

## Hull Board of Selectmen

### Minutes

December 9, 2008

The meeting of the Hull Board of Selectmen was called to order at 7:35 pm on Tuesday evening, December 9, 2008 at the Hull Municipal Building, 253 Atlantic Avenue, Hull, Massachusetts

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

### *In Memoriam*

A moment of silence was observed on the passing of Anne Rogers, a long-time resident who served as a Library Associate (retired) and also served the Library at the Hull High School. She was also a member of the Garden Club.

### **7:30 pm – Homes Unlimited Realty dba Marsden Inn, Robert Dell, Manager, 8 Hillside Road Lodging House License – NEW**

The Chairman called the public hearing to order and explained the process for the conduct of the meeting. Meschino then swore the applicant and those of the public who might wish to comment. She explained the process and said that the license is considered a new license as it had never been issued to the present applicant, and the prior license had lapsed and had not been renewed.

Robert Dell, Owner and Manager of the 13-room Marsden Inn was represented by David Kellem, Esq. Who explained that Dell held a mortgage that he foreclosed upon in an effort to save what he could of his investment. He said Dell has been in the business of lending continuously for many decades as a lender and has done considerable work on the premises. Kellem said he has done a new roof, exterior siding, new kitchen floor, and finally was able to have the Pick-up Boys remove their junk storage from Dell's property. Kellem also discussed the operation of the lodging house stating there is an on-site manager; all prospective tenants are checked; a log is kept; and eviction is immediate.

Police Chief Billings, said he has only one arrest and with the current owner calls have been drastically reduced; Kevin O'Brien, Health Agent said Dell has done a "great job"; Peter Lombardo, Building Commissioner said there were some minor items; that Dell has been very cooperative and there have no complaints in the last year or two, Gary Twombly, Fire Department Safety Officer said he was there on Thursday to do test reports and that everything was clean and compliant.

Among others, several residents of the area were present and listed some of their complaints about a lodging house and the actions of some of the tenants. It was not clear if the complaints were during the former owner or more recent owner. Speaking were John Brannan of Merrill Rd., Mark Einhorn of 33 Bay St., Joseph Espinoza of Hillside Ave. and Cheryl Paulson.

Parking was listed as 7-8 vehicles presently. Dell said some tenants do not have vehicles and that his land runs to Bay Street and he is planning to do a curb cut to provide a 14-car parking area. He also responded to a comment that the remnants of a burned shed had not been cleaned up to which, Dell replied, that the shed is not on his property.

Fire Chief Robert Hollingshead listed 8 runs in the past –3 alarms and 6 medicals aids and added that all multi-occupancy units have consistent numbers.

An issue raised by Reilly was in regard to the occupancy rate. He questioned the 13 rooms if rented to couples as being 26 persons and the number of bathrooms being 4 would no be sufficient.

Kellem stated that the assessed value of the lodging house is \$560,000. and will be more when the building is upgraded. He also stated that lodging houses are permitted by state law and licenses cannot just simply be denied.

Reilly asked for a site plan showing parking; updated regulations signed by each tenant and dated; a back-up manager; that the Board wishes to meet the manager; and that a floor plan be provided. Olivieri asked that the manager be supplied with a cell phone and pager and that a point person be designated for complaints.

Moved-Reilly: To continue the hearing to December 30, 2008 at 7:30 pm

Second-Olivieri

Unanimous in favor

Meschino said that a site visit plan will be scheduled and that residents will notified. She added that John Reilly is to be the point person for complaints. The hearing adjourned at 9:10 pm, The Board recessed and returned to open session at 9:20 pm.

### **8:15 pm – Budget Schedule Discussion**

Meschino opened the continued discussion on the upcoming FY10 budget shortfall of approximately \$2M dollars and Budget A, prepared by Town Manager to present to the voters a balanced budget. Lemnios is to prepare a Budget B in the event the voters support an override and/or debt –exclusion. Budget A eliminates the library, Park and Recreation activities, maintenance of the War Memorial, reduction of work hours for some presently full time employee, and possible layoffs or not filling a vacated position.

The Members are planning to hold two open forums on Budget B for the general public in January, on Saturdays, which will include all department heads. In the meantime the Advisory Board will be invited for budget discussions. The override and debt exclusion question is to be posed to the voters by a ballot vote and a vote of Town Meeting.

Lemnios told the Board that he is planning to assess the Hull Municipal Light Company for a payment in lieu of taxes for the use of town-owned land. He reminded everyone that any suggested changes to the presented budgets must include the source of the monies.

#### CORRESPONDENCE

1 Unanimously approved the request submitted by the office manager for the closing time of liquor establishments from 1:00 am to 2:00 pm on New Years Eve on a motion by Reilly, seconded by Olivieri

#### LICENSES

The following license renewals were approved subject to approval from Inspection Services and all taxes paid nos. 1 – 10 & 12 on a motion by Olivieri, seconded by Reilly::

1. Ladalat & Company, Inc. dba Ladalat, Vo Nguyen, Manager, 181 Nantasket Avenue (A) Common Victualer – (B) All Alcohol (annual) as a restaurant - RENEWAL
2. City Point Holdings, Inc. dba Gun Rock Tavern, Paul Ulrich, Manager, 175 Atlantic Avenue (A) Common Victualer (B) All alcohol (annual) as a restaurant – (C) Entertainment (Jukebox, Live, DJ, Karaoke) (D) Automatic Amusement Device (2 video games – 1 pool table) - RENEWAL
3. Erik A. Stenfors, dba Saporito's Florence Club Café, 11 Rockland Circle – (A) Common Victualer – (B) All Alcohol (annual) as a Restaurant - RENEWAL
4. Beverly I. Tullish dba A Street Deli, 675 Nantasket Avenue – (A) Common Victauler (B) All Alcohol (annual) as a restaurant (C) Entertainment (Jukebox) (D) Automatic Amusement Device (1 Video game) - RENEWAL
5. CCP Company, Inc. dba The Beach Front. William K. Trapp, Manager, 297 Nantasket Avenue – (A) Common Victualer (B) All Alcohol (annual) as a Restaurant (C) Entertainment (Jukebox, DJ, Karaoke & Live) (D) Automatic Amusement Device (1 Video game) - RENEWAL

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6. The Red Parrot, Inc. Beatrice Brooke-D'Angelo, Manager, 1 Hull Shore Drive – (A) Common Victualer (B) All Alcohol (annual) as a Restaurant (C) Entertainment (Jukebox, DJ, Karaoke & Live) (D) Automatic Amusement Device (2 Video Games) - RENEWAL
7. Joseph Agostino dba Beach Food, 265 Nantasket Avenue – (A) Common Victualer – (B) All Alcohol (annual) as a Restaurant - RENEWAL
8. Integrity Restaurant Group, LLC dba LaRiva, Steven Faber, Manager, 280 Nantasket Avenue (A) Common Victualer – (B) All Alcohol (annual) as a Restaurant - RENEWAL
9. Park Ave. Trust dba Park Ave. Lodging, William Serroll, Trustee, Angie Bresnahan, Manager, 12 Park Avenue – Lodging House License - RENEWAL
10. Knights of Columbus, 440 Nantasket Avenue – One-day all alcohol for Wednesday, December 31, 2008 from 7:00 pm to January 1, 2009 1:00 am
11. **HELD OVER FOR A MEETING** – Nantasket Bay Club, Inc. dba The Ocean Club, Johnnie Harrison, Manager, 42A State Park Road – (A) Common Victualer – (B) All Alcohol (annual) as a Restaurant (C) Entertainment (Jukebox, DJ, Karaoke & Live)
12. LMB Restaurant Group dba Barefoot Bob's, Marc Cara-Donna, Manager, 276 Nantasket Avenue – (A) Common Victualer (B) All Alcohol (annual) as a Restaurant (C) Entertainment (Live & Jukebox) (D) Automatic Amusement Device (1 Video Machine) - RENEWAL

Moved-Olivieri: To go into executive session to discuss disposition of real property, strategy on litigation and advise of Counsel and not to return to open session.

Second-Blackall

Roll Call Vote: Aye, Meschino; aye, Blackall aye, Reilly; aye, Olivieri; aye, Sestito

The Board moved into executive session at 10:11 pm and thereafter adjourned.

January 27, 2009

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APPROVED