

## HULL FINANCIAL PLANNING COMMITTEE MINUTES

TUESDAY, MAY 25, 2010

### FINANCIAL PLANNING COMMITTEE MEMBERS

Domenico Sestito (Selectman), Chair  
Dennis Blackall (Selectman), Vice Chair - absent  
Roger Atherton, (Citizen-at-large), Clerk  
Richard Kenney (Advisory Board) - absent  
Brian McCarthy (Citizen-at-large, Council on Aging)  
Stephanie Peters (School Committee) - absent  
Kevin Richardson (School Committee)  
Charles Ryder (Advisory Board, alternate)  
John Silva (Citizen-at-large, former Selectman)  
Charleen Tyson (Advisory Board) - absent

### STAFF MEMBERS

Marcia Bohinc (Town Accountant) - absent  
Philip Lemnios (Town Manager)  
Kathleen Tyrell (Superintendent of Schools)

### MINUTES

The meeting was called to order by Sestito at 5:35 PM at Town Hall in the Selectmen's Meeting room. He led the pledge of allegiance. He requested approval of the FPC Minutes for May 11, 2010 meeting submitted earlier by e-mail. Mr. Richardson moved to accept, seconded by Mr. McCarthy. Mr. McCarthy indicated that he thought, contrary to the Minutes (paragraph 3, first sentence), that the properties involved in Article 23 of the Town Meeting had been on the "list of original properties considered by the Hull-Owned Property Review Sub-Committee." After discussion, Mr. Lemnios pointed out that the first list compiled was a list of all Town-owned property consisting of over 120 properties. That "first" list was screened for properties to remove playgrounds, Park & Recreation, properties, and any where there was an assigned use. These included the two properties in question as they were set aside for construction of a future library or any other general Town use and the property across the street was intended to be used for library parking or other general Town use. Mr. Lemnios stated that the "original actionable list" did not include these properties because they had an assigned use. Mr. Sestito asked Mr. McCarthy if he was comfortable with the Minutes as written. He agreed he was, he just wanted to make sure that everyone understood how these were "vetted" and that they were not brushed off, but were considered. Dr. Silva stated he had no problem with approving the 5/11/2010 Minutes, but he would like the Minutes of the current meeting to reflect the discussion we had just had. And, that the "first list" was of the 120 properties and the "original list" (as referred to in the Minutes) was the one that had the actionable list of 64 unassigned properties. Mr. Sestito asked for a vote of approval of the Minutes – vote unanimous.

Mr. Sestito stated that Article 23 from Town Meeting had been referred to the FPC by a sub-motion. The article is as follows: "Moved that the Town of Hull sell the property(-ies) identified as Map/Lot Number 15-150 consisting of approximately 8,110 square feet and Map/Lot Number 15-141 consisting of approximately 12,205 square feet that are located at N Street and Nantasket Avenue and to deposit the proceeds into the Town's Stabilization Fund once these proceeds have been verified by the Massachusetts Department of Revenue and become available for Town use." Since Mr. Blackall had authored the Article, he thought it best to continue discussion on other matters on the agenda in hopes that Mr. Blackall could make the meeting, as he had indicated he might be late.

Mr. Sestito asked for an update from the Hull-Owned Property Sub-Committee. Mr. Lemnios said there are some five lots that were looking good. Three are at Spring and Nantasket. Two are large lots and a smaller one is contiguous, but is smaller and relatively inaccessible unless combined in some way with the others. Mr. Lombardo, Building Commissioner, has looked at the lots and had designed a possible way to create three possible buildable lots. There is still some research

required to clarify the deeds, but one had been found to have been deeded to the Town for the school purposes. This means that the property would have to be disposed by Town Meeting vote and the School Committee would have to declare the property surplus. Once this deed is determined, then the other two should follow soon after. Mr. Lemnios in three weeks he should be able to report results back to the FPC.

There is a lot on Mountford that could be made into two buildable lots, although the slope could be an issue, so that it would not be easily buildable and therefore not as attractive. There has also been some significant improvements (not made by the Town) to this property, an expensive stone wall, and Mr. Lombardo is checking this out. Of course, before disposal, there would be open meetings and perhaps the neighbors will have opinions about this. The property was taken by tax title and can be disposed of by the BoS.

Several public attendees spoke about the property on Farina Road and its relationship to Fort Revere. The deed picture there is very confusing because one set of Town records says the lot is 5,600 Sq ft and another set says it is 28,000 sq ft. Mr. Lemnios pointed out that this discrepancy needs to be clarified before any further action can occur. Several people suggested that the Town had taken over this land in the past to make it a part of Ft. Revere. Mr. Lemnios responded that nothing in the records found so far had indicated that. He suggested that anyone who knew or had evidence to support such a claim should come forward with it, as it would be very helpful in these deliberations. He also indicated that this was one of the intended purposes of the public meeting is to get all these issues and concerns out in the open as the FPC and the BoS consider possible action. Mr. Sestito reminded everyone that any questions and concerns should be communicated to him or other members of the Board. Dr. Atherton indicated the S/C would meet again on 6/21 and could report to the FPC on 6/22. Mr. Sestito congratulated the S/C for its good progress and good work.

Mr. Sestito suggested that since the 21<sup>st</sup> Century Schools and FY 12 and beyond S/C had completed its work, it was time to start another task on the list of priorities. Dr. Silva moved the S/C be dissolved since its objectives had been accomplished, McCarthy seconded, vote unanimous in favor. Mr. Lemnios mentioned that the fee schedule research project was perhaps 80-90% done with 7 or 8 communities having responded. That Ms. Allen is putting the data together. Dr. Silva moved that a sub-committee be established to examine the fee schedules. The motion was seconded by Dr. Atherton. Mr. Ryder asked if he could amend the motion to include the charge of suggesting additional revenue sources, such as parking fees. Mr. Lemnios indicated that that data had also been collected, and the two ideas could be tied together. Dr. Silva agreed to the amended motion and the vote was unanimous in favor. Mr. Sestito then asked for volunteers and Dr. Silva, Mr. Richardson agreed to, and Mr. Ryder all agreed to do so. Mr. McCarthy made a motion to approve these three candidates, Dr. Silva seconded, unanimous vote of approval.

Mr. Sestito decided the FPC should discuss Article 23, even though Mr. Blackall was still absent. See above for details. Dr. Silva indicated he was unalterably opposed to selling the property contiguous to the ball field and L Street. He made it clear he was not talking about the property across the street. He believes there is very little open space in the Town, that it would not be suitable for commercial space, and that is in the corner of a playground and should be utilized as such. A member of the Library Trustees spoke up to say that although they had not made a request this year, they had just learned that the next round of grants would start in mid-October and extend through 2011/2012. That splitting the lots would be inappropriate as, if they do get a grant to build the library, they would need the space for parking. Dr. Silva commented that the committee studying the consolidation of schools had not yet made a recommendation and any action on these properties was premature, and we should wait for that report before making any decision. A public member said he would like to hear Mr. Blackall's reasons for the Article. Another said she and others had come and sat through two long meetings and thought it was time to move forward. Dr. Atherton asked if there was any need to rush to judgment? Dr. Silva responded that there was not, so let's table the discussion for Mr. Blackall's input. Dr. Atherton suggested that if Mr. Blackall can't make the next meeting that he be asked to submit his reasons in writing. Mr. Sestito said there was plenty of time to work something out.

The next meeting will be June 22, 2010 at 6:00 PM. Motion to adjourn by Mr. Richardson, seconded by Dr. Silva, vote was unanimous in favor. Meeting ended at 6:30 P.M.

Respectfully submitted: Dr. Roger Atherton, Clerk