

**Hull Select Board
Final Minutes
June 29, 2022**

The meeting of the Hull Select Board was called to order at 7:30 p.m. on Wednesday, June 29, 2022, at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Jennifer Constable, Chair; Donna Pursel, Vice-Chair; Irwin Nesoff, Clerk; Domenico Sestito, Member; Greg Grey, Member. Also present were Town Counsel James Lampke and Town Manager Philip Lemnios.

Before leading everyone in the Pledge of Allegiance Constable noted the recent passing of two Hull residents, Four Star General Richard Neal and Fran Troy, who worked in the Hull School System for many years, and asked for a moment of silence in their honor.

APPOINTMENTS

Public Hearing: Charles Veysey (Proposed Manager), Paragon Entertainment Ventures, LLC, 183-197 Nantasket Avenue re: Entertainment License Amendment. Hours of Operation: Sunday through Thursday, 11:00 a.m. – 11:00 p.m. and Friday through Sunday, 11:00 a.m. – 1:00 a.m.

Before starting the Hearing, Constable mentioned that the Board has received and considered a number of responses from residents. Lemnios said that the current hours for the Entertainment license were approved in December of 2021 and for the period from May 4th through October 13th allow live music in the Arcade and the Craft Beer Hall from 11:00 a.m. to 11:00 p.m. daily. Piped-in music only is allowed in the exterior space (the Boardwalk and miniature golf area) from 11:00 a.m. to 10:00 p.m. daily. Lemnios said that in the off-season (October 14th through December 31st) the exterior areas are closed on Monday and Tuesday and the opening hours are later (2:00 p.m. Wednesday through Friday and 11:00 a.m. Saturday and Sunday) with a closing time of 10:00 p.m. Lampke explained that because Entertainment licenses are considered a form of communication, there are limits placed on a licensing authority's ability to restrict them and they can do so only if it is reasonable to believe that such a license would adversely affect the health, safety, or order of an area.

Charles Veysey was present to speak for Paragon. Veysey said he is new to Paragon and was asked by Cisco Brewers to take over operations so that the business does not remain closed for the year. He said Cisco is hoping to come in at the end of the year. He emphasized that he and his team would like to engage with the community and create a family-friendly environment. He said they would love to have local artists come and play live music on their deck, but understands that there were problems with the previous operator and is working to determine what the issues were so that they can be addressed. It is his understanding that one major complaint was the early morning fitness classes, which will no longer be held. He also said that they are attempting to position the music so that it is not pointed toward the Horizon condominium building and have done some decibel level testing on their sound system. He said that he is happy to give out his cell number and would like to hear from residents if noise becomes an issue.

Lemnios asked specifically what they are requesting for hours. Veysey said they are not requesting any change to the hours for the indoor spaces, but would like to change the closing time for the outdoor space from 10:00 p.m. to 11:00 p.m. and would like to have live music allowed in this area. The opening times would remain the same. He said they are not requesting any changes in hours for the period from October 14th through December 31st.

Grey asked briefly about noise mitigation measures and Sestito said he would like to see a restriction on the type of lights that can be used. Veysey said they do not have a light system at this point but would be very conscious of this and would respond to any complaints immediately. Constable asked if they had met with the condominium associations of either of the nearby buildings and Veysey said they had not yet done this. Constable then opened the meeting up to comments from the public.

Several residents from the Horizon Condominiums stated that this is a quality of life issue as the volume of music and the hours it is allowed (11 a.m. to 11:00 p.m.) are not reasonable and make it impossible for residents to enjoy

their homes. George Murphy pointed out that unlike other South Shore towns, Hull currently does not have any sort of noise ordinance in effect, and feels that guidelines should be established.

Constable said that Veysey is a new operator and pointed out that most of the responses they received centered on the early morning fitness classes which are no longer being held. Lemnios noted that Town Meeting voted to make the “front strip” an active commercial district, so activities are allowed in this area that would not be allowed in other areas of Town and it is necessary to balance the commercial benefits of the district with the needs of its residents. The zoning allows commercial activity in this area and as a result businesses have certain expectations when they invest there. He said that the Select Board has to balance all of these considerations.

Susan Short Green said she agrees that Hull needs this commercial district but feels that the Board should work with Paragon to find compromises that would be acceptable to nearby residents. She pointed out that they worked with Nantasket Flatts and arrived at solutions that work for the people who live at Ocean Place. Lampke suggested having a professional sound engineer review the situation to determine what could be done to mitigate residents’ concerns.

Grey asked Veysey if there was any flexibility in the hours and type of music they are requesting, at least for a trial period. Sestito agreed with Grey and said it is customary for the Board to give new operators a probation period so they can prove themselves. Veysey said they would definitely be willing to compromise and also said he definitely wants to hear from people when there are problems. Nesoff asked if they would be willing to start live music later in the day and Veysey said he would. Lemnios asked Veysey if he would be willing to do piped music only outside to 10 p.m. on Sunday through Thursday but Veysey said he would like to be able to have live music outside on Thursday.

Motion	Pursel	To allow piped music only outdoors, Sunday through Wednesday from 11 a.m. to 10 p.m., and Thursday, Friday and Saturday from 11 a.m. to 11 p.m. with live music allowed. There can be no light shows in the outdoor space. Efforts must be made for noise mitigation and the applicant shall report to the Select Board and the Town Manager on these efforts no later than August 1, 2022. Contact information for residents with concerns shall be made available. The volume of the music should be kept at a reasonable level. On Monday holidays live music will be allowed outdoors from 11 a.m. to 11 p.m.
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Second Vote	Grey 4-1-0 (Nesoff opposed)
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Nesoff offered an amended motion to set the closing hours at 10 p.m. every night. There was no second to his motion.

There was some discussion as to whether a professional noise mitigation plan should be submitted to the Board. Constable said she feels they should trust the operators to develop a mitigation plan and trust the community and police to let them know if there are problems, but does think the Board should develop noise guidelines for the future.

Joint Meeting with Council on Aging re: University of Massachusetts Boston, Aging in Hull: A Community Needs Assessment.

Co-Chair Robert Goldstein opened the meeting of the Council on Aging (COA). Lisa Thornton, Director of the Senior Center, thanked everyone from the University of Massachusetts at Boston (UMB) who was involved in Hull’s Community Needs Assessment. She said that as part of this project over 1700 surveys were submitted to seniors in Hull and that they had a 35% response rate, which is very high.

Caitlin Coyle from UMB said she has been working with the Hull COA for the last year helping them collect information and develop programs designed to meet the needs of seniors in the Town. She said that by current estimates, 43% of Hull’s population will be aged 60+ by the year 2035, which is a much higher percentage than they see in other parts of the state, although it is comparable to the Cape. Coyle said that from the survey they found that most seniors in Hull want to remain in Hull as they age but have a variety of concerns about being able to do so,

including taxes and affordability, transportation, climate, traffic, remaining healthy and independent, and senior/affordable housing.

Coyle said that 59% of respondents said they view the COA as playing a role in their lives or the lives of someone they know but 70% said they only come to the COA once or twice a year. She said there are a variety of reasons for this including lack of interest, lack of awareness of programs and services, and a feeling that they are too young and/or do not need the services offered. She noted that a significant number of respondents (31%) do not come because they are still working. Coyle said it is important to raise awareness of programs at the COA that are not need-based. Some people reported that the building is not inviting, and that parking is an issue. Most respondents indicated that they would be inclined to participate in activities such as health/wellness, lifelong learning, and computer skills. There was also an interest in LGBTQ+ social gatherings.

Availability of housing and transportation were both mentioned as significant concerns. 41% of respondents said their current home would not allow them to age in place and a significant number said they could not afford to make the necessary repairs to allow for this. A significant proportion (26%) of respondents said they limit themselves in some way with regard to driving and 6% said they do not drive at all. About 35% of these seniors said they are not satisfied with transportation options in the Town and quite a few said they had missed a medical appointment in the past year due to lack of transportation. Coyle noted that a high percentage (43%) of respondents have been affected by substance misuse and about half have been a caregiver in recent years, which has made it difficult to meet daily responsibilities. 40% of respondents are still working full or part time and about 14% of respondents said they do not have the resources to meet their financial needs.

Coyle noted that 40% of respondents in their fifties and 30% in their sixties have lived in Hull for less than five years, which indicates that people are coming to Hull to retire. She said that relative to other towns in the area, Hull has the highest percentage of older residents but that its Senior Center has the smallest square footage. She said they would expect demand for services to increase and become more complex in the coming years and that a major recommendation of the study was the possibility of a new Senior Center that would better meet the needs and interests of Hull seniors. She said that transportation, social isolation, and the increasing number of seniors who are acting as caregivers are all areas that will need to be addressed.

Goldstein said there are a few items that the COA feels are particularly important, including a new Senior Center and increased staffing, availability of affordable housing, and transportation. He asked that the Select Board adopt a resolution directing the COA to prepare an application to have Hull designated by the WHO as a member of the Global Network of Age Friendly Communities and Cities and to develop a plan to be certified by AARP as an Age-Friendly Community. In closing he said the COA fully supports the findings of the report and looks forward to working to bring their recommendations into place.

Lemnios said the Board will need to develop a framework for discussions as to how to achieve the goals set forth in the report so they can determine what initiatives they want to begin to address and the best way to do so. Constable said she thinks the Board needs time to digest the recommendations of the report and then should come back to discuss it as a Board and see what options they would recommend.

Sestito asked about the possibility of regionalization of Senior Centers but Coyle said this is rare. There was a brief discussion about the fact that Hull's income levels and needs are very different from many other towns in the area as well as the fact that the Board must consider the needs of all populations in the Town. Lemnios said they do not want to offer services to one segment of the population while not offering them to another. Jim Richman pointed out that the demographics of Hull are such that the issue of the Senior Center needs to be addressed right now. Coyle said the spirit of an age-friendly community is that they want to address the needs of the entire town and work on senior needs within that.

Grey said he feels it might be best to have a group working toward short-term, attainable goals such as a volunteer driver program, while another group works toward longer-term goals such as a new Senior Center. Sestito and Pursel agreed. Constable said she feels pursuing an Age-Friendly designation is a comprehensive way to approach the discussion and would not be polarizing and would allow them to examine the needs of the entire community. Lemnios suggested that they have a discussion of this report on the Agenda for a month from now to give everyone time to digest it and also to have other departments in the Town present for a more comprehensive discussion.

Goldstein adjourned the meeting of the COA.

REQUESTS FOR APPROVAL

Karen Phillips, Home Owner, 1 Rockland House Road re: Request for approval of Parking Lot Application to park 9 cars at 1 Rockland House Road.

Lemnios said that the owner of 1 Rockland House Road had withdrawn her application.

Lori West, Select Board Office re: 2022 Seasonal Retail Liquor License Renewal Certifications.

Motion	Grey	To certify that the 2022 Seasonal Retail Liquor License Renewals have been Issued by the Board
Second	Nesoff	
Vote	Unanimous	

Janine Struzziery, The Struzziery Family, Daniel Struzziery Field N Street re: Approval to hold “Annual Struzz’s 5k Home Run” at Daniel Struzziery Field on Saturday, October 8, 2022. Event activities to start at 8:00 a.m.

Motion	Grey	To approve the “Annual Struzz’s 5k Home Run” at Daniel Struzziery Field on Saturday, October 8, 2022, starting at 8:00 a.m.
Second	Sestito	
Vote	Unanimous	

James K. Leahy, 63 Whitehead Avenue re: Letter of request for road Closure for a Block Party on Saturday, July 30, 2022 from 5:00 p.m. to 10:00 p.m.

Motion	Grey	To approve the road closure at 63 Whitehead Avenue for a Block Party on Saturday, July 30, 2022 from 5:00 p.m. to 10:00 p.m.
Second	Sestito	
Vote	Unanimous	

James B. Lampke, Town Counsel re: Approval of proposed changes to House Bill 4667.

Lampke said the Board had previously expressed concern about the proposed changes to the Town’s Home Rule Petition for additional All Alcohol Licenses which specified that licenses would have to be issued within 5 years and that once issued they could not be sold or transferred. Lemnios said they were told by Representative Meschino’s office that the Legislature is very hesitant to issue new licenses at this time and that the Committee will only bring Hull’s Petition before the full Legislature with these changes in place. Lemnios said if the Board does not accept the changes they will not receive approval for any new licenses.

Motion	Sestito	To approve the proposed changes to House Bill 4667
Second	Grey	
Vote	Unanimous	

Possible Designation of following positions as Special Municipal Employee Positions: Park and Recreation Department Camp Director, Assistant Camp Director, Camp Counselor and Playground Supervisors.

Lampke said that the Select Board can designate positions that satisfy certain criteria as Special Municipal Employee positions. The three criteria are: positions with no compensation, positions in which a person works fewer than 800 hours, and positions that provide work outside of normal work hours. Such a designation makes the Conflict of Interest Law less restrictive in certain instances, and subject to other conditions, could result in exempting an employee from the Conflict of Interest regulation that prohibits an individual from having an interest in more than one contract and allows a person to work in more than one town department.

Motion Sestito To designate the positions of Park and Recreation Department Camp Director, Assistant Camp Director, Camp Counselor and Playground Supervisors as Special Municipal Employee positions.

**Second
Vote** Nesoff
 Unanimous

Approval of exemption from G.L. c. 268A, Sec. 20(b) for Connor Duhaime, Emily O'Donnell and Erin O'Donnell (School Department Employees) as relates to their positions of Park and Recreation Department Camp Director, Camp Counselor and Playground Supervisors.

Motion Sestito To approve the exemption from G.L., C. 268A, Sec. 20(b) for Connor Duhaime, Emily O'Donnell, and Erin O'Donnell, all School Department employees, as relates to their positions of Park and Recreation Department Camp Director, Camp Counselor and Playground Supervisors

**Second
Vote** Nesoff
 Unanimous

UPDATES

Lemnios said they are in the middle of planning for the July 4th holiday. He said there will be a significant public safety presence throughout Town and phone messages will go out about the protection of plovers during upcoming celebrations.

Pursel said she attended the Plymouth Council Advisory meeting a few weeks ago and Hull was commended for being up to date with respect to the portable parking ticket devices.

On a motion by Sestito, seconded by Grey, 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 Board of Selectmen's office upon request:

- Agenda and Added Agenda for Select Board Meeting on June 29, 2022
- Parking Lot Application for 1 Rockland House Road
- Materials related to Seasonal Renewal Certifications for 2022
- Memorandum to Select Board re: "Annual Struzz's 5k Home Run"
- Letter from James Leahy re: Road Closure on Whitehead Avenue for Block Party on July 30, 2022
- "Aging in Hull: Community Needs Assessment"
- Letter to Select Board from residents of Horizons Condominiums re: Amendment to Paragon Entertainment Ventures Entertainment License
- Application from Paragon Entertainment Ventures for Amendment to Entertainment License
- Certification of Vote of Select Board re: proposed changes to House Bill 4667

