

Hull Board of Selectmen

Minutes

September 18, 2007

The meeting of the Hull Board of Selectmen was called to order at 7:40-pm on Tuesday evening, September 18, 2007 at the Hull Municipal Building, 253 Atlantic Avenue, Hull, Massachusetts

Present: John Silva, Chairman; Christopher Olivieri, Clerk; John Reilly, and Joan Meschino, Members. Also present were: Philip Lemnios, Town Manager, and James Lampke, Town Counsel.

Not present: Ronald Davy, Vice Chairman

7:39 pm – Public Hearing – Nantasket Legasea, LLC, Jay Hanflig, Manager, 120 Nantasket avenue – re: Application for All Alcoholic as a Restaurant, Common Victualer, and Entertainment Licenses-New

Chairman Silva announced that he would recuse from the hearing as he is an abutter, but he will comment from the audience as a citizen. Olivieri took the Chairmanship.

Olivieri swore in the applicant and others who might wish to comment.

Hanflig was represented by Attorney Greg Sullivan who showed renderings of the proposed re-development of the former Atlantic Inn, former aquarium and once the site of the historic Hurley's Bathhouse.

Hanflig said he is proposing the Nantasket Center for the Performing Arts as there is no other on the South Shore, along with a 2-story grand lobby and extended lobby, both to be used during intermission, or private functions, (up to 180 people included in the total count of 780, function hall 250 people) for baby showers, private parties, etc., Performing Arts Center seating on the floor at small tables for stage performances only serving small cheeses or fruit plates and beverages (similar to Symphony Hall), Club Rooms open for performing arts events and special occasions such as private business meeting(5-6 rooms, up to 16 people per room totaling 96), Same hours as restaurant and similar to TD Banknorth Garden; LegaSea balcony open while waiting for restaurant and lounge seating (up to 50 people, no dining) and the:LegaSea Restaurant and Lounge (up to 300 people)

The building will also contain a second floor lobby for subscription series customers and small private parties at performing arts events. (250 persons); grand lobby and extended lobby for use before performing arts events and during intermissions (up to 189 persons included in 780 count) and open during the performances or private functions.

In addition, to the 5,000 sq. ft. restaurant (+ kitchen) two 1500 sq. ft lobbies the floor plan delineates 4000 sq.ft. Classic dance studio, ballroom and function hall; 2500 sq. ft offices space; 3000 sq ft music studio. 2000 sq, ft garden apartment; 1500 sq. ft retail store (musical instruments and dance equipment) and a 1500 sq. ft. recording studio; stadium seating and a stage added to the east side beneath the balcony.

Hanflig stated that only the Performing Arts Center would be non-profit, and that he will provide on site parking, valet parking, shuttle bus and that he intends to lease land from Paul Gratta. He also said it is not his intent to operate any of the larger functions during the busy beach hours. In response to a question from the Board he listed his previous experience and stated that there is to be no mortgage.

Following the comments of six members of the public, none raising an objection, the Board on a motion by Reilly seconded by Meschino voted unanimously to continue the licenses application hearing to October 2, 2007 at 7:45 pm.

8:30 pm – Leonard Hersch

Former Selectman Leonard Hersch presented his arguments in regard to discussions that have been held on changing the seawalls or parking in the DCR area.

NEW BUSINESS

Town Counsel requested that the Board formerly vote to accept Parcel C on George Washington Boulevard containing 38, 053 sq, ft.

Moved Olivieri: To accept on behalf of the Town, as a gift, Parcel C as shown on the attached ANR Plan dated April 11, 2006, being a portion of the Showboat site, so called, subject to final approval by the Town Manager and Town Counsel of all necessary documentation for the donation of parcel C on George Washington Boulevard

Second- Reilly

Vote: Unanimous in favor

Correspondence

Accepted with thanks the resignation of Francis J. Parker from the Conservation Commission.

License

Unanimously approved a Common Victualer License renewal to Ape, Inc., dba Café Ona on a motion by Reilly, seconded by Olivieri. (New Owner)

February 12, 2008

Approved