

**Hull Select Board
Final Minutes
October 11, 2023**

The meeting of the Hull Select Board was held at 7:00 p.m. on October 11, 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 and asked for a moment of silence in recognition of the conflict in Israel and Gaza.

APPOINTMENTS

Affordable Housing Committee re: Recommendation to submit Community Preservation Act application for Habitat for Humanity Workforce Homeownership Opportunity in Hull project.

Cynthia Koebert, Chair of the Affordable Housing Committee (AHC), was present with several members of the committee as well as three representatives from the South Shore Habitat for Humanity. Koebert said that the Community Preservation Committee (CPC) has determined that AHC's application for funding for a Habitat project in Hull is premature as currently no site for the project has been chosen. She said they are comfortable with the CPC decision, but they would like the Select Board's support for their proposal. She introduced Beth Lyons, Executive Director for South Shore Habitat, Noreen Brown, Director of Project Development, and Richard Halverson, the Vice-President of the Board of Directors.

Lyons said that South Shore Habitat was started in 1986 and to date has built sixty-five homes in twenty-two communities. Brown said that Habitat works with towns to identify underutilized town parcels that could potentially be turned into affordable housing. She said that the land is usually donated by the town and that the homes are funded by individuals, grants, and the local community. She said they often receive generous in-kind donations from local businesses. She said the homes are typically sold to homeowners earning no more than 80% of the Area Median Income and that the average home is two to three bedrooms with 1200 to 1300 square feet of living area. She said they work with the state to make sure that the homes remain affordable and said they are counted toward a town's quota of affordable housing. Halverson said their team is very adept at evaluating properties and identifying which will meet homeowners' needs and will fit into the town. Lyons said that in the past year South Shore Habitat has started a Critical Home Repair Program to help people with projects that will allow them to stay in their homes. She noted that they have completed two projects for seniors living in Hull, both of whom were referred to Habitat by the Hull Council on Aging. She said that this program is completely funded by grants and that they have worked on twenty homes in the first year of the program.

Constable thanked Lyons, Brown, and Halverson for coming to the meeting and thanked the AHC members for being proactive on the issue of affordable housing in Hull. The Board was in full support of exploring such a project, but determined that no Motion was required at this time.

David Irwin, American Legion, re: Recommendation to submit Community Preservation Act application for Veteran Grave Markers to be installed on Veteran's Day 2024 at Hull Village Cemetery.

David Irwin said the American Legion would like to apply for a CPA grant to buy grave markers for all the veterans at the Hull Village Cemetery but said that since this is town property they will need the Select Board's permission to install them. He said the cost of the markers would be approximately \$7700 and that they would like the project to be completed by Veteran's Day in 2024. He said the veterans will take care of the installation and maintenance of the markers.

Motion	Nesoff	To approve the American Legion's Community Preservation Act application for a grant to purchase grave markers to be installed on veterans' graves at the Hull
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Cemetery for Veteran's Day 2024

**Second
Vote** McCarthy
Unanimous

Nantasket Beach Salt Water Club, Inc. dba Nantasket Beach Salt Water Club re: Request to seek reconsideration of the ABCC's decision of "No Action" on the classification change of their Seasonal Club All Alcohol license to an Annual Club All Alcohol license.

Grey said that this appointment has been rescheduled to the meeting of the Board on October 25, 2023.

Robert Corrigan re: Letter of interest to continue to serve on the Affordable Housing Committee.

Koebert said she had met with Corrigan who said that due to a job promotion he will not have the time he previously had to participate in AHC meetings. She said she had encouraged him to become a member of their subcommittee, which would not require as much of a time commitment.

Laura Carey re: Letter of Interest to serve on the Affordable Housing Committee.

Koebert said that Carey had withdrawn her application to serve on the Committee.

Robert Pezzini re: Letter of interest to serve on the Affordable Housing Committee.

Pezzini said he has lived in Hull for about two years and is currently on the Historic District Commission. He said that he has a degree in architecture as well as an MBA and has extensive experience in the development and funding of affordable housing. He said that he has the time to work on this committee.

Constable said that since the Board's last meeting Lori West had researched the composition of the AHC. She said that as it currently stands it is a ten-member committee with one representative each from the Select Board, the Planning Board, the Housing Authority, and designees from the EDC, Wellspring, and the Council on Aging, as well as four citizens-at-large. She said that the Board might want to consider adding an additional citizen at large so that there is not an even number of members. After discussion it was decided to alter the composition to a nine-person committee that would include representatives from the Select Board, the Planning Board, the Housing Authority, a designee from a social service agency, and five citizens at large.

Motion McCann To alter the composition of the Affordable Housing Committee to have a total of nine seats, with designees from the Select Board, the Planning Board, the Housing Authority, a social services designee, and five citizens at large

**Second
Vote** Taverna
Unanimous

Motion Nesoff To appoint Robert Pezzini to the open seat on the Affordable Housing Committee for a one-year term to end on June 30, 2024

**Second
Vote** Taverna
Unanimous

Motion Nesoff To appoint Cynthia Koebert, Edwin Parsons, and Kelly Reilly to seats on the Affordable Housing Committee for one-year terms to end on June 30, 2024

**Second
Vote** McCarthy
Unanimous

Nesoff indicated that he would like to be the Select Board's representative on this committee.

Motion McCann To appoint Irwin Nesoff as the Select Board's representative on the Affordable Housing Committee

**Second
Vote** McCarthy
Unanimous

Steven Greenberg re: Letter of Interest to serve on the Economic Development Committee

Greenberg said he has worked on a number of projects as an alternate member of this committee and would like to become a regular member. He feels economic development is critical to the future of Hull and would like to part of developing the environmental and historical assets of the town.

William Smyth re: Letter of Interest to serve on the Economic Development Committee.

Smyth said he has been involved in the EDC for a while but has never had a vote. He said that he will continue to contribute to this committee even if he is not appointed as a regular member and encouraged residents to participate and contribute to the economic development of Hull.

Motion	Taverna	To appoint William Smythe and Steven Greenberg to two-year terms on the Economic Development Committee with terms to expire on June 30, 2025
Second Vote	Nesoff Unanimous	

Steven Greenberg re: Letter of Interest to continue to serve on the Historical Commission

Greenberg said he loves working with this committee and would like to continue to help preserve the valuable historical assets in the Town. He said that he has extensive experience in historic preservation.

Motion	Nesoff	To appoint Steven Greenberg to a three-year term on the Historical Commission with a term to expire on June 30, 2026
Second Vote	McCann Unanimous	

Duncan Stone re: Letter of Interest to serve on the Historical Commission

Stone said he grew up in Hull and has always been interested in its history. He feels he would be able to help with the media presence of the Commission. He said he is currently a member of the Library Board of Trustees.

Motion	Nesoff	To appoint Duncan Stone to a three-year term on the Historical Commission with a term to expire on June 30, 2026
Second Vote	McCarthy Unanimous	

Valerie Carlson re: Letter of Interest to continue to serve on the No Place for Hate Committee

Carlson said she has been leading this committee for the past few years and they have completed a number of programs that she feels have had an impact on the community. She said they are planning some new events for the coming year, so she would like to continue serving on this committee.

Laurie Gridharry re: Letter of Interest to continue to serve on the No Place for Hate Committee

Gridharry said she is a newer resident in the Town and joined the committee around the time of the pandemic. She said it has been a great experience for her and she would love to continue. She is presently the liaison to the South Shore Unity Council, which is a regional group that collaborates on DEI initiatives.

Steven Greenberg re: Letter of Interest to continue to serve on the No Place for Hate Committee

Greenberg said he has loved serving on this committee and feels that they have helped brand Hull as a welcoming community. He would like to continue to serve.

Paula Nesoff re: Letter of Interest to continue to serve on the No Place for Hate Committee

Nesoff said she feels that the work of this committee helps people in Hull deal with the difficult events in the world. She said the group works very well together and she would like to continue being part of their work.

James Ianiri re: Letter of Interest to serve on the No Place for Hate Committee

Ianiri said he has lived in Hull since 2015 and has attended some of the committee's events and was impressed by their work. He said he has been doing similar work with the UCC Church in Norwell but would now like to focus his efforts on Hull and would like to serve on this committee.

Constable noted that there were four open seats and five applicants. McCann suggested that they add an additional alternate seat. He said he has attended several of the committee's meetings and has seen the involvement of the alternates.

Motion	McCann	To change the composition of the No Place for Hate Committee to include eleven regular seats and three alternate seats
Second Vote	Nesoff Unanimous	
Motion	McCann	To appoint Laurie Gridharry, Steven Greenberg, Paula Nesoff, and Valerie Carlson for two-year terms on the No Place for Hate Committee with terms to expire on June 30, 2025
Second Vote	Taverna Unanimous*	

*Nesoff abstained

Motion	McCann	To appoint James Ianiri to a three-year term as an alternate member on the No Place for Hate Committee with a term to expire on June 30, 2026
Second Vote	Nesoff Unanimous	

Approval of Minutes

Motion	McCann	To approve the Minutes of the Select Board meetings on June 28, 2023, July 19, 2023, July 26, 2023, August 2, 2023, August 16, 2023, September 13, 2023 and September 20, 2023
Second Vote	McCarthy Unanimous	

APPROVALS

Adrian Muir, Hull Nantasket Chamber of Commerce re: Request to hold Stem to Stern Yard Sale on Saturday, May 18, 2024 and Sunday May 19, 2024

Motion	Nesoff	To approve the Hull Nantasket Chamber of Commerce's request to hold the Stem to Stern Yard Sale on Saturday, May 18, 2024 and Sunday, May 19, 2024
Second Vote	McCann Unanimous	

Adrian Muir, Hull Nantasket Chamber of Commerce re: Request to hold Endless summer on Saturday, September 7, 2024, with a rain date of Sunday, September 8, 2024

Motion	Nesoff	To approve the Hull Nantasket Chamber of Commerce's request to hold
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Endless Summer on Saturday, September 7, 2024 with a rain date of Sunday, September 8, 2024

Second McCann
Vote Unanimous

TOWN MANAGER REPORT AND BOARD UPDATES

Constable acknowledged Town Treasurer and Collector, Eileen White, who recently passed her certification test. She said that she attended the South Shore Regional Communication Center (SSRECC) Board meeting and said the Board will be reviewing the inter-municipal agreement over the next few months so there may be some changes made. She said that they have started mediation on the Gunrock Seawall project. She also wanted to recognize the Hull Lifesaving Museum, which recently received a \$50,000 grant to be used for restoration of the exterior of the Boathouse.

Nesoff said they are working on an application to the New England Foundation for the Arts (NEFA) for a \$15,000 grant for temporary public art. He said that if they are selected, two to three Town staff members would participate in a training program to support public art. He said the application is due Friday and is almost complete, but they need the support of the Select Board.

Motion Nesoff To support the Town's application for a grant to be used for public art.
Second Taverna
Vote Unanimous

Nesoff asked about the status of the issues surrounding the Moreland Avenue playground. Constable said that Chris DiIorio has reached out to the engineers on the project to set up a date when they could meet with residents of this area to address their concerns.

McCarthy said the cleanup of the XYZ property is 90% done.

Taverna raised the issue of telephone poles (at various points along the railroad bed between M Street and the end of the bed) that block the access of emergency vehicles in the case of a fire or an accident and said he feels this should be an agenda item for a Board meeting. Constable said that this is on the agenda for an internal public safety committee meeting and once they have vetted the issue it will be brought before the Select Board.

Taverna said he has been approached by several people who take the ferry and ride the MBTA bus who feel that the bus is no longer waiting for the ferry to arrive. He asked Constable if it would be possible to reach out to the MBTA to see what is happening on this. Constable said she would look into this but she thinks the problem might be that when the bus waits for the ferry to unload, some passengers miss their connection with the 2:20 p.m. bus from Hingham to Quincy.

Taverna also noted that flood insurance rates in the Town are increasing dramatically and asked if there is anything the Town can do to help with this. Constable said the Town cannot help residents shop for insurance, but the Town is part of the national flood insurance program, which should help.

Grey reminded the Board about the goal-setting meeting on Saturday. Constable said the aim of this meeting is to develop a work plan in which the goals and priorities of the Board align with those of the various town departments.

On a motion by Nesoff, seconded by McCarthy, 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 October 11, 2023
- Affordable Housing Committee Pre-Application for Hull CPC Grant
- Memo from David Irwin re: grave markers for Hull Village Cemetery
- Materials related to appointments to the Affordable Housing Committee, Economic Development Committee, Historical Commission, and No Place for Hate Committee
- Requests from Hull Chamber of Commerce re: Stem to Stern Yard Sale and Endless Summer