



TOWN OF HULL

NEWSLETTER

TOWN HALL'S OFFICIAL VOICE

WELCOME TO THE OFFICIAL TOWN OF HULL

NEWSLETTER

Second Edition

FY2025 BUDGET ONLINE

In the first of her tenure, Town Manager Jennifer Constable presented a recommended, balanced Budget (FY2025) recommendation to the Select Board and Advisory Committee on February 21st. The presentation laid out her proposed financial policies, capital improvement plan, and long-range financial forecast for the town.

Operational & Capital Expense Highlights

| OPERATIONAL | CAPITAL |
|--|---|
| <ul style="list-style-type: none"> • 4 Collective Bargaining Agreements • Staff Increases HFD – 2 FF Paramedics/EMT Positions • Legal Staff Model Adjustment • Buyouts (<i>retirements, sick/vacation time</i>) • Create Separation Pay Line Item • Add PT, Hull TV Position • Fully Staffed, @ COA, HMLP, Most Departments | <ul style="list-style-type: none"> • Relocation/Closure of Town Hall/Senior Center to MMS (SB) • MMS Maintenance/Repairs • Library Boiler Replacement • Online permitting and general government software • Seawall Repair & Maintenance • Ambulance Replacement • Establish a Capital Stabilization Fund • Increase General Stabilization Fund • Public Safety Facilities Feasibility Study |

3/13/24

[Full budget presentation available.](#)

Highlights in the \$52 million proposal on the town operations side include adding two new full-time firefighter paramedics/EMT positions, transitioning from a sole Town Counsel, to adding a committed Labor & Employment and Land Use Counsel (resulting from the retirement of James Lampke after 46 years of service).

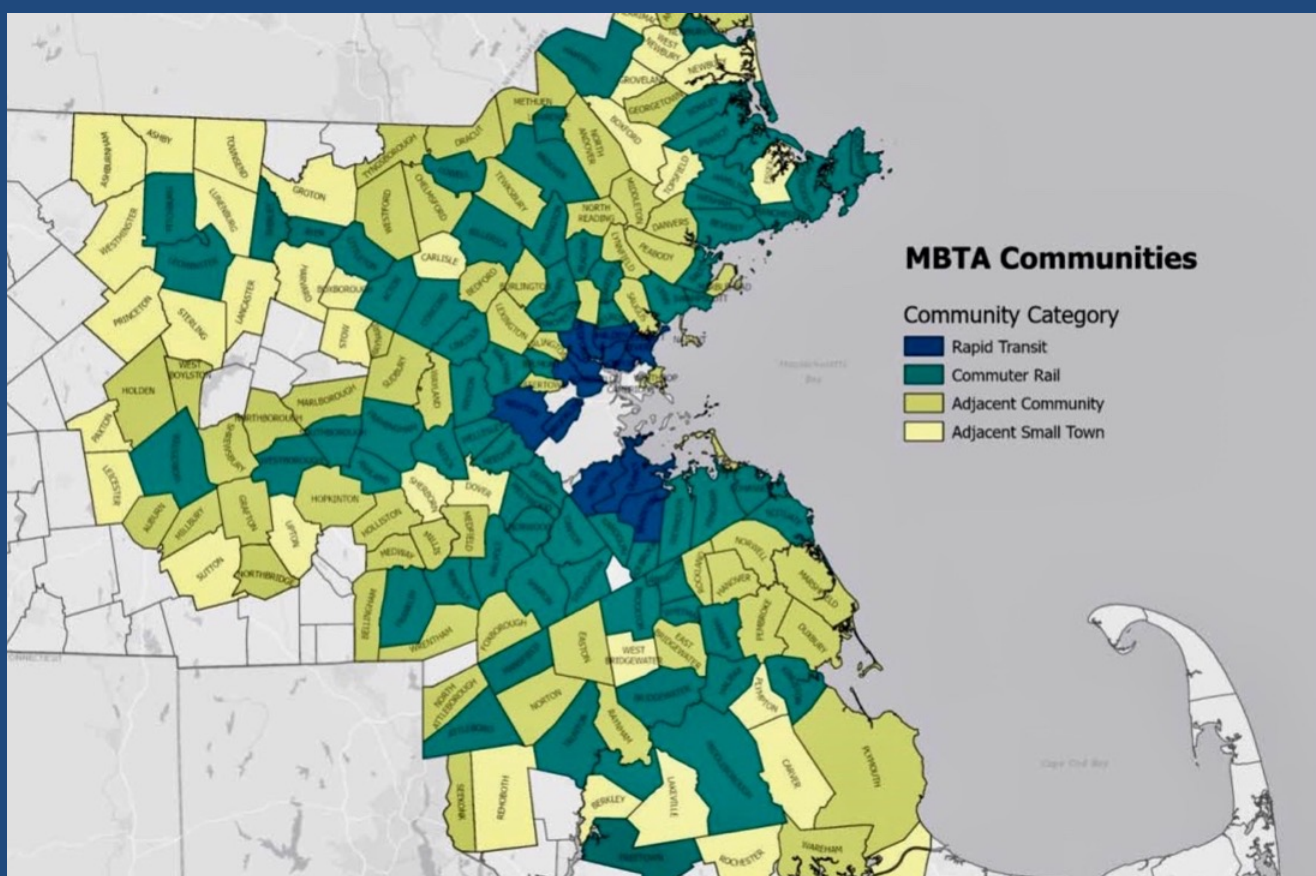
Foremost on the capital side of the budget ledger is the relocation of Town Hall to the Middle School (see *related story below*) after student consolidations of the 6th and 7th grades to the Jacob Elementary School and the 8th grade to Hull High School.

Other proposed notable capital outlays include a feasibility study to look at a combined police and fire Public Safety Facilities; continued seawall repair and maintenance; a new boiler for the Public Library; and general government software including online permitting.

The town budget process began last fall with departments submitting their budgets and capital requests and will culminate with the final adoption at Town Meeting on May 6th.

MBTA COMMUNITY ZONING

A new state zoning requirement for MBTA Communities has been in the news a lot lately. This impacts 177 communities that benefit from MBTA services, including Hull and every other city and town on the South Shore. However, how it impacts a community depends on its designation under the umbrella term of MBTA Community.



This law requires an MBTA community to have at least one zoning district of reasonable size in which multi-family housing is permitted as of right with no age restrictions, suitable for families with children, and be not more than a half mile from a train, subway, bus station, or a ferry terminal.

So, what does it mean for Hull? We are considered an “adjacent community” meaning, we do not host either a subway or a commuter rail station. While many may think the “Nantasket Junction” stop on the T’s Greenbush line is in Hull, it is actually in Hingham. By comparison, Hingham is classified as an MBTA Community because of that (and the two other stations within its borders).

To comply, Hull must designate a zoning district that includes a minimum of seven acres (50% being contiguous land) that allows for the by-right development of 586 units. Recognizing Hull’s unique geography and non-developable land, the Commonwealth reduced the required number of acres which Hull needs to comply with the MBTA Communities 3A Zoning. In addition, due to the lack of an MBTA Station, Hull is not limited on where its 3A compliant zoning may be adopted.

It is also important to note that while communities are required to comply with the MBTA Communities 3A Zoning, the requirement is only to adopt zoning that allows for by-right development of 15 units per acre or a minimum of 586 units within the entire zone, it does not mandate actual development.

Hull began working from its initial [MBTA Communities Compliance Analysis](#), completed last April, which has led to the current [proposed compliance zones](#). The proposed MBTA Communities compliant zones will be presented at Town Meeting for adoption.

HULL 1 IS DOWN

In its day, which ended on February 17th, the wind turbine known as Hull 1 which stood at the tip of Pemberton Point since 2001, was the tallest wind turbine in Massachusetts and produced 3.5% of the town's electricity. It was a landmark for ships transiting Hull Gut, the ferry to and from Boston, and planes taking off and landing at Logan.

Hull 1 met its 20-year life expectancy before finding itself obsolete with \$1.5 million repair bill due to after-market parts and enhancement.

(Photo courtesy of Deb Crandell Bzdula)



HULL 2 IS COMING BACK ONLINE

Residents can expect to see Hull 2’s blades spinning again soon. Located across town on the site of the old landfill, Hull 2, went up in 2006, and can produce 3.5% of Hull’s electricity. Hull 2 has been offline for several months while the Light Plant searched for and finally obtained a crucial after-market part that needed replacement.

TOWN HALL TO MIDDLE SCHOOL UPDATE



The long-anticipated move of Town Hall offices to the Memorial Middle School could happen as early as this fall after the students move to the High School and the elementary School.

A Memorandum of Agreement (MOA) to that effect is expected between the School Committee and the Board of Selectman this month. The MOU is essentially a long-term agreement in which responsibility for the building is transferred rather than money. The South Shore Educational Collaborative, which provides specialized education, counseling, and therapeutic services for students from South Shore communities including Hull, and occupies about a third of the building, will remain a paying tenant. At this year’s Annual Town Meeting, the town will be asked to fund the relocation and outfitting of Town Hall offices to the Memorial Middle School. The opportunity for relocation comes at a pivotal and critical point in time due to the extensive rehabilitation needs of the current Town Hall building.

For now, the future use of Town Hall remains undecided but there will be opportunities for town residents to weigh in.

NEW LIBRARY DIRECTOR



Brian DeFelice, Hull Library Director

If you haven’t already, stop by the Hull Public Library at 9 Main Street in the Village, and say “Hi” to Library Director Brian DeFelice. Brian came to Hull in November with Master's Degrees in both Public Administration, Library & Information Science, and 20 years of librarian experience.

TOWN AND DCR CLOSE TO SIGNING MOA SIGNALING RENEWED PARTNERSHIP

PHIPPS STREET TO AQUARIUM

To keep you updated our Nantasket Beach Business Improvement District (BID) from our first newsletter, the Memorandum of Agreement (MOA) between the Town and the Commonwealth's Department of Conservation and Recreation is now before DCR. This agreement is a signal to the property owners in the district of a renewed partnership between the town and DCR; a partnership that will be a catalyst to advancing the creation of the BID.

A BID is a special assessment district in which property owners vote to initiate, manage, and finance supplemental services or enhancements beyond those provided by the local government.

The Nantasket BID will improve the town's Surfside area along the DCR portion of the Nantasket Beach area by attracting shoppers, diners, customers, and other businesses to the area.

The Town is also completing an agreement, now circulating, with the businesses in the district where approval of 60% of property owners, who represent 51% of the assessed value in the district is required.

HULL EXPERIENCED ITS TWO HIGHEST TIDES EVER RECORDED THIS YEAR



It has been 44 years since Blondie hit the Billboard Top 20 with "The Tide is High." In that time, all but two of the 20 highest tides recorded in Boston Harbor have occurred; two of those in January 2024.

On February 8th, Chris Krahforst, Hull's Director of Climate Adaptation & Conservation, gave an eye-opening presentation of observations and flood management during the Kings Tides, the area experienced on January 10th and 13th. King Tides are especially high tides that can occur throughout the year around the full or new moon.

Thirteen of the 20 highest tides recorded in Boston Harbor occurred in just the past 19 years. Two of those occurred in January: the 4th highest at 8.9' on January 13th, and the 7th highest at 8.53' on January 10th. For perspective, the seawall that runs along Newport Road in town is 13.5'. (*Photos of Edgewater Road living up to its name on 1/10/2024.*)



You can learn [how Hull is addressing climate change](#), and more at the [Climate Adaptation & Conservation Department website](#).

LOOK FOR A SPECIAL TOWN MEETING NEWSLETTER COMING APRIL 23.



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