

HULL FINANCIAL PLANNING COMMITTEE  
HULL-OWNED PROPERTY REVIEW SUB-COMMITTEE  
TUESDAY, APRIL 13, 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 6:12 PM at Town Hall in the Board of Selectmen's Meeting Room. Dr. Atherton asked for approval of the Minutes for 2/23, 3/2, and 3/16/2010 sent out to the members by e-mail previously. Peters moved to approve, seconded by McCarthy, vote: approval unanimous.

Lemnios indicated that the research done in the Assessor's Office did not find any records on the first two properties on the Master List (06-001 and 06-002, both on Nantasket Ave) and properties #7&#8 (05-003 Andrew Ave and 24-064 Newport Rd). On properties #3 through #6 (06-005 Spring St , 29-126 Mountford Rd, 32-045-C Nantasket Rd, and 56-040 Farina Rd, book and page numbers were found. Where book and page numbers are available, the research can be done more quickly. On the others, deed information on abutting properties will help trace back ownership to the larger original properties (before they were divided up) so it can be traced forward to where deed information can be found. Lemnios mentioned that given the complexity of some of these that a title examiner might have to be hired at a fee of \$300-600 and could take 2-3 weeks.

Lemnios estimated that the first two properties might be done in four weeks. He asked Lampke about the time frame for those with book and page numbers. He said it was difficult to answer because it would depend on what was found in the records. McCarthy indicated he had driven by #5 32-045-C Nantasket Rd and determined that it was too steep for building, and the S/C decided to drop that as a buildable property, although abutters might be interested. The Farina Rd property was discussed again as having conflicting records and needing more investigation. It was agreed that the highest research priorities 06-001,06-002,006-005(Nantasket Rd and Spring St), Mountford Rd, and Farina Rd.

Peters asked if these could be done in four weeks. Lemnios answered yes. Lampke also suggested that the Building Commissioner and Town Planner be notified regarding possible building and zoning issues.

Lemnios and Lampke commented that the process right now needs to be carefully worked out and carefully done as it will set precedents and a protocol that, if done properly, will expedite and make more efficient future decisions and action. There are political, social, and financial considerations that are important to this program's future success.

McCarthy brought up the subject of blighted buildings. Lampke mentioned that there a number of warrants scheduled for the Town Meeting that would significantly help solve these problems. They involved certificates of occupancy by-laws, fire department authorization to become involved, fees for repeated investigations of non-compliance complaints, and civil versus criminal compliance fines. McCarthy opined that there should be serious enforcement of already existing rules and regulations and fully agrees with Lemnios' suggestion to address blighted buildings one case at a time. Lemnios responded that it takes time and energy to do so and the Town is already underfunded in the necessary areas of enforcement.

It was agreed that the next meeting would be May10th at 4:00 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 7:05 PM.

Respectfully submitted: Roger Atherton, Clerk