McCarthy asked about the timeline on such a study. Constable said they would engage with an engineer to make recommendations and thinks the process would probably be about two to three months. She said there are some potential funding opportunities that Hull might be able to pursue to make this a safer roadway but said they would only be able to push back the dunes if they could clearly demonstrate that the encroachment posed a threat to health and safety. Taverna said this is clearly a safety issue and agreed that they need professionals to study the area.

Grey then opened the discussion up to members of the public. Anne Murray said she would like to see greater enforcement of one-way streets currently in existence and wondered if having Beach Avenue one-way would encourage speeding. Misha Jackman said she is in that area frequently and has seen many instances in which pedestrians are almost hit. Ray Jackman said he thinks the flow of traffic would be better if it were going in one direction and that due to the dune encroachment you cannot take a right on Beach Avenue without moving into the opposite lane of traffic. Bruce Kramer and Susan Short Green mentioned problems created by utility poles that are practically in the roadway and parking meters on Nantasket Avenue that reduce visibility. McCarthy said that he agrees that there are parking spots located near the intersections that are unnecessary and reduce visibility and make it difficult to turn onto Beach Avenue. Constable said that parking up to the corner is an issue that has been raised in a number of locations and feels that the Board, as Traffic Commissioners, might want to consider developing a policy on this. She encouraged residents to speak out.

Susan Mann said she is on the Beach Management Committee and said they need to check with the Conservation Commission before moving the dunes as they are more fragile than they appear and are the only thing protecting people from the ocean and flooding. Taverna said they do need to protect the dunes but that some compromises may need to be made.

McCann asked Dunn if he thinks that whoever does the assessment should look at traffic counts in this area at two different times of the year as traffic conditions change from winter to summer. Dunn clarified that he is recommending an engineering study, not a study of traffic patterns. Constable said that once they engage with a traffic engineer, they will let them know if the design requires a traffic count.

Motion	McCann	To authorize an engineering study for the possibility of converting Beach Avenue between E Street and L Street to a one-way road
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Second	Nesoff
Vote	Unanimous

Constable said they would have to confirm the availability of funding for the study and the availability of a traffic engineer, so it will probably be at least several months before this part of the process is completed.

TOWN MANAGER REPORT

Constable said that last Friday she had a very encouraging meeting with the new DCR Commissioner, Brian Arrigo, as well as Senator O'Connor and Representative Meschino. She said they visited the Point Allerton Seawall, Fort Revere, and the Front Beach area and that Arrigo appeared to recognize the potential and opportunities in Hull but acknowledged that there has been a disconnect between DCR and the municipalities in which the agency has properties. He said that he is committed to changing this and increasing communication with DCR communities. Constable noted that area residents came out and provided additional information, which was very helpful. She said she looks forward to growing the relationship with DCR.

Constable said that a representative from the South Shore Coalition, which is a subcommittee within the MAPC region, came to Hull yesterday and was impressed by the various steps that Hull has taken in a number of areas such as the ferry, transportation, and discussions with MassDOT, as well as public art and mixed-use projects. She said she will be sending back recommendations and that she will share these initiatives with MAPC in an effort to secure additional resources for the Town. Constable also said the Town has received a draft Memorandum of Understanding (MOU) from the School Department and that they will be reviewing their proposal and will probably have a meeting in the next few weeks to further discuss this MOU.

Reappointment of Members of the following Board/Committees:

- **Beach Management Committee**
- **Board of Health**
- **Design Review Board**
- **Permanent Sewer Commission**
- **Veteran's Council**
- **War Memorial Commission**
- **Weir River Estuary Committee**
- **Zoning Board of Appeals**

Constable said these are reappointments for seats with expiring terms in which the current member has indicated a desire to continue to serve and no other applicants have expressed an interest, so there will be no interviews for these reappointments. She said that at the next two meetings they will be conducting interviews for competitive seats. She said they have also looked at inactive town committees and they will plan to review these at a future meeting so the Board can determine which committees could be officially disbanded and those that should continue.

Motion	McCann	To reappoint Joseph Lewis, Jan Murray, and Peter Pyclik for three year terms on the Beach Management Committee with terms to expire on June 30, 2026
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Second Vote	Nesoff Unanimous
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Motion	McCann	To reappoint Janet Scribner to the Board of Health for a three year term with the term to expire on June 30, 2026
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Second Vote	McCarthy Unanimous*
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*Taverna recused himself from this vote

Motion	McCann	To reappoint Thomas Burns for a three year term on the Design Review Board with the term to expire on June 30, 2026
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Second Vote	Nesoff Unanimous
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Motion	McCann	To reappoint Paul Norton for a five-year term on the Permanent Sewer Commission with the term to expire on June 30, 2028
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Second Vote	Taverna Unanimous
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Motion	McCann	To reappoint David Irwin, Andrew Wohar, and George Anastos to one-year terms on the Veteran's Council, with terms to expire on June 30, 2024
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Second Vote	Nesoff Unanimous
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Motion	McCann	To reappoint Ernest Minelli, David Irwin, Andrew Wohar, Edward Burke, Jerry McLaughlin, and Robert Neal to one-year terms on the War Memorial Commission with terms to expire on June 30, 2024
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Second Vote	Nesoff Unanimous	
Motion	McCann	To reappoint Judeth Van Hamm and Scott Plympton to one-year terms on the Weir River Estuary Committee with terms to expire on June 30, 2024
Second Vote	McCarthy Unanimous	
Motion	McCann	To reappoint Timothy McCarthy and Timothy Pranaitis for three-year terms on the Zoning Board of Appeals with terms to expire on June 30, 2026
Second Vote	Nesoff Unanimous	

Nesoff said he feels that each Board-appointed committee should have an assigned Board liaison so they know who to contact when issues arise. Constable noted that this is something they were planning to discuss at their Retreat Meeting in October.

UPDATES

McCann said he attended his first meeting as the Select Board's representative to the Economic Development Committee (EDC) and will be serving as the Committee's Chair. He said they had a good discussion and talked about the potential for businesses in the Nantasket Beach area to join together for a Business Improvement District (BID). He said there will be further discussion on this before anything moves forward. They will meet again on October 2nd.

Nesoff asked if the Town is negotiating a Host Community Agreement (HCA) with ACS following the Special Town Meeting vote allowing them to apply for a recreational license. He said he had researched this and there are numerous documents that ACS will need to submit and asked if the Town had requested any of these documents. Constable noted that they are still waiting on the Attorney General's ruling on the Town Meeting vote and said that it is not the Town's responsibility to reach out to a business for required documents. Lampke said that the Town is in the process of evaluating how to handle the change from a medical to a retail marijuana facility and said the Board may want to review its rules and regulations on this and make suggestions or changes. He said that ACS has submitted a draft HCA but that the Town has an existing HCA for medical marijuana and they will need to decide whether there should be a separate HCA for retail sales or whether the existing HCA should be amended. He said the first step is for ACS to apply for a license for retail sale of marijuana and that this license would need to be approved by the Cannabis Control Commission. He also noted that the Town should avoid the appearance that the license is guaranteed to be given to ACS and that no other establishment would be free to apply.

Grey suggested that they hold off on this discussion until they are sure that the State approves the Town Meeting vote. Lampke said he is confident that the votes will be approved and that the Board might want to be proactive and review the existing rules and regulations for recreational marijuana facilities and said this is something that should be on a future Agenda.

McCarthy said he had received an email regarding installing pickleball courts at the former hockey rink at the DCR parking lot at Rockland House Road and George Washington Boulevard. Grey and Nesoff both said this would not be a good area for pickleball as it is too windy. McCann said that DCR held a public hearing on this area about a year ago and that several groups submitted comments but DCR had indicated they were planning to pave the area. He said this has not yet been done and it might be good if the Town could work with DCR to see if the former rink could be used for some form of public recreation.

McCarthy said he wanted to thank people from the Building Department who are helping him go after the owners of blighted properties in town. Constable said that at the Department Head meeting earlier in the day they had talked about establishing a working group on these properties as there are a number in town that need to be reviewed. Lampke said that a number of years ago the Town Meeting had established a bylaw regarding blighted properties and the Town Manager established a task force comprised of representatives from a number of town departments,

but that there are still some properties in the town that need attention. He said that the Attorney General's office has a division that deals with abandoned properties and this might be a resource. Grey and Constable recommended that McCarthy channel his efforts on this issue through the appropriate town departments.

McCarthy noted that the Board had received an email from the Allerton Hill Association regarding paving. Constable said there will be no further paving projects for the remainder of the year due to a problem with obtaining the granite needed for curb cuts. She also said that due to economic restraints post-Covid, the town will need to revisit the paving plan as they have not been able to complete all of the streets as planned. Grey said they will need to have another study to prioritize the roadways and will need to ask the Town for more money to complete the project.

McCarthy thanked the Saltwater Club for hosting the Senior Citizen Fish Fry which was well-attended and was a great event. He also mentioned that, weather permitting, the Club is planning to take seniors out on a boat trip on the 24th.

Taverna raised the issue of the use of public buildings for meetings by private groups and said he feels that the Select Board should have input on developing a policy on this. Constable said that this is a complicated issue and she would develop a policy but would ask for the Board's suggestions and endorsement of any proposal she would make. She said there are several factors involved in private use of public buildings including whether the town has available space for such meetings, and if so, at what times should those spaces be made available. She noted that if the meetings are held after normal business hours staffing must be available to open and close the building and the Town might have to charge for the use of the facilities. She also said there are potential liability issues involved. Nesoff agreed with Taverna that the Board should be involved in developing this policy but should do so with the input of the Town Manager and Town Counsel. McCann said he thinks this is an important issue and merits further discussion. Constable said she has spoken with one private group that would like the use of a town building for their meetings. She said there are two buildings with the potential of minimal available time and that she had just received a schedule of available time and would make a decision once the issues are resolved. She emphasized that she is not doing this independently, but is making decisions with the input of department heads who oversee the use of the facilities in question. She said that she would bring any policy recommendation to the Board for endorsement.

There was a brief discussion of how and when Agendas are set up and how to find the agenda for a meeting.

EXECUTIVE SESSION

Motion	Grey	Move to go into Executive Session to discuss strategy with respect to litigation and that the Chair declare that an Open Meeting may have a detrimental effect on the litigating position of the body; Move to go into Executive Session to comply with or act under the authority of the Attorney-Client privilege; Move to go into Executive Session to consult with legal counsel and obtain legal advice pursuant to the Attorney-Client privilege, and not to reconvene in Open Session. The following subjects will be discussed in the Executive Session: Personnel issue involving the South Shore Regional Emergency Communications Center.
Second Vote	Nesoff Unanimous	Grey – Aye Nesoff – Aye McCann – Aye McCarthy – Aye Taverna – Aye

The Open Session was adjourned.

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 for Select Board meeting on September 20, 2023
- Memorandum from Police Chief John Dunn to Town Manager Jennifer Constable re: Change of Status for Andrew Ziniti and Michael Cambra from Permanent Intermittent to Full-Time Police Officers
- Memorandum from Police Chief Dunn to Select Board Chair and Town Manager re: Appointment of Andrew Reilly as a Sergeant for the Hull Police Department
- Information regarding reappointment of Board/Committee members