

Hull Board of Selectmen  
Minutes  
September 29, 2009

The meeting of the Hull Board of Selectmen was called to order at 7:34 pm on Tuesday evening, September 29, 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.

**7:30 pm – Continued 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 hearing at 7:37 pm, described the process and swore in witnesses. Dr. Maurice Lussier, the abutting neighbor, who lives in the abutting property over his dental office, expressed his concerns about the noise level, and the conditions at the property during the period of the Dry Dock, the former operation at that location. He presented a number of incidents and pictures of the conditions.

Lussier was assured by Lemkin that the building is being refurbished, will have closed windows and air conditioning so that there should be no sound emanating from the building, and the property, including the exterior of the building, that has been vacant for many years, and the land. will be maintained properly.

Speaking in favor were Rhoda Kanet, Patrick Finn, and Paula ?, whose only objection was the name.

Lemkin, who had submitted several documents to the Board, including his history, past experience, menu, origin of the New Haven Pizza, financial, and others, said he intends to name the establishment Daddy’s Dry Dock, which brought several comments about using that name because of its former reputation. Lemkin responded to those comments stating that he believes it is to his advantage because everyone knows where the Dry Dock is located. In response to a question from Meschino, Lemkin said there are to be 68 seats and 17 bar stools. Sestito asked for a discussion on the name that was objected to by some Members and some in the audience, because the former establishment was patronized by many “bikers”. Reilly commented that the Board cannot dictate a name. Also submitted to the Board is a favorable report from the Chief of Police that requires of the establishment that all employees, including the manager be TIPS trained and certified.

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Reilly explained that the license, if approved, would not be issued until the Board has the final plans.

Moved-Olivieri: To approve the common victualer license  
Second-Meschino  
Vote: 4 ayes; 1 nay (Blackall)

Moved-Olivieri: To approve the transfer of the all alcoholic Beverage license for a restaurant  
Second-Meschino:  
Vote: 4 ayes; 1 nay (Blackall)

The Board continued the public hearing until 8:45pm and recessed at 8:18 pm. and returned to open session. at 8:33pm.

#### *Freeboard*

Anne Herbst, Conservation Administrator, requested approval of the “Freeboard” Plan, that assists homeowners in raising their structures above the flood level required by DEP. She said that there is a Federal FEMA Grant of \$500,000 for 10 properties to pay the home owners 25% of the cost.. Herbst also submitted to the Board an update to the Regional Pre-Disaster Mitigation Plan dated September 2009.

Moved-Olivieri: To approve the implementation of “Freeboard”  
Second-Blackall  
Vote: Unanimous in favor.

TOWN MANAGER

Lemnios reported on the plans to use the Cohasset landfill for recycling and said he had received 135 applications which are not enough so he is suspending outreach and will try again in July.

He also reported that the DEP would be holding a site visit at James Avenue on October 8<sup>th</sup> at 2:00pm that is open to the public, about the owner’s plan to build a fence/.

#### **8:45pm – Continued Public Hearing re: Daddy’s Ventures**

The Chairman opened the continued public hearing at 8:45 pm to consider the stipulations, hours of operation for the entertainment license and Pledge of License. Following a discussion the following motion was made:

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Moved-Olivieri: To approve the Entertainment License application subject to the following conditions: 1) Premises shall be air conditioned; 2) After 7:00pm all windows shall be closed and door opening minimized when entertainment is offered; 3) Adequate soundproofing to ensure all noise remains within the premises; sound proofing plan to be approved by the Board; 4. Hours of operation for Entertainment License to be: Sunday thru Wednesday – 11:00 am to 11:30 pm and Thursday thru Saturday- 11:00 am. to 1:00 am.

Second-Meschino

Vote: 4 ayes; 1 nay (Blackall)

Also requested by Lemkin were two amusement devices: one pool table and one bar top game. A discussion followed, first on the pool table, after which Lemkin withdrew that request, and then on the bar top game, that was defended by Olivieri who spoke of his good experience with those games. Meschino spoke against. Lemkin then asked to which game Olivieri was referring, and Olivieri responded - “Golden Tee”, When asked which game he intended to use Lemkin replied, “Golden Tee”, bringing laughter to the room

Moved-Olivieri: To approve the Automatic Device of a Bar Top Game

Second –Reilly

Vote: 3, ayes; 2 nays (Blackall & Meschino)

The applicant had also requested approval of the Pledge of License for the transfer from Steven D. Faber to Jeffrey D. Lemkin, President and Vice President of Daddy’s Ventures, Inc.

Moved-Olivieri: To approve the Pledge of License to Steven D. Faber

Second-Meschino

Vote: 4 ayes; 1 nay (Blackall)

Hearing closed at 9:01 pm:

### **8:00 pm – Harry Hibbard – re: Aquarion Water Flushing Program**

Harry Hibbard, Manager of Aquarion Water Company, appeared before the Board at its request, in regard to the flushing program. Also present from the water company was Mr. Rowland.

Hibbard explained the flushing program and said bottled water would be available at the fire station. He said that flushing would begin at the Town line and toward

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Pemberton at the end of October. He added that notice signs would be placed in the area. that removing the sediment from pipes requires 400-600 gallons per minutes, and they would be flushing multiple hydrants, so they suggest that residents clear their pipes using the bathtub.

Hibbard also announced that Aquarion has flushing information on its web site and on the Town's web site along with automatic red code phone messages to residents, containing information on when and where, and on tips for clearing home water lines.

In response to questions, Hibbard said that not all the Town-owned hydrants have lateral valves and he has been in discussion with the Fire Chief on that subject. He also responded to a question in regard to those persons who wash clothes not realizing there is rusty water. He said Aquarion has a product to give those persons that will remove the discolored wash named "Red Begone".

On another issue, Hibbard informed the Board that a 6" main on Stony Beach Road would be replaced with a 10" main, and abutters will be notified.

#### Other Business

The Board agreed with Meschino's suggestion that it hold off on the DOR Revision Report until the next meeting.

Blackall asked about the 301 Nantasket Avenue and whether or not it was advisable to accept the \$188,000 bid or to retain the property and demolish the buildings. Lemnios did a scenario with options and concluded that not selling the property and demolishing the buildings would put the Town in a \$54,000 hole.

Moved-Meschino: To go into executive session to discuss deployment of security personnel, strategy in litigation and not to return to open session.

Second-Sestito

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

The Board moved into executive session at 10:39 pm and thereafter adjourned.

Approved  
January 26, 2010

