

Hull Board of Selectmen

Minutes

May 31, 2018

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Thursday evening, May 31, 2018, at Hull Municipal Building, 253 Atlantic Ave., Hull, Massachusetts.

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

.....

Kim Greaves, regarding annual car show

Kim Greaves, representing the Rotary Club, was at the meeting to invite everyone to the Cops for Kids with Cancer car show, which will be held from 9 a.m. to 2 p.m. on Sunday June 10.

ExteNet Systems, Inc., regarding antenna network

Representatives from ExteNet Systems, Inc. were present at the meeting to discuss the placement of additional equipment to supplement the existing distributed antenna system (DAS) network in Hull. This presentation and discussion are available for viewing at hulltv.net.

The additional boxes would be located at:

- Southeast corner of Beach Ave. and R. St (Node 10)
- Southwest corner of Beach Ave. and Warren Street (Node 11)
- Southwest corner of Beach Ave. and B Street (Node 12).

Linda Rooney, Director of External Relations; Rick Angelini, Implementation Director; and Tamara Slade, Municipal Director; were present to speak on behalf of ExteNet Systems and seek approval for the additional nodes. The equipment includes on 38' tall poles, 4' whip antennas, on top of preexisting poles, rectangular radio equipment, and electrical disconnect switches. These were represented to be similar to nine other nodes already in existence in town. The carrier for these nodes will be Verizon Wireless.

Richardson asked if it was possible to upgrade to existing equipment, rather than add more. Angelini said that in order to upgrade, they would have to add power and go higher. He said that carriers are using localized nodes in a distributed antenna system rather than central towers. These are strategically placed and spaced so that calls are not dropped as the user moves from one place to another. ExteNet owns the nodes and leases them to the cell phone carriers. They operate under FCC guidelines and state commissions for public utilities. Following questions from Lemnios, Angelini said that he would find out if they can disclose to the town the amount that they are being paid by Verizon for the use of the nodes.

Constable asked if the poles could go further back with higher poles and have more power. Angelini said it would be difficult to get above the rooflines and maintain the system.

Reilly noted that there is a hum coming from the pole at Town Hall. Angelini said it would be checked. Reilly also pointed out that the poles being proposed could present weather and environmental challenges for the equipment. Angelini said that their manufacturer states that the weather conditions shouldn't impact the nodes. Reilly asked about safety concerns and Angelini said that safety measurements are well below emission standards set by the FCC. He stated that if another carrier comes on, the node would have to expand.

The following is a summary of public comments.

A resident of Samoset Ave. expressed concern about what will happen when and if other carriers ask for their own poles. Angelini stated that approval from the Board of Selectmen would be required.

Terri Petriella, 27 B St., was concerned about the esthetics, particularly in the Waveland area. She said that obstruction of views is an issue. She noted that there are already poles on the railroad bed that could be used. Angelini said that coverage shrinks as poles are moved back and can cause signals to conflict.

Tony Green, 71 B St., was concerned about the size of the units.

Susan Bradley, 125 North Truro St., said that it would bother her to have one in front of her house. She also stated that she was concerned about service to the whole town, not just to the beach.

Paul Cangiano, 107 Beach Ave., was concerned about which poles the nodes would be placed on and whether the poles are structurally sound. He also has long term concerns regarding his children's health. In addition, he stated that making a decision based on one provider may be short-sighted. He further stated that he doesn't like the esthetics of the poles and doesn't want his view obstructed. He wanted to know exactly which poles would be used. Reilly suggested that the exact poles be tagged. Angelini said the pole numbers have been identified on the plan and he will work with Hull Light to determine their viability. Lampke suggested that a sign be placed in the pole areas notifying residents of future meetings.

DJ Simon said that there is a dead spot at B Street, and that emergency service would be enhanced by the additions.

A resident of B Street was concerned about esthetics and view obstruction for homeowners. He asked whether the locations could be changed. Angelini said that the location is determined by the carrier.

Carol Adolf 52 B St., said that the railroad bed and other solutions should be considered. She said that poles will get large and unsightly in front of people's homes, and questioned what would happen in a power outage. Angelini said that there is a battery backup unit on the pole and a generator at another location, but that in an extended outage, the units will go down.

Marilyn Lite, 64 B St., said that she is concerned about the health impacts. She wanted to know if there are studies on each box and how much radiation they give off. Angelini said that the radiation comes from the antenna only, and only one antenna is needed per pole.

Susan Short, 71 B Street, said that she can see the pole from almost every room in her house and that the poles would disrupt the coastline for residents and beachgoers. She suggested that the town look into other options.

Bethany Bartlett, 70 B Street, stated that according to the town's zoning bylaw, any type of wireless communication, including an add-on to current infrastructure, requires a special permit and site plan from the Board of Appeals. She said that the bylaw references visual impacts and views, as well as health issues. She questioned whether this meeting was the proper forum for this request to be granted.

Marilyn Lite, 64 B Street, asked if after time the radiation increased or leaked. Angelini said that if something happens to the equipment, the company is notified by alarm and they send someone to repair it. He said that over time levels decrease rather than increase.

Sestito suggested that the board continue the hearing. He asked the providers to contact Lemnios about other options. He stated that if there are notifications they should be done in a timely manner. Reilly said that the applicants had provided the board with a document marked confidential and proprietary, but because it was distributed at a public hearing, he asked Lemnios to post it on the town website. Reilly also pointed out a mislabeling of the railroad bed on the map.

Regarding the question of the Board of Appeals, Lampke said that projects often require multiple permits or reviews, and if any zoning relief is required, it will be a separate process. He said that any future notices should give at least 7-10 days advance notice of the meeting.

The hearing was continued to June 28.

The board took a brief recess at this time.

Harbormaster Bornheim regarding dinghy storage rack

Bornheim was at the meeting to seek approval for a new dinghy storage rack at Marginal Road (next to the pump station). He has the permits and the details set up. He stated that there would be an annual \$50 permit fee. He said that it would clean up the beach, because now there are dinghies all over.

Motion	Richardson	Motion to approve.
Second	Gray	
Vote	Unanimous	

HRA presentation and discussion on two-way road project

Bartley Kelly called the HRA meeting to order at 9:58 p.m. Present were Kelly, Dennis Zaia, Jim Tobin, Spencer O’Loughlin, and Evan Shuman.

Kevin Dandrade, of TEC, gave the board an overview of the two-way road system project. This presentation is available at hulltv.net.

Reilly expressed concern that the amount of activity in the Surfside area would cause traffic to bog down. He said that he understands that there would be a cost to do a trial study, but he would like to find out how the system would function. He also wanted to know the DCR’s status regarding the roadway. Dandrade said that they have presented the project to the DCR many times. Kelly said that the DCR is on board with the project and they have met with and discussed this with Commissioner Roy. He noted that the RFP for land development comes back in September. The MassWorks deadline is in August.

Reilly said that engineers plan for the best-case scenario and he would like to see a plan for the worst-case scenario. Dandrade said that they have looked at the worst-case traffic in the summer. He noted that during the planning stage a traffic study was done from Millers Crossing up through Phipps Street and it was studied based on the summertime peak.

Reilly also asked the HRA about the land disposition from the town to the HRA and whether that would affect the HRA/DCR land swap. Kelly said that the land development is not dependent on the DCR/HRA land swap and isn’t affected by the land transfer approved by Town Meeting.

Lemnios said that this project will enhance business in the Surfside area and give residents a bypass road. He noted that the town is trying to seek a new economic model, enhancing open spaces, and improving neighborhoods, up and down the entire peninsula. He said that there is ample data to support the proposal and has been ample public debate on it. He said that the traffic capacity is enhanced; there is more parking; and it makes the community friendlier for the residents. He said that the net benefit outweighs any adjustment period that people will have to make. He commended Dandrade on his work and knowledge of the community.

Former HRA member Bob DeCoste said that he spoke with Commissioner Roy after Town Meeting, and he reaffirmed the DCR’s support for the two-way road system. Regarding the MassWorks grant, he noted that with this

application there is a land development RFP on the street and there has been a lot of response from developers. He noted that the HRA could have its marketing consultants document this as part of the Mass Works application.

Reilly said that if the town transfers the land, he would have a stipulation that land be incorporated into the War Memorial. He also recommended that the board name any Hull Shore Drive Extension after James Richardson, who died in World War II.

The discussion will continue on June 14. The HRA adjourned at this time.

The board took a five-minute recess.

Discussion on 375th Town Anniversary Committee

Reilly suggested that the board establish a committee to plan for the town’s 375th anniversary. He suggested that it have three members to start and that it then reach out to various groups in town and invite their participation.

Motion	Reilly	Motion to start a 375 th committee, with two members of the Board of Selectmen and the Town Clerk, as well as the Town Counsel as an ex officio member, the Town Manager, and support staff.
Second	Gray	
Vote	Unanimous	

Motion	Reilly	Motion that members be considered special municipal employees under the conflict of interest law.
Second	Gray	
Vote	Unanimous	

Reilly also noted that the Capital Planning Committee had never been appointed as special municipal employees and made the following motion.

Motion	Reilly	Motion to make the positions on the Community Planning Committee special municipal employees under the conflict of interest law. [Note- this motion needs to be made again to specify the Capital Planning Committee.]
Second	Richardson	

Vote	Unanimous	
-------------	-----------	--

APPROVALS

The board noted that Lisa Powers, Manager, Local 02045 LLC, had withdrawn her license application regarding a one-day entertainment license on June 23, 2018 from 6:30 p.m. to 10:30 p.m.

The board approved the following:

Motion	Richardson Amendment	Nunzio DeVito regarding a permit for Hull Knights of Columbus, 440 Nantasket Ave., parking permit for 40 cars and request to have fee waived. Constable noted that last year they were required to have trash barrels on the lot and suggested that be continued this year.
Second	Reilly	
Vote	Unanimous	

NEW BUSINESS

Sesito noted that the annual Firefighter Sunday will be on June 10 at the cemetery at 9 a.m.

Reilly wished students a good and safe prom night and offered good wishes to graduates.

Sesito said that Hull Pride is on Saturday at 2-10 p.m. at the Yacht Club.

Richardson wished graduates the best and suggested that the town annually designate a day for the graduation class. A motion to do so this year was made by Richardson, seconded by Reilly and passed unanimously.

Sesito said that the Marijuana Task Force was kept together and recommends that the board dissolve the task force for the time being.

Lemnios said that the board needs a designee to the Solid Waste Task Force. The board will also need representation to the Beach Management Committee, the Parking Committee, and the Website Committee.

Gray volunteered for the Website Committee and was appointed unanimously on a motion by Reilly, seconded by Richardson.

EXECUTIVE SESSION

Sesito moved that the board go into Executive Session to discuss strategy sessions in preparation for negotiations with nonunion personnel, move to go into Executive Session to conduct contract negotiations with nonunion personnel; move to go into Executive Session to discuss strategy with respect to litigation and that the chair declares that open meeting may have a detrimental effect on the litigating position of the body; move to go into Executive Session to consider the purchase, exchange, lease or value of real property, and that the chair declares that an open meeting may have a detrimental effect on the negotiating position of the body; move to go into Executive Session to

comply with, or act under the authority of the Attorney-Client privilege; move to go into Executive Session to consult with legal counsel and obtain legal advice pursuant to Attorney-Client privilege; and to not reconvene in open session.

Matters to be discussed are:

- Town property abutting beach
- Employment contract town manager

Motion	Richardson	
Second	Constable	
Vote	Unanimous	Richardson – Aye Gray – Aye Constable – Aye Sestito – Aye Reilly – Aye Note: Reilly will recuse himself from discussion or vote on nonunion personnel.

The open meeting was adjourned at 10:15 p.m. The board is scheduled to meet next on Thursday, June 14.

Recorded by Catherine Goldhammer

Approved by:

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 May 31, 2018
- Information packet from ExteNet Systems
- Parking permit application from Hull Knights of Columbus