

Hull Board of Selectmen

Minutes

January 10, 2019

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Thursday, January 10, 2019, at Hull Municipal Building, 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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CORRESPONDENCE

Carol Lincoln, regarding letter of resignation from the Design Review Board

The board received a letter from Carol Lincoln notifying it of her resignation from the Design Review Board, as she no longer lives in the state.

George Boylen, regarding resignation from the Advisory Board

The board received a letter from George Boylen notifying it of his resignation from the Advisory Board due to other commitments.

The Board of Selectmen will send a letter to the above thanking them for their service.

APPROVALS

The board approved the following license:

Motion	Reilly	Knights of Columbus, 440 Nantasket Ave., regarding one-day liquor license on January 26, 2019 from 1-5 p.m., for a baptism
Second	Richardson	
Vote	Unanimous	

A memo from Jim Dow, DPW Director, requested the board to increase street opening and trench permit fees to be more in line with what other local municipalities charge. He recommended an increase to \$125 for street opening permits and \$100 for trench permits. These fees relate to utility openings in the streets.

Motion	Richardson	Motion to approve the street opening permit and trench permit increases as presented to us tonight.
Second	Grey	

Vote	Unanimous	
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APPOINTMENTS

Public Hearing: Arc Lux, Inc. dba Mambos, regarding change of alcohol license

Anthony Ghosn was present from Arc Lux, Inc. dba Mambos, 269 Nantasket Ave., regarding a change of seasonal to annual alcohol license. Ghosn is also asking to change the license premise description to include the second floor. As this was a public hearing, those wishing to speak during the hearing were sworn in by Chairman Sestito.

Ghosn said that he is looking to open in February and won't have immediate use for the second floor, but would like to use it in the summer. Construction has been largely completed on both floors. He provided sample food and drinks menus and stated that the menu would be American fare, including pizzas, sandwiches, wraps, and some seafood. It will be a family-oriented environment with full service and TIP certified staff. A manager will be present at all times. He further stated that there will be an increase of 60 seats with the use of the second floor. The closing time would be 11 p.m.

Richardson asked if abutters needed to be notified because this was a significant change from the original license that was granted. Lampke said that it was not required, but the board's policy was to do so. Ghosn said that he did that for this hearing. Richardson asked when the entertainment license would come into play. Lampke said that Ghosn would have to apply for it. Ghosn said that there were no immediate plans for entertainment.

Reilly and Richardson commended Ghosn on the work he has done on the property. Reilly pointed out that the diagram shows 40 seats, but the application shows 39. Ghosn said that the application is correct, and he amended the diagram accordingly. He said that all of the final inspections have been completed. Lemnios thanked Ghosn for his investment in the town and noted that he worked well with town officials on his project.

John Carter, Porrazzo Rd., said that he is concerned about the use of the second floor. He said that the police have been up on Porrazzo Road a couple of times a month to deal with people trespassing on the location. Reilly clarified that the restaurant and the house above are part of the same property and no one is living in the house. He said that Carter's issue is with the owner of the property, not with the restaurant. Ghosn said that since he has been there, there have been fewer people and less trash on the vacant lot and that the presence of the restaurant would discourage people from using the upper lot for undesirable purposes.

Lemnios said that he would talk with the Police Department about the vacant house. Sestito encouraged Carter to reach out to Lemnios or others regarding problems. Ghosn said that he has reached out to the landlord about this matter. Reilly said that they would talk with the Police Department about doing more frequent patrols of the area.

The board voted to approve the license changes. The public hearing was closed at 8:17 p.m.

Motion	Richardson	Motion to approve the changing of the seasonal alcohol license to an annual license and also to approve the new floor plan as presented tonight.
Second	Reilly	
Vote	Unanimous	

NEW BUSINESS

Constable stated that on January 29, the Economic Development Committee will be hosting MAPC and Mass Cultural Counsel for an informational session on cultural districts. In addition, the Website Committee will be meeting with the current vendor on Tuesday, January 16, at 6 p.m. to discuss website survey results. In addition, she stated that the town has a vote at an upcoming MMA meeting on upcoming resolutions.

Motion	Richardson	Motion to authorize whoever is in attendance to vote on behalf of the board.
Second	Reilly	
Vote	Unanimous	

Constable also asked for an update on board and committee reappointments. Sestito said that the Town Clerk has been reaching out to chairs to identify who is interested in continuing their service. The Design Review Board has appointed a new member. Two new members have been appointed to the Advisory Board. Lemnios said that not all committee/board chairs have responded. Richardson pointed out that conflict of interest documentation is also an issue and needs to be addressed

Rhoda Kanet invited the public to the annual Martin Luther King Day activities, which include a pancake breakfast at St. Nicholas Church, and a dessert and movie event in the evening at Temple Beth Sholom.

Regarding licenses as discussed previously for Mambo’s, Lampke said that the board also needs to approve the Common Victualer’s license. [This was not listed as part of the public hearing [as it is not a required noticed public hearing.](#)]

Motion	Reilly	Motion to approve a Common Victualer’s license for Mambo’s.
Second	Richardson	
Vote	Unanimous	

The board also voted to clarify that their vote to approve the conversion of the license from a seasonal to an annual also included approving the issuance of the all-alcoholic annual license

Motion	Richardson	So moved.
Second	Reilly	
Vote	Unanimous	

EXECUTIVE SESSION

At 8:25 p.m., Sestito asked for a motion that the board go to into Executive Session to discuss strategy with respect to litigation and that the chair declares that an open meeting may have a detrimental effect on the litigating position of the body; 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; 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:

- Personnel related claims and litigation
- Nantasket Pier
- Crescent Beach

Motion	Richardson	So moved.
Second	Grey	
Vote	Unanimous	Richardson – Aye Reilly – Aye Sestito – Aye Constable – Aye Grey – Aye

The open meeting was adjourned at 8:30 p.m.

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 January 10, 2018
- Application packet from Arc Lux, Inc. dba Mambos
- Email from Carol Lincoln regarding resignation from the Design Review Board
- Letter from George Boylen regarding resignation from the Advisory Board
- License application from Knights of Columbus\
- Memo from Jim Dow, regarding street opening and trench permit fees