

HULL FINANCIAL PLANNING COMMITTEE
HULL-OWNED PROPERTY REVIEW SUB-COMMITTEE
TUESDAY, MARCH 16, 2010

PROPERTY REVIEW SUB-COMMITTEE MEMBERS

Roger Atherton, (Citizen-at-large), Clerk
Brian McCarthy (Citizen-at-large, Council on Aging), Chair
Stephanie Peters (School Committee)

STAFF MEMBERS

Philip Lemnios (Town Manager)
Jim Lampke (Town Attorney)

MINUTES

The meeting was called to order by McCarthy at 6:20 PM at Town Hall in the Town Manager's Office.

Lemnios brought to the meeting several documents regarding the history of those properties he had time to obtain of those previously assembled on the Master List. He explained that there are two methods of property disposition which are determined by how the Town came into possession of the property. If the property was acquired by tax lien (as a result of foreclosure), the Selectmen have the right to decide (as in the case of 301 Nantasket) the process of disposal. If the the Town bought the property, took it by eminent domain, or received it as a gift, then the process is to go before Town Meeting to obtain approval to dispose of it. He gave these to Lampke to do any needed further research. The objective is to select out those properties the BoS can decide quickly and separate from those that need to go to Town Meeting.

Using the List previously assembled by McCarthy and using the numbers he assigned (distributed at the 3-9-10 FPC Meeting), the following actions were agreed to:

- 14 - Newport Rd - BoS
- 15 - Newport Rd - Town Meeting (TM)
- 16 - Nantasket Rd - No Action (NA) Hull Redevelopment Authority property
- 17 - Mountford Rd - BoS
- 18 - Nantasket Rd - BoS
- 20 - 275 Nantasket Ave - BoS
- 58 - Long Beach Ave - NA Managed by Conservation Commission
- 65 - Farina Rd - BoS (some research needs to be done on this as there is a discrepancy regarding the square footage - McCarthy agreed to put a Property sheet together for the next meeting)

Lampke will work on these to make sure they can be brought forward to the FPC and BoS. Lemnios promised to expedite work on several properties: 4 - Nantasket Ave, 5 - Nantasket Ave, 6 - Spring St, 3 - Andrew Ave, 13 - Newport Rd, 19 - Nantasket Ave, and as time and schedules permit - 22 and the remainder.

Lampke then addressed the subject of a possible by-law regarding blighted buildings. He and Lemnios had a meeting with several department heads regarding a proposed by-law (based on the Randolph one described in the Boston Sunday Globe (3-7-2010, p 3)). At the meeting the consensus was that the proposed by-law would not really add any additional tools to what already exist. The Town now has to issue a criminal complaint or injunction, but there is no way to issue non-criminal disposition tickets with fines coming to the Town. Lemnios stated the Town needs to use the tools it already has - the problem is lack of manpower and time. He has decided to put everybody responsible together in a room together and select a "property of the month" to implement the tools we have. Each of these blighted properties has a unique set of problems and will require a significant amount of time; the new by-law won't give the Town more time.

It was agreed that the next meeting would be April 13th at 6:10 PM. We will continue the discussion on blighted buildings and progress on the research on these properties. McCarthy moved the meeting be adjourned; seconded by Peters; unanimous in favor. Meeting ended at 7:30 PM.

Respectfully submitted: Roger Atherton, Clerk