

Hull Board of Selectmen  
Minutes  
September 22, 2009

The meeting of the Hull Board of Selectmen was called to order at 7:38 pm on Tuesday evening, September 22, 2009, at the Hull Municipal Building, 253 Atlantic Avenue, Hull, Massachusetts

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

Minutes

April 7, 2009 Held (Blackall)

**7:30 pm – Public Hearing –Daddy’s Ventures, Inc. dba Daddy’s Dry Dock, Jeffrey Lemkin, Manager, 280 Nantasket Avenue re: Applicant for (A) Common Victualer (B) All Alcohol as a Restaurant (C) Entertainment (Jukebox, DJ, Karaoke & Live) (D) Automatic Amusement Device (Pool Table & 1 Video Game) (E) Pledge of License**

The Chairman opened the public hearing at 7:39 pm by describing the purpose of the hearing and swears in persons that may wish to speak, and then continued the hearing until later in the evening with the concurrence of Lemkin. .

CORRESPONDENCE

1) In response to the request of the Gregory Sullivan, Attorney for the Ocean Club, for a Public Hearing on an amendment to the Club’s Entertainment License the Board set a date of October 6, 2009 at 7:30 pm.

2) Chairman Reilly read a letter of complaint from Joseph Furrier in regard to a house at 59 Wyola Road that has been boarded up since 1954 He states that the house is a nuisance, potentially deadly, and is partially collapsed. Town Counsel Lampke explained the process for condemnation and stated that the Town is seeking to find the actual owner of the property as it is listed as in a trust.. The Board was reminded that the Board of Survey has one vacancy.

Fire Chief Hollingshead reported that Aquarion Water would be flushing the water mains in October and that it has street signs, is on the website, and will be notifying customers by reverse phone call messages. (non-agenda)

**8:00 pm – Peter:Lombardo – re: Building Department Fee Schedule**

Building Commissioner Peter Lombardo provided the Board with a new fee schedule and said that Hingham, Cohasset, Scituate. Marshfield and Weymouth all charge more than

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Hull, and as revenues are down he is requesting to raise the fees for each of the building services.

Lombardo also included in the document provided a proposal from Anne Herbst, Conservation Administrator in regard to the "Freeboard" incentive which would provide for a rebate of \$500. for owners willing to elevate their structures above the minimum requirements within the FEMA Insurance Rate Flood Maps.

Moved-Olivieri: To approve the new fees submitted by the Building Commissioner  
Second-Meschino  
Vote: Unanimous in favor

Moved-Meschino: To submit the FEMA "Freeboard" plan, presented to the Board by the Conservation Administrator offering certain benefits to those elevating their property, to the next Town Meeting

Second Sestito

Added by Blackall: To place Phil in charge

Vote: Unanimous in favor

***Continued Public Hearing re Dry Dock***

Chairman Reilly reopened the hearing at 8:30 pm on the license applications for the Dry Dock and informed the applicant that the Chief of Police had not completed his background check so there would not be any vote this evening.

Jeffrey Lemkin, a resident of Hull since 1996 and owner of Daddy's Dogs adjacent to the Dry Dock building, presented a comprehensive written report to the Board of his plans to purchase the Dry Dock and bring to the South Shore a different type of pizza referred to as the New Haven Pizza, named for its birth place. He plans to remodel the building to include brick pizza ovens, a dining room, and bar, to have live entertainment such as jazz bands, blues, karaoke, during the evenings. The building will be soundproofed, and to employ 15 year round persons. Lemkin explained that his plan is to have a restaurant business, and not just a bar. Lemkin also requested to be permitted to pledge the license.

Questions were asked by residents in regard to soundproofing and the name of his Chicago company, and Jeanne Wicks said she was delighted someone had purchased the long-vacant building.

The public hearing was continued to September 29, 2009 at 7:30 pm and the hearing was adjourned at 9:06 pm at which time the Board recessed and returned to open session at 9:15 pm.

CORRESPONDENCE

Noted a letter from Roslyn Cutler in regard to the land atop Strawberry Hill that once held the water tower suggesting the installation of a flagpole. Reilly said it was not a bad idea.

TOWN MANAGER

Lemnios explained that Bartley Kelly, the 3<sup>rd</sup> bidder at the auction for the 301 Nantasket Avenue property is interested in purchasing the building for his bid price of \$188,000 and requested the Board to authorize Town Counsel to work with Kelly to prepare the contract.

Moved-Meschino: To authorize Town Counsel to prepare the contract with Mr. Kelly.  
Second-Olivieri  
Vote: Unanimous in favor

There was discussion of the finances that were answered by Lampke stating there is enough money to meet the Town's obligation to the former owner's Trust; and money for the Town.

TOWN MANAGER

***Recycling***

Lemnios reported that 110 permits have been sold for use of the Cohasset Landfill and the time period to reach 300 has been extended another week

***Department of Revenue (DOR) Financial Management Review Status Update***

Reilly opened the discussion with the Town Manager by reading aloud from the report "Overall Financial Management" at the opening of the DOR audit report that had been done at the request of the Town. Although the report found no violations within the system, it did have suggestions for adding other processes.

There are 38 suggestions proposed by the DOR with 14 already completed. The Selectmen and Town Manager then went over the first four items and spent some time discussing # 1. "Hold Regular Financial Management Meeting;" #2 "Adopt Financial Management Policies;" and #3 "Establish a Comprehensive Capital Planning Program," The latter items have already been under discussion. Lemnios will prepare a document to present to the Board at the next DOR Report meeting. # 4 "Issue RFP for Annual Audit;" Lemnios said that the suggestion has been implemented, already.

Other comments by Lemnios in regard to the issues were that Investments are limited by law; Bank cash flows have already been addressed; and they have been working on a 3 to 5% Reserve Fund.

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The Members then discussed the Financial Planning Committee and the need to develop its scope, in order to develop a plan during October through November 16, 2009. Reilly listed the Members as: Advisory Board: Richard Kenny and Charlene Tyson, Members; Charles Ryder, Alternate; School Committee: Stephanie Peters and Kevin Richardson: three Members at-large with one to be selected from each precinct.

Reilly said in regard to the financial impact to the Town that Fire Chief Hollingshead has made great progress with the DCR in regard to reimbursements.

The meeting adjourned at 11:20 pm.

Approved  
December 15, 2009