

## **Hull Board of Selectmen**

### **Minutes**

**December 13, 2018**

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Thursday, December 13, 2018, at Hull Town Hall, 253 Atlantic Ave., Hull, Massachusetts.

Present: Domenico Sestito, Chair; Jennifer Constable, Vice-Chair; Kevin Richardson, Clerk; John Reilly, Member, and Greg Grey, Member. Also present were Town Counsel James Lampke and Town Manager Philip Lemnios.

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### **APPOINTMENTS**

#### **Jim Dow, DPW Director, regarding request for tree removal**

Jim Dow, DPW Director, stated the owners of a property at 184 Nantasket Road want to build a new home and there is a tree on town land that they would like to remove. Dow conducted a hearing on November 20, at which the builder was present. Dow had also received several emails and letters objecting to removal of the tree. The town bylaw says that if anyone objects to a tree removal, the decision then falls to the Board of Selectmen. This is an older tree that is about 70' tall. Dow's recommendation is to allow the builder to have the tree pruned, and to hire an arborist to send a letter to the town, specifying what they want to do before they proceed.

Lemnios suggested arranging a meeting at the site with the owners, the builder, the selectmen, Dow, the building commissioner and other interested parties. He will set up a meeting.

#### **Winter preparation report**

James Dow, DPW Director, and Panos Tokadjian, Director of Hull Light, were at the meeting to present the town's winter preparation report.

The DPW report included an overview of DPW winter equipment and storage areas for salt, sand, and mixed salt/sand. The town uses about 2,000 tons each of sand and salt. The mixture used depends on location. Drainage is an issue throughout town, particularly along Beach Avenue, Ocean Avenue, and Brockton Circle at Draper Ave. Post-storm clean-up includes snow and rubble removal and is often extensive. Last year saw extensive damage to fences along the bay during the March storms. In addition, beach fencing was destroyed in 20 locations. 1,300 tons of sand were brought in to Beach Avenue to fortify the dunes. Challenges during storms include wave-watchers; snow blowers; and driveway blockage. This year the department is offering filled sandbags to residents.

Tokadjian explained that the town's electricity is served by two lines coming from National Grid and running through Hingham, mostly through heavy woods. Past outages, including one last year that lasted for 46 hours, were caused by trees hitting these lines. Town officials have met with National Grid on this matter and last month Tokadjian and National Grid representatives walked the entire line through Hingham. He stated that there are trees on private property along the power lines that are 80' tall. Some have been taken down and there are plans to remove others. They have also reviewed the top of the Kilby Street poles and National Grid will inspect these further and repair if necessary. They have also agreed to address the issues that they found during the walk of the line. Hull Light crews are not allowed to work on those lines. Equipment and staff are ready to respond to all needs during storms. The system is built very well to handle storm conditions.

## ONE-DAY LICENSES

<b>Motion</b>	Richardson	Jim Pitrolo, Nantasket-Hull Rotary Club, for a one-day liquor license on February 27, 2019 from 4-9 p.m. at the Hull Lifesaving Museum for a scholarship fundraiser.
<b>Second</b>	Reilly	
<b>Vote</b>	Unanimous	

### **Benjamin Smith, Coastal Cultivars, regarding amendments to medical marijuana host agreement**

Benjamin Smith, Coastal Cultivars, was present at the meeting to request amendments to the medical marijuana host agreement for 175 George Washington Blvd.

The following changes were requested:

- Name change from Evergreen Farms, Inc. to Coastal Cultivars, LLC
- Members of Coastal Cultivars are Benjamin Smith, Jarrad Glennon, and John Belsan.
- They are also requesting that the town consider allowing the company to have a cultivation site on the second floor of the location.

Because this is now a new entity, they have reapplied to the Cannabis Control Commission (CCC) for a license. The town's host agreement has not gone into effect. Smith said that after one year the cultivation would stop. Lampke stated that one of the issues is whether or not the town has permitted or prohibited cultivation. This is being investigated. Smith said that if cultivation is not permitted in Hull, he will look into a short-term space elsewhere and will expedite the final planned cultivation site. However, he said that having a cultivation operation makes licensing possible. For medical marijuana sales the sale and cultivation have to be owned by the same company.

Constable said that this is a significant change to the initial agreement and that she would not be comfortable making a decision on it without the input of the neighborhood. Lampke will continue to research whether cultivation is even permissible.

The board voted as follows to approve the host agreement with name change only. This would not address the cultivation issue, which, if approved, would entail a future amendment of the agreement. There may also be future changes to the payment dates designated in the host agreement.

<b>Motion</b>	Reilly	Motion to approve the name change to Coastal Cultivars, subject to the terms being approved by Town Counsel Lampke and Town Manager.
<b>Second</b>	Grey	
<b>Vote</b>	Unanimous	

The board took a brief recess at this time.

**James O’Brien, Jakes Seafood, regarding proposed changes of Nantasket Pier**

James O’Brien and the management team at Jakes Seafood, 50 George Washington Blvd., were present at the meeting to address the board regarding changes at Nantasket Pier proposed by Steamboat Wharf. O’Brien said that they oppose the proposed changes and request that the Board of Selectmen deny the Steamboat Wharf’s proposal. He stated that the changes will impact Jake’s business and that the changes proposed by Steamboat Wharf offer no guaranteed benefits to the town of proposed business. His concerns included parking. He stated that in a recent proposal to Steamboat Wharf, Jake’s proposed a facility with no indoor seating at all. He said that he is committed to working with the board and Steamboat Wharf and the community on this issue and that he has some alternate proposals. Note: Mr. O’Brien’s full statement can be seen on the recording of this meeting on HullTV.com.

Lemnios said that the town is committed to trying to come to a positive solution. O’Brien said that he would like the town, as landlords, to help solve the problem. Reilly said that he would like to see some kind of public dock at Steamboat Wharf for short periods of time. Randy Gould said that there is no public docking available at Steamboat Wharf. Andy Spinale of Steamboat Wharf said there is 140’ at the head of the pier and 300’ feet off the head of the pier. In addition, he stated that there is a 60’ public dock that the town maintains at the harbormaster’s location.

Sestito stated that the board will not be making any decisions this evening and will be meeting in Executive Session to discuss this further. Representative from Jake’s and Steamboat Wharf will attend this meeting.

**APPROVALS**

The board approved requests for New Year’s Eve extension of hours until 2 a.m. from holders of retail liquor licenses for California Underground, Daddy’s Beach Club, La Dalat, Schooners, C-Note, Beachfront, and Jo’s Nautical.

<b>Motion</b>	Richardson	So moved.
<b>Second</b>	Reilly	
<b>Vote</b>	Unanimous	

The board approved a retail liquor license renewal certification form stating that Gail Gillette, dba Marvel’s Lunch Box, and Bridgeman’s Restaurant, dba Rinalto Bistro, have not renewed their licenses for 2019.

<b>Motion</b>	Reilly	So moved.
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

The board approved the FY20 Town Meeting Warrant schedule and the 2019 annual town election schedule.

<b>Motion</b>	Reilly	So moved.
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

**ONE-DAY LICENSES, CONTINUED**

<b>Motion</b>	Richardson	Knights of Columbus, 440 Nantasket Ave., regarding one-day liquor license on December 31, 2018 from 6 p.m. to 12 a.m. for St. Vincent de Paul.
<b>Second</b>	Reilly	
<b>Vote</b>	Unanimous	

**LICENSE RENEWALS**

The board renewed the following licenses:

<b>Motion</b>	Grey	<p>Stephen R. Cassevoy, dba Toast, LLC, 121 Nantasket Avenue, for (A) Wine and Malt as Restaurant (B) Common Victualer (RENEWAL)</p> <p>Paragon Entertainment Ventures, LLC, dba Paragon Arcade, 197 Nantasket Ave, Charles Boggini, Mgr., for (A) All Alcohol (B) Common Victualer (C) Entertainment (D) Auto-Amusement (E) General License for Fascination (RENEWAL)</p> <p>California Underground, Eo Martin, Mgr., 257 Nantasket Ave., for (A) All Alcohol; (B) Common Victualler; (C) Entertainment (RENEWAL)</p> <p>LaDalat &amp; Company, Inc., dba LaDalat, Vo Nguyen, Mgr., 181 Nantasket Ave., for (A) All Alcohol as a General On-Premise Licensee; (B) Common Victualer (RENEWAL)</p>
<b>Second</b>	Reilly	

<b>Vote</b>	Unanimous	
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Reilly noted regarding the application from Paragon Entertainment, that part of the reason he was willing to approve the license when it was first requested was that it was going to be a year-round business. He said that they haven't performed and that he has sometimes seen it closed even in the summer. He would like to have more information from the licensee.

<b>Motion</b>	Reilly	Tiger Wind, dba Nantasket Liquors, Hong Jiang Wang, Mgr., 307 Nantasket Ave, for All Alcohol Package Store (RENEWAL)
<b>Second</b>	Richardson	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Reilly	<p>Nantasket Beach Café, dba Saltwater Diner, Richard Bornstein, Mgr., 512 Nantasket Ave., for Common Victualer (RENEWAL)</p> <p>Surf and Scoops, LLC, dba Surf and Scoops Ice Cream Parlor, John P. McInerney, Jr. Mgr. 540 Nantasket Ave., for Common Victualer (RENEWAL)</p> <p>To Dine for, Inc., dba To Dine For, 518 Nantasket Ave, Paula Cofman, Mgr, for Common Victualer (RENEWAL)</p> <p>West Corner, Inc., dba Pizza Box, Peter Booras, Mgr. 14 Nantasket Ave., for Common Victualer (RENEWAL)</p> <p>Hull Donuts, Inc., dba Dunkin Donuts Restaurant, Maria Goncalves, Mgr. 1 B Bay St., for Common Victualer (RENEWAL)</p>
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Reilly	Sandpiper Real Estate LLC., dba Sandpiper Inn, Steven Austin Mgr., 165 Nantasket Ave., for Lodging House (RENEWAL)
<b>Second</b>	Grey	

<b>Vote</b>	Unanimous	

<b>Motion</b>	Reilly	Pizza Box, Inc., dba West Corner Autos, Peter Booras, Mgr., 14 Nantasket Ave., for Class II Wholesale (RENEWAL)
<b>Second</b>	Richardson	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Richardson	Mohamed Zeidan, Mohamed Auto Dealer, 55 Whitehead Ave, for Class II Wholesale (RENEWAL)
<b>Second</b>	Reilly	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Reilly	Richard E. Laws dba Seaport Livery Service, 58 Lynn Ave, for Livery License for Vehicles (2014 Ford Escape, 2014 Toyota Avalon, 2015 Chevrolet Suburban, and 2013 Lincoln MKT) and Livery Badge (RENEWAL), with the stipulation that the vehicles pass police inspection.
<b>Second</b>	Richardson	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Reilly	Richard J. McKenna, 9 Massasoit Ave., for Livery Badge for Seaport Livery Service (RENEWAL)  Anthony M. Simmons, 555 Diamond Hill Rd, Unit 101, Woonsocket RI, for Livery Badge for Bayside Coach (RENEWAL)  William Simmons, 37 Bates St, for Livery Badge for Bayside Coach (RENEWAL)  John Cashman, 21 Shore Garden Road, for Livery Badge for
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		Seaport Livery Service (RENEWAL)  Louis Gainor, 123 Beach Ave, for Livery Badge for Seaport Livery Service (RENEWAL)  Kurt Kalberer, 70 Beechwood St, Cohasset MA, for Livery Badge for Seaside Transport (RENEWAL)  Humberto Mundo Rivera, 26 Bay St., for Livery Badge for Bayside Coach (RENEWAL)
<b>Second</b>	Grey	
<b>Vote</b>	Unanimous	

### NEW BUSINESS

Sestito thanked the Town Clerk, inspectional services, and Police and Fire Departments for gathering all licensing renewal information in advance of the end of the year.

Reilly noted that today marks Greg Bennett’s ten-year anniversary with Hull cable television.

Reilly also asked those present to rise for a moment of silence for George H.W. Bush.

### EXECUTIVE SESSION

At 9:40 p.m., Sestito asked for a motion that the board go to into Executive Session to discuss the purchase, exchange, lease, or value of real estate, and that the chair declares that an open meeting may have a detrimental effect on the negotiating position of the body; to go into Executive Session to comply with, or act under the authority of the Attorney-Client privilege; to go into Executive Session to consult with legal counsel and obtain legal advice pursuant to the Attorney-Client privilege; and to not reconvene in open session.

Matters to be discuss were:

- Lease with Jake’s
- Lease with Steamboat Wharf

<b>Motion</b>	Constable	So moved.
<b>Second</b>	Grey	
<b>Vote</b>	Unanimous	Richardson – Aye Reilly – Aye Sestito – Aye Constable – Aye Grey – Aye

**The open meeting was adjourned at 9:45 p.m. The board will meet next on January 10, 2019 at 7:30 p.m.**

*Recorded by Catherine Goldhammer*

Approved by:

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## **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 and added agenda for November 29, 2018
- Requests for New Year's Eve extension of hours from California Underground, Daddy's Beach Club, La Dalat, Schooners, C-Note, Beachfront, and Jo's Nautical
- Retail Liquor License Renewal Certification
- FY20 Town Meeting Warrant Schedule & 2019 Annual Town Election Schedule
- License applications from:
  - Knights of Columbus, 440 Nantasket Ave for one-day liquor license
  - Jim Pitrolo, Nantasket-Hull Rotary Club for one-day liquor license
- License renewal requests from:
  - Stephen R. Cassevov, dba Toast, LLC
  - Paragon Entertainment Ventures, LLC, dba Paragon Arcade
  - California Underground, Eo Martin, Mgr.
  - LaDalat & Company, Inc., dba LaDalat
  - Tiger Wind, dba Nantasket Liquors
  - Nantasket Beach Café, dba Saltwater Diner
  - Surf and Scoops, LLC, dba Surf and Scoops Ice Cream Parlor
  - To Dine for, Inc., dba To Dine For
  - West Corner, Inc., dba Pizza Box
  - Hull Donuts, Inc., dba Dunkin Donuts Restaurant
  - Sandpiper Real Estate LLC., dba Sandpiper Inn
  - Pizza Box, Inc., dba West Corner Autos
  - Mohamed Zeidan, Mohamed Auto Dealer
  - Richard E. Laws dba Seaport Livery Service
  - Richard J. McKenna, 9 Massasoit Ave. for Livery Badge
  - Anthony M. Simmons, 555 Diamond Hill Rd. for Livery Badge
  - William Simmons, 37 Bates St, for Livery Badge
  - John Cashman, 21 Shore Garden Road, for Livery Badge
  - Louis Gainor, 123 Beach Ave, for Livery Badge
  - Kurt Kalberer, 70 Beechwood St, Cohasset MA, for Livery Badge