

**Hull Select Board
Final Minutes
September 27, 2023**

The meeting of the Hull Select Board was held at 7:00 p.m. on September 27, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

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

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

APPOINTMENTS

Mark Kohn Re: Letter of Interest to continue to serve on the 100% Clean Energy Climate Action Committee.

Kohn said he is interested in serving on this committee as a result of research he has done on the net metering of Hull Light as well as his interest in the uses of tidal power and wind energy. He was a physicist for forty years but is now retired and has the time to serve and feels his scientific background is valuable.

Judeth Van Hamm re: Letter of Interest to continue to serve on the 100% Clean Energy Climate Action Committee.

Van Hamm said she has lived in Hull for over fifty years and is very involved in a number of committees and programs in the Town. She has a background in city planning and has been working for over twenty years on the concept of solar rapid transit, which she feels could make traffic on George Washington Boulevard faster and safer. She said she feels that everyone is responsible for making sure that energy is used well.

Lucinda Wykle-Rosenberg re: Letter of Interest to continue to serve on the 100% Clean Energy Climate Action Committee.

Wykle-Rosenberg said she is retired but has extensive educational and non-profit experience. She has a long-standing interest in the environment and would like to continue serving on this committee as she feels that Hull has critical issues to face with respect to their wind turbines and wants to work to ensure that the Town continues to focus on clean energy.

Jacob Vaillancourt re: Letter of Interest to continue to serve on the 100% Clean Energy Climate Action Committee.

Vaillancourt said that he has been the Chair of this committee for several years and would like to continue to serve, although preferably not as the Chair. He said he has extensive experience in environmental issues and has started two successful businesses that have had a meaningful impact on sustainability and would like to use his professional experience to help the residents of Hull. He is concerned about the planet's ability to sustain human life and said that the transition from a carbon-based economy would lower the cost of living and make the world a healthier place. He feels that with the installation of wind turbines it could be possible for Hull to become a net energy exporter. He is currently working but has the time and energy to devote to this committee.

James Kaplan re: Letter of Interest to serve on 100% Clean Energy Climate Action Committee.

Kaplan said he has always been interested in sustainability and has done a great deal of research in this area and has published several articles on the topic. He feels that there is funding available for projects that could help put Hull out ahead on environmental issues and he would like to be part of that. He said he has the time to devote to this committee.

Constable said that Ben Maitland-Lewis and Richard Mattila have indicated they would like to continue to serve on the committee but were not able to attend this meeting. She said that they did not hear back from Cara O’Keefe. She said that if the Board agrees, they could vote on all seven members for the committee tonight as there are seven seats open and six members who would like to continue to serve and one new applicant (Kaplan). The Board members thanked them all for coming and encouraged them to stay in communication with the Board on issues of importance to the committee.

Motion	McCann	To appoint Mark Kohn, Jacob Vaillancourt, Judeth Van Hamm, Lucinda Wykle-Rosenberg, James Kaplan, Ben Maitland-Lewis and Richard Matilla to the 100% Clean Energy Climate Action Committee for a term of one year to begin on July 1, 2023 and to end on June 30, 2024
Second Vote	McCarthy Unanimous	

Cynthia Koebert re: Letter of Interest to continue to serve on the Affordable Housing Committee

Koebert said she is retired but had a long career in housing and community development. She said she has been on this committee since September of 2021 and has served as Chair since April. She said that the Affordable Housing Committee (AHC) supported the Inclusionary Zoning Bylaw amendment at the Annual Town Meeting and they were encouraged by the show of support from residents. She noted that they applied for and received a \$42,000 grant to explore the feasibility of using town land for housing development and this is currently going out to bid. She said they have also submitted a preliminary application to invite Habitat for Humanity to identify a suitable site in Hull. She would like to see the committee work closely with the Select Board and the Town Manager in the future.

Edwin Parksons re: Letter of Interest to continue to serve on the Affordable Housing Committee

Parsons said he is retired and recently moved back to Hull after living in Marshfield for a number of years. He said he had difficulty finding an affordable home in Hull and after his search learned that the Town has less than 2% affordable housing, which he feels is a situation that needs to be corrected. He has been on the committee since April and would like to continue.

Kelly Reilly re: Letter of Interest to continue to serve on the Affordable Housing Committee

Reilly said she has worked in the area of mental health since 2010 with a focus on seniors for the past seven years. One of her top concerns as a social worker has been housing insecurity and she wanted to become a part of the solution to this problem. She said she is very aware of the inflated housing prices in Hull. She has been on the committee since April and would like to continue.

Jim Richman re: Letter of Interest to serve on the Affordable Housing Committee

Richman said he is on multiple boards and committees in the Town but has been attending AHC meetings and is very interested in becoming involved. He said that the population in Hull is aging and there is nowhere for seniors to go. He said that he is disabled and does not work so would have the time to serve on this committee. He noted that he currently serves on the Housing Authority and they have told him they will name him as their representative on the AHC. Grey suggested that since he will be the representative of the Housing Authority, he should pull his application to be appointed by the Select Board. He asked Richman to have the Chair of the Housing Authority send an email designating him as their representative.

There was a brief discussion about the state regulations on affordable housing. Constable explained that the state has mandated that when a town achieves 10% affordable housing stock they are granted “safe harbor” from 40B projects. She said that the problem with 40B is that it allows developers to bypass local zoning bylaws. Koebert asked about the MBTA Community Act and Constable said that Hull has been designated as a “transportation adjacent community” and as such is required to have fifty acres that are zoned for by right development with a minimum density of fifteen units per acre, which she said is difficult for a community as densely populated as Hull.

She said that the Inclusionary Zoning Bylaw that was passed at the Annual Town Meeting was well-timed and she is glad it passed.

Grey thanked everyone who was there and said there are people who would like to serve who were not able to attend this meeting so they would not be making a final decision on appointments until their meeting on October 11th. Constable noted that there are some questions about the composition of this committee and which Town boards and committees should be represented as well as the number of members to be appointed. She said this should be finalized by the meeting on October 11th.

APPROVALS

Mike McGurl, Executive Director, Hull Life Saving Museum, re: One Day Wine and Malt License on Thursday, October 26, 2023 from 5:00 p.m. to 8:00 p.m. for Halloween Pumpkin Trail

Motion	McCann	To approve a One Day Wine and Malt License for the Hull Life Saving Museum on Thursday, October 26, 2023 from 5:00 p.m. to 8:00 p.m.
Second Vote	McCarthy Unanimous	

Mike McGurl, Executive Director, Hull Life Saving Museum re: One Day Wine and Malt License on Friday, October 27, 2023 from 5:00 p.m. to 8:00 p.m. for Halloween Pumpkin Trail

Motion	McCarthy	To approve a One Day Wine and Malt License for the Hull Life Saving Museum on Friday, October 27, 2023 from 5:00 p.m. to 8:00 p.m.
Second Vote	Taverna Unanimous	

Mike McGurl, Executive Director, Hull Life Saving Museum re: One Day Wine and Malt License on Saturday, October 28, 2023 from 5:00 p.m. to 8:00 p.m. for Halloween Pumpkin Trail

Motion	Taverna	To approve a One Day Wine and Malt License for the Hull Life Saving Museum on Saturday, October 28, 2023 from 5:00 p.m. to 8:00 p.m.
Second Vote	McCann Unanimous	

Acceptance of an anonymous donation in the amount of \$1,500 as a gift to be used towards the cost of Fort Revere Water Tower restoration.

Constable said this gift is to be used toward the cost of restoring the Fort Revere Water Tower but there are stipulations that must be accepted by the Select Board in order for them to accept the donation. Constable said the donation can be used only for work to restore Fort Revere Water Tower that begins before September 11, 2026 and if the work has not begun by that point the money shall be donated to Hull's Council on Aging.

Motion	Taverna	To accept the anonymous donation of \$1500 to be used for work to restore the Fort Revere Water Tower. If the work is not started before September 11, 2026 the money shall be donated to the Hull Council on Aging
Second Vote	McCarthy Unanimous	

TOWN MANAGER REPORT AND BOARD UPDATES

Constable said she is wrapping up her one-on-one discussions with department heads and will be bringing the goals and objectives of the various departments to the Board's retreat on October 14th. She also said they are currently scheduling interviews for the position of Library Director.

Constable noted that last Friday the Town hosted Commissioner Bonnie Heiple from MassDEP to celebrate Climate Week and said the Commissioner's office had reached out to the Town recognizing the climate resiliency improvement work that has been happening at the Wastewater Treatment Plant through the efforts of Superintendent John Struzziery and his staff. She said this was a great acknowledgement. McCarthy was able to attend and he said that Struzziery did an amazing job at the ceremony.

Constable said the Town has received a donation of paint from Benjamin Moore and Hingham Lumber that is to be used for restorative work at Fort Revere. She said they will need to find a date for this and recruit volunteers to help with the painting. She recommended that a member of the Select Board coordinate this event. McCann said he would be willing to undertake this.

Grey noted that since DCR owns parts of Fort Revere they would need to secure their permission for this project and Constable said that the Fort is a patchwork of ownership between the Town and DCR which can make things complicated. She said that when she toured Fort Revere with the new DCR Commissioner he clearly recognized that there is need for restoration and that security and safety of the failing structures is a priority. He felt, however, that the site could be a terrific opportunity for public art. Several members noted that it is difficult to maintain security at the site and there is a problem with kids getting in to trouble up there. McCann suggested the possibility of reinstituting the Fort Revere Committee and Constable suggested that they put this on the Agenda for the Board meeting on October 11th.

Constable said that at the last meeting Nesoff had recommended that the Town apply to MAPC for an eleven-week program on public art. She said that at the end of the program participants would be given a \$15,000 grant to be used toward public art and said that if they hold off on painting until the spring, they might be able to combine the painting with a public art project. It was the sense of the Board that waiting to paint until the spring would be the best course of action.

Motion	Taverna	To appoint Jason McCann as the Select Board's coordinator for volunteer painting at the Fort Revere Tower
Second Vote	McCarthy Unanimous	

McCann said that a walk is taking place at the Mary Jeannette Murray Bathhouse on Sunday at 10:00 a.m. for Pediatric Acute Onset Neuro Psychiatric Syndrome and that Senator O'Connor and Representative Meschino will be there. He said Derby Night was very successful.

McCarthy said that through the month of October the Police Department is running the annual Domestic Violence Toiletry Drive and will have a box for donations in the lobby area of the Police Station.

Taverna noted that this past week several beachgoers saved people from drowning at two different areas of the beach. He said there was a very well-written story about this in [The Hull Times](#).

On a motion by McCann, 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 September 27, 2023

- Information and letters of interest regarding positions on the 100% Clean Energy Climate Action Committee and the Affordable Housing Committee
- Applications from the Hull Lifesaving Museum for One Day Wine and Malt Licenses on October 26, 27, and 28, 2023
- Letter from anonymous donor regarding \$1500 gift to be used for restoration of the Fort Revere Water Tower