

**Hull Select Board
Final Minutes
November 29, 2023**

The meeting of the Hull Select Board was held at 7:00 p.m. on November 29, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Irwin Nesoff, Vice-Chair, Jason McCann, Clerk, Brian McCarthy, Member, Jerry Taverna, Member.
Member absent: Greg Grey, Chair. Also present was Town Counsel James Lampke.

Before calling the meeting to order Nesoff led everyone in the Pledge of Allegiance.

APPOINTMENTS

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

Since the applicant was not present at the meeting, Lampke suggested postponing the Hearing to December 6th unless the application is withdrawn.

Kate Barclay re: Letter of Interest to serve on the Affordable Housing Committee

The Board confirmed that there is one vacancy on this committee for a one-year term ending June 30, 2024.

Barclay said she is a lifelong Hull resident. She said she attended a recent meeting of the Affordable Housing Committee and feels it would be a good fit for her. She feels that affordability of housing in Massachusetts is a huge issue and she would like learn more and be part of the effort to address this crisis. She said she would be available for meetings.

Motion	McCarthy	To appoint Kate Barclay to a position on the Affordable Housing Committee for a term to expire on June 30, 2024
Second Vote	McCann Unanimous	

APPROVALS

Mike McGurl, Executive Director, 1117 Nantasket Avenue, Hull Life Saving Museum re: One Day Wine and Malt License on Friday, December 8, 2023 from 6:00 p.m. to 9:00 p.m. for the Festival of Trees Decorating.

Motion	McCann	To approve the request of the Hull Life Saving Museum for a One Day Wine and Malt License on Friday, December 8, 2023 from 6:00 p.m. to 9:00 p.m. for the Festival of Trees Decorating
Second Vote	Taverna Unanimous	

LICENSE RENEWALS

Daddy's Ventures Inc., dba Daddy's Dry Dock, 280 Nantasket Avenue, Jeffrey Lemkin, Mgr. re: (A) All Alcohol as a General on Premise Licensee; (B) Common Victualer; (C) Entertainment (Jukebox, DJ, Live); (D) Automatic Amusement (Renewal)

Nantasket Beach Salt Water Club, Inc. dba Nantasket Beach Salt Water Club, 3 Fitzpatrick Way, Nicole Londergan, Mgr. re: (A) All Alcohol License; (B) Common Victualer; (C) Entertainment (Renewal)

PF Hospitality Inc., dba the Sandbar, 297 Nantasket Avenue, Lillian Parker, Mgr. re: (A) All Alcohol; (B) Common Victualer; (C) Entertainment (Renewal)

Paragon Entertainment Ventures, LLC dba Paragon Arcade, 189-197 Nantasket Avenue, Charles Veysey, Mgr. re: (A) All Alcohol; (B) Common Victualer; (C) Entertainment; (D) Auto Amusement (Renewal)

Crave, 303 Nantasket Avenue, Casey Mahoney, Mgr. re: Common Victualer (Renewal)

Crave, 43 Hull Shore Drive, Casey Mahoney, Mgr. re: Common Victualer (Renewal)

Placido & Gaetano Treviso dba Nantasket Seafood, 533B Nantasket Avenue, Placido & Gaetano Treviso, Owners re: Common Victualer (Renewal)

P and N Bakeries, Inc. dba Weinberg's Bakery, 519 Nantasket Avenue, Valerie Peterson, Mgr. re: Common Victualer License (Renewal)

Madhu, Inc. dba Smart Save Variety Store, 169 Nantasket Avenue, Nilesch Patel, Mgr. re: Wine and Malt as a Package Store (Renewal)

Tiger Wind dba Nantasket Liquors, 307 Nantasket Avenue, Hong Jiang Wang, Mgr. re: All Alcohol Package Store (Renewal)

EAM Market, Inc. dba The Village Market, 505 Nantasket Avenue, James Francis McGinnis Mgr. re: All Alcohol as a Package Store (Renewal)

Park Avenue Realty Trust, LLC dba Nantasket Beach Lodging, 12 Park Avenue, Kirk Davis, Mgr. re: Lodging House License (Renewal)

Sandpiper Real Estate LLC dba Sandpiper Inn, 165 Nantasket Avenue, Steven Austin, Mgr. re: Lodging House License (Renewal)

Ben's Auto, 7 Weston Street, Benjamin Capone, Jr., Owner re: Class II Wholesale License (Renewal)

Motion	Nesoff	To approve the renewal of the Annual Licenses as listed on the Meeting and Agenda Notice for the November 29, 2023 Select Board meeting, subject to approval of all Inspectional Services and any other applicable requirements
Second Vote	McCarthy Unanimous	

CORRESPONDENCE

Darrell M. Bright, Election Officer/Retirement Administrator, Hull Contributory Retirement Board re: Retirement Board Election Results

Nesoff said the Board had received a letter from Darrell Bright, Election Officer/Retirement Administrator of the Hull Retirement Board stating that Bartley Kelly and Christopher DiIorio were the only two candidates nominated for the third and fourth elected member positions on the Hull Retirement Board. It was therefore voted that no election would be held and that Kelly and DiIorio would be declared elected to the Retirement Board with terms to start on December 31, 2023 and to expire on December 30, 2026.

BOARD UPDATES

McCann said he had attended a presentation on the Hull Hazard Mitigation Plan and that both Town staff and MAPC had done an excellent job. Nesoff said there was an impressive turnout of Hull residents.

McCarthy said the holiday lights that have gone up along Nantasket Avenue by the Hotel are impressive and added that several areas of town look festive. He hopes this trend continues.

Nesoff congratulated the Rotary Club, Daddy's, and Craig Wolfe for the annual Thanksgiving dinner. He said it was one of the most impressive operations he has seen and that between 800-850 meals were delivered from Marshfield up to Quincy.

Nesoff said they have received two requests for Host Community Agreements (HCAs) from possible cannabis retail recreational shops and said the Select Board needs to respond to these requests in a timely and appropriate manner. He said he would like to introduce a motion to put this on the agenda for discussion at the next meeting of the Board.

Motion	Nesoff	To have a discussion by the Select Board of the issue of Host Community Agreements that would allow them to respond appropriately to those businesses that have expressed an interest in such an agreement
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McCann said he understands that the Board needs to be responsive to businesses in Hull, but said he has concerns about having a public meeting about something that is very complicated and has not yet been approved by the Attorney General's office. The Board then had an extensive discussion about a number of issues related to marijuana establishments including whether the existing regulations regarding HCAs for medical marijuana will apply for retail marijuana establishments, the role of the Select Board in formulating the policy for HCAs, and whether public comment could or should be limited during meetings regarding HCAs. Nesoff was concerned that the Board needs to respond in a timely manner to the current inquiries about HCAs, but Lampke said that failure to respond within the time period set forth in the current policy does not amount to a constructive approval. He also noted that he and Jennifer Constable have been in touch with the lawyers representing ACS and have informed them that the Town is in the process of reviewing current procedures and the applicable process.

Lampke said that the Board should study the existing regulations regarding HCAs and if they have concerns or questions, they should make those known. After discussion, which included the issue of procedures for placing items on meeting agendas, the Board decided that it would be best to have a Board discussion, noted on a meeting agenda, regarding the current regulations and what is and should be required to be submitted with an HCA application. Taverna suggested that it would be helpful if Lampke made a brief presentation at the beginning of the discussion about the history of marijuana in Hull and the town's current regulations and procedures. There was also discussion of whether this should be at the December 6, 2023 meeting or the December 13, 2023 meeting. Lampke said he would not be at the meeting on December 13th but would provide information in a memo and would participate remotely if possible. The consensus was that the discussion would occur at the December 13th meeting.

Motion	Taverna	To have a Public Meeting to include a summary from Town Counsel on the history of where Hull currently stands on the issue of marijuana regulations and whether they need to be amended to include retail marijuana, but to have the Select Board start a review of policies and procedures about what will be required for an applicant to submit for an HCA Agreement
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Second Vote	Nesoff Unanimous
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On a motion by McCann seconded by Taverna 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 November 29, 2023
- Application materials for license renewals for Daddy's Ventures, Inc. dba Daddy's Dry Dock, Nantasket Beach Salt Water Club, Inc. dba Nantasket Beach Salt Water Club, PF Hospitality Inc. dba the Sandbar, Paragon Entertainment Ventures, LLC dba Paragon Arcade, Crave, Placido & Gaetano Treviso dba Nantasket Seafood, P and N Bakeries, Inc. dba Weinberg's Bakery, Madhu, Inc. dba Smart Save Variety Store, Tiger Wind dba Nantasket Liquors, EAM Market Inc. dba The Village Market, Park Ave. Realty Trust, LLC dba Nantasket Beach Lodging, Sandpiper Real Estate LLC, dba Sandpiper Inn, Ben's Auto
- Application materials from Hull Life Saving Museum for One Day Wine and Malt License on December 8, 2023 from 6:00 p.m. to 9:00 p.m.
- Letter from Kate Barclay re: interest in serving on the Affordable Housing Committee
- Letter from Hull Retirement Board re: election of Bartley Kelly and Christopher DiIorio to Hull Retirement Board