

**Hull Select Board
Final Minutes
December 6, 2023**

The meeting of the Hull Select Board was held at 6:00 p.m. on December 6, 2023 at Hull High School, 180 Main Street, Hull, Massachusetts.

Present: Greg Grey, Chair, Irwin Nesoff, Vice-Chair, Jason McCann, Clerk, Brian McCarthy, Member. Member Absent: Jerry Taverna. 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 and asked for a moment of silence for Rebecca Rosen-Horn, past Co-President of the PTO and Senior Center Volunteer.

APPOINTMENTS

Preep Corporation dba Quick Pick Food Shop, 261 Nantasket Avenue, Malissa Blossom (Proposed Manager) re: Change of Manager on the following license: (A) Wine & Malt as a Package Store (Proposed)

The owner of Quick Pick, Robert Patel, said that Blossom has been working for the store for over a year and is in the process of obtaining her TIPS certification.

Motion	Nesoff	To approve Malissa Blossom as the Manager on the Wine & Malt Package Store license for Preep Corporation dba Quick Pick Food Shop
Second Vote	McCann Unanimous	

Public Hearing Continuation: Clint Smith, Manager, 165 Nantasket Avenue, Taco Guy Corp. re: Application for a Common Victualer License (New). Hours of operation, Monday through Saturday, 11:00 a.m. to 7:30 p.m. and Sunday 7:30 a.m. to 7:30 p.m.

Clint Smith said he has had a Food Truck, South Shore Taco Guy, since 2015 but has become so busy that he now needs a commercial kitchen. He said the space on Nantasket Avenue has both a kitchen and a retail space in the front. He said this will be a wonderful way for him to become a year-round business and retain his employees, who previously worked on a seasonal basis. McCarthy asked why they would open early on Sunday and Smith said he will be offering a Breakfast Burrito Bar on Sunday mornings from 7:30 a.m. to 11:00 a.m. He said that the Board of Health has been in and approved the kitchen and that the Fire Department is coming for an inspection the following day.

Motion	Nesoff	To approve a Common Victualer License for Taco Guy Corp., 165 Nantasket Avenue, Clint Smith, Manager, with hours of operation 11:00 a.m. to 7:30 p.m. Monday through Saturday and 7:30 a.m. to 7:30 p.m. on Sundays
Second Vote	McCann Unanimous	

APPROVALS

Preep Corp. dba Quick Pick, Inc., 261 Nantasket Avenue, Malissa Blossom (Manager) re: (A) Wine & Malt as a Package Store (Renewal)

Motion	Nesoff	To approve the renewal of the Wine & Malt as a Package Store License for Preep Corp. dba Quick Pick, Inc., 261 Nantasket Avenue, Malissa Blossom, Manager
Second Vote	McCann Unanimous	

Kenny Corp dba EZ Smoke Shop, 527A Nantasket Avenue, Jennifer Bailey, Mgr. re: (A) Wine & Malt as a Package Store (Renewal)

Motion	Nesoff	To approve the renewal of the Wine & Malt as a Package Store License for Kenny Corp dba EZ Smoke Shop, 527A Nantasket Avenue, Jennifer Bailey, Manager
Second Vote	McCann Unanimous	

Scoops Ice Cream Co., 540 Nantasket Avenue, Kathleen Prevett, Mgr. re: Common Victualer License (Renewal)

Motion	McCann	To approve the renewal of the Common Victualer License for Scoops Ice Cream Co., 540 Nantasket Avenue, Kathleen Prevett, Manager
Second Vote	Nesoff Unanimous	

Nantasket Auto Sales and Repair, LLC, 410 Nantasket Avenue, Khodor Khalil, Mgr. re: Class II Wholesale License (Renewal)

Grey said this application is for ten vehicles and there are always many more than ten cars on the lot. Grey said he is concerned that emergency vehicles would not be able to get in or out of the site. Constable said the Town is aware of this and that the Building Department has spoken with the owners. She said it is her understanding that the owners are leasing a second location starting on January 1st and at that point they will be offloading the extra vehicles to the second lot. She said they will continue to keep an eye on this.

Motion	Nesoff	To approve the renewal of the Class II Wholesale License for Nantasket Auto Sales and Repair, LLC, 410 Nantasket Avenue, Khodor Khalil, Manager
Second Vote	McCann Unanimous	

Bermaken Hotel LLC, dba Bermaken Hotel, 102 Revere Street, Steven Wilkins, Mgr. re: Lodging House License (Renewal)

NHS of the South Shore, Inc. dba NeighborWorks Neighborhood Housing Service (Easy Living Lodge); 24 Park Avenue, Donna Ackerman, Mgr. re: (A) Lodging House License (Renewal)

Motion	Nesoff	To approve the renewal of the Lodging House Licenses of Bermaken Hotel LLC, dba Bermaken Hotel, 102 Revere Street, Steven Wilkins, Mgr. and NHS of the South Shore, Inc. dba NeighborWorks Neighborhood Housing Service (Easy Living Lodge), 24 Park Avenue, Donna Ackerman, Manager
Second Vote	McCarthy Unanimous	

DISCUSSION

Bench Donation Policy

Nesoff said that at the last meeting the Board had discussed the contract provisions related to bench donations, but had deferred a discussion of the actual Town policy regarding these donations. Constable said that in formulating a policy they would need to consider a number of factors such as who would approve donations, whether locations will be granted on a first-come, first-served basis, whether any groups should be given preference (which Constable discouraged), what types of benches would be allowed and whether the style of benches should be uniform, and whether there should be terms set forth for the length of time a bench can be in place or whether it should be in perpetuity.

Grey indicated that there is some urgency to this process as currently there are quite a few people who are waiting to donate benches. A member of the public who was present said that he has been waiting to make a bench donation for eighteen months and asked if this policy could be in place by the end of the year. Grey apologized for this delay and explained that the Board had placed a moratorium on donations two years ago because so many requests were being received and some locations in the Town were full. Constable said that in the past some bench donations were approved by the Town Manager, some by the Select Board, and some by Park and Recreation and that requests were received by each of these bodies. She noted that because requests had been received by several departments it would be difficult to determine which requests had been received first and whose should be given priority. She recommended that in the future all requests should be funneled through one entity.

Constable said that the Town previously had a Beautification Committee that had worked on a series of benches in Kenberma. Steven Greenberg was present and recommended that the Board consider reestablishing such a committee and said he hopes they will consider that the benches are part of the beauty of the Town. He said there are a number of organizations in Hull, such as the Chamber of Commerce and the Garden Club, who would be interested in participating in this process.

Lampke said he would distribute a copy of the draft of minutes from the November 15th meeting which outlined the Board's consensus on contract provisions for bench donations. After discussion the Board decided that each member would each formulate a draft policy, circulate it among themselves, make revisions, and then forward it to Constable to be finalized and reviewed at the next Select Board meeting.

CORRESPONDENCE

Robert Neal, Member, War Memorial Commission re: Letter of Resignation

Grey read the letter from Neal which stated he had enjoyed his tenure on the Commission and will continue to serve on the Veterans Council. Grey said that Neal is a wonderful member of the Hull community and that his dedication over the years has been impressive. Constable said she would send him a letter of thanks on behalf of the Town.

TOWN MANAGER REPORT AND BOARD UPDATES

Constable thanked Town staff who had helped make the Thanksgiving Bonfire successful. She said she has completed interviews for the Executive Assistant position and they are in the process of choosing a candidate. She said she also had a meeting with representatives from National Grid. She said she knows there were some issues with people having heat turned off because meters were switched out. She said that this process is nearing completion and if customers have a problem, they should contact National Grid. Constable also said they are beginning the budget process and the capital request process from Town departments.

McCann said the Economic Development Committee (EDC) is reconstituting and had a very productive meeting last night. He said the EDC is anxious to help Constable and Town Planner, Chris DiIorio, in moving forward with a Business Improvement District. He also said they had all received an email from the American Legion about use of Senior Center space. He said he realizes that Community Use is a complicated issue but is hoping that some middle ground can be reached and that a policy can be developed that is responsive to the vote that was taken at Town Meeting. Constable said the Legion wants to stick to their evening time slot but Grey said he could reach out to Richman to see if there would be other hours they could meet. McCann said they should try to come up with a fair and transparent policy for all organizations that is within the bounds of what they are able to do without needing extra staff. Constable noted that this item was not on the agenda so discussion should be limited. McCann said he would be willing to formulate a draft policy that could be placed on the agenda for their meeting on the 13th.

Grey reminded everyone that a ceremony in honor of National Wreaths Across America Day will take place at the Gold Star Mothers Memorial at Hull Village Cemetery at 11:00 a.m. on December 16th with a reception afterward at Gould Hall. Constable said the Holiday Buoy Tree Celebration and Illumination is scheduled for December 9th at 4:00 p.m. at the Carousel. She said this is the Rotary Club's first annual Buoy Tree created by the Hull High School students. Constable said that the Hull Municipal Light Plant had about sixty sponsors for their wreath and telephone

pole decorating program. She said there was a lot of enthusiasm for this program and the lights throughout town look beautiful.

On a motion by McCann 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 for Select Board Meeting on December 6, 2023
- Materials related to the Change of Manager for Preep Corporation dba Quick Pick Food Shop
- Application materials for Common Victualer License for Taco Guy Corp.
- Materials related to license renewals for: Preep Corp. dba Quick Pick, Inc., Wine & Malt as a Package Store; Kenny Corp dba EX Smoke Shop, Wine & Malt as a Package Store; Scoops Ice Cream Co., Common Victualer; Nantasket Auto Sales and Repair, LLC, Class II Wholesale License; Bermaken Hotel LLC dba Bermaken Hotel, Lodging House License; NHS of the South Shore, Inc. dba NeighborWorks Neighborhood Housing Service (Easy Living Lodge), Lodging House License.
- Letter from Robert Neal resigning from the War Memorial Commission