

Hull Board of Selectmen  
Minutes  
November 17, 2009

The meeting of the Hull Board of Selectmen was called to order at 7:30 pm on Tuesday evening, November 17, 2009, at the Hull Municipal Building, 253 Atlantic Avenue, Hull, Massachusetts

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

Not present: Christopher Olivieri, Clerk

Mass. Primary Election for U.S. Senator

Moved-Blackall: To authorize the Board to sign the warrant for the upcoming primary to be held on December 8, 2009 at the Memorial School

Second-Sestito

Vote: Unanimous in favor

**7:30 pm – Public Hearing-Sunset Bay Marina, LLC, Robert Folsom,. Manager, 2 A Street re: Application for Common Victualer, All Alcoholic (Seasonal) as a restaurant and Entertainment License (NEW)**

Chairman Reilly opened the Public Hearing at 7:36pm and explained the process. He then swore in those in the audience who might wish to express their opinions.

David Kellem, Esq. representing Robert Folsom, said his client is seeking a Seasonal License for the main building at the Marina at the A Street Pier, that was once occupied as Chet's Landing, a restaurant in the mid '90s that was granted similar licenses. He added that Folsom would like to re-establish a full service restaurant for marina patrons and others without the need to apply for a one-day license as he has been doing.

Kellem said the restaurant is to be on the third floor, pub-style. With a bar of eight seats; and that the second floor was for functions. He added that Folsom has experience and that there is not a lot of construction needed. As for parking, Kellem said there are 41 spaces at the marina; 30 spaces at the parking lot on A Street and the Bongarzone land, that has been leased since 1990's is still leased by Folsom, has close to 30 spaces.

In response to a question from Sestito in regard to the how many hours Folsom would be working, he responded 30-40 hours, but plans on hiring an Assistant Manager in the Spring.

Reilly recognized members of the audience: Greg Cove who expressed his concerns in regard to traffic and parking he claimed to be located on Town land; Charles Gould, expressed his concerns as a neighbor in regard to noise and possible disruptions, but

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acknowledged that Folsom had always addressed any concerns he may have had. No one said they were opposed to the project.

Moved-Sestito: To approve the Common Victualer License from 9:00am to Midnight  
Second-Blackall  
Vote: Unanimous in favor

Subject to all employees being TIP Certified and to stipulations to be voted later in the evening a motion was made:

Moved-Blackall: To approve the All Alcohol Seasonal License for the hours of 9:00am – Midnight  
Second Sestito  
Vote: Unanimous in favor

Moved-Sestito: To approve the Entertainment License from 11:00am to 11:00pm Sunday – Thursday, and 11:00 am to Midnight on Friday and Saturday, None outside and doors and windows closed.  
Second –Blackall  
Vote: Unanimous in favor.

Reilly reminded the applicant that no food may be served outside after 10:00pm. That the licenses requires that food must be available at all times; paid details for functions by Police Chief; and valet parking for functions. He also advised not to close the premises without notifying the Board.

Unanimously approved on a motion by Blackall, seconded by Sestito  
Stipulations as part of the license -

- 1 The License shall delineate the perimeters of the roadways and intersecting ways by white/yellow painted markings. License shall also provide and pay for appropriate signage for parking areas. Costs for painted markings to be borne by the Licensee. Said parking areas are to be laid out, painted and maintained by the licensee.
2. Licensee shall provide paid police details when there is a function on Saturdays and Sundays and valet parking made available for functions , and also at all other times when required by the Police Chief.
3. Food service on restaurant level deck, and all other outside decks, after 10:00 pm is prohibited Friday & -Saturday, nor after 9:00 pm Sunday – Thursday.
4. Neighborhood complaints concerning noise, traffic, parking safety, etc. shall be resolved through the cooperative efforts of the Licensee, Police Chief and Board of Selectmen.
5. The Licensee shall satisfy all parking requirements.

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6. Food service shall be available to any patron during all times the establishment is open for the sale of liquor. Popcorn, potato chips, peanuts or similar snack foods shall not be considered as food.

7. Licensee agrees to accept and comply with the within terms and conditions.

The hearing closed at 8:48 pm.

Moved-Blackall: To direct the Town Manager to meet with the Police Chief, Fire Chief, Town Planner, and Harbor Master to review the area of the Cadish Avenue, area in regard to parking and to see if any signage is needed,

Second-Sestito

Vote: Unanimous in favor

The Board recessed at 8:50 pm and reopened at 8:52 pm.

**8:00 pm – Joseph DiVito – re Residential Exemption**

Joseph DiVito, Treasurer-Tax Collector (former interim Assistant Assessor), Elsa Miller, Assistant Assessor, and Nunzie DiVito, Member of Board of Assessors met with the Board to discuss the Residential exemption.

A discussion was held during which it was explained that there are various exemptions now available for residents eligible for several reasons, such as elderly, handicapped, widows, etc. and that the process for the residential exemption is complicated. They said that of the 351 Massachusetts Towns and taxing districts only 14 have accepted the Residential Exemption. Reilly said he opposes the exemption as it only shifts the burden to other taxpayers, and N. DiVito added that the town issues many exemptions already, and the Assessors recommend not adopting the Residential amendment. Discussion ended.

**RENEWAL LICENSES**

Reilly read aloud the memo from Janet Bennett, Office Manager listing the requirements for issuing licenses: Sign-off sheets by enforcement departments; Proof of Workmens Compensation Insurance; no monies owed to town. So-called pouring licenses require the Fire Department Inspection Certificate; and Used Car Dealers \$25,000 Surety Bond.

Unanimously approved the following license renewals, on seven motions by Blackall, all seconded by Sestito the following License Renewals:

#7 –Kenneth Brown dba Nantasket Auto Sales, 424 Nantasket Avenue-Class II

#8 – Park Avenue Realty Trust, LLC dba Park Avenue Lodging, Angie Bresnahan, Manager  
12 Park Avenue-Lodging House License;

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#2 – C Note, LLC dba The C Note, Charles Frussetti, Manager, 159 Nantasket Avenue-(A) All Alcohol as a General on Premise (b) Entertainment (Jukebox, DJ, Karaoke, & Live (C) Automatic Devise (Pool Table & 2 Video Games)

#4 – Nantasket Bay Club, Inc. dba The Ocean club, Johnnie Harrison, Manager, 42A State Park Road (A) Common Victualer (B) All Alcohol as a Restaurant(C) Entertainment- Inside(Jukebox, DJ, Karaoke 7 Live) – Outside (Jukebox, DJ, Live)

#6 – Stephen Cassevoy dba Toast, 121 Nantasket Avenue (A) common Victualer (B) Wine & Malt as a Restaurant

Unanimously approved on a motion by Sestito, seconded by Blackall:

#1 – Lighthouse Enterprises, Inc. dba A Street Liquors, David Blair, Manager, 679 Nantasket Avenue – All Alcohol as a Package Store

Unanimously approved on a motion by Blackall seconded by Sestito

3- Vidhi Corp. dba Little Village Store, 169 Nantasket Avenue=Wine & Malt as a Package Store

Unanimously approved on a motion by Meschino, seconded by Sestito

# 5 Thornton's Market, Inc. dba Riddle's Supermarket, Raymond W. Riddle, Manager, 505 Nantasket Avenue-Wine and Malt as a Package Store  
(A letter is to be sent in regard to the late night cleaning practice).

#### TOWN MANAGER

Unanimously approved the request of Town Manager for the Sewer Department, Light Department, and Hull Library to close at noontime on the day before Thanksgiving, on a motion by Blackall, seconded by Meschino.

Lemnios reported that a settlement has been reached with the Light Department Clerk's union for FY-07 & Fy-09 at 3%: 09 & 10 at 0%: and 11 at 3%

He also reported that the Probate Court has approved the sale of 301 Nantasket Avenue that had been foreclosed on for taxes by the Town. The sale price is \$188,000. The purchaser is to file with the Planning Board for a Special Permit/Site Plan Review. Closing date on March 1, 2010 unless mutually extended,

Meeting adjourned at 9:49 pm.

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Approved