

Hull Board of Selectmen  
Minutes  
October 26, 2010

The meeting of the Hull Board of Selectmen was called to order at 7:30pm on Tuesday evening, October 26, 2010, at the Hull Municipal Building, 253 Atlantic Avenue, Hull, Massachusetts.

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

**Appointments**

**7:30 pm: Presentation on Assessing Process and Residential Exemption**

Presentation on Assessing Process and Residential Exemption was given by. Elsa Miller, Assistant Assessor. Miller explained the process assessors go through in the assessment of a property showing a breakdown of what falls in the residential category and what falls in the commercial category. She also explained that the excise tax is collected on automobiles and boats during the calendar year. The steps in the process, first: assembling the legal data, second: inventory the property, third; sales data collection and verification, fourth; sales analysis, then there is assessment model application and testing. The last step is finalizing the values (See copy of presentation attached). Answering questions regarding Bed & Breakfasts and how verification of a residence as a second home, she stated that Bed & Breakfasts might be under 'rooming houses' and that she would look into that and get a definitive answer. On verification of a residence as a second home, she said usually it is found from the deed to the property. There is, however, a list of 'second home owners' that are tracked. Miller also explained that there are batches of cards printed out for certain sections of town, the assessors visit those properties. This process allows them to get to all the properties over a nine year period. Lemnios pointed out that the sales data is collected in a year is really a statistical view of what's going on in the town. There is a process that is required by state law, this isn't an entirely a local process. The office of the commissioner comes in and performs checks, so there is a checks and balance system in place. The values are a snapshot for one day - the day they look at the value. There is an abatement process that people can go through that is on the website. Nazzareno DeVito, Chairman of Assessors briefly spoke about exemptions and abatements, explaining that abatements are not a tool that can be used to increase revenue, it is revenue neutral. Miller pointed out that the perception on exemptions is that they will increase revenue, they don't, they shift it. Lemnios said the Board should consider that the policy is really blind to the property owner.

November 16, 2010 will be the annual presentation for classification on Residential/Commercial.

Motion - Blackall  
Second - Olivieri

Leave the current policy for Residential Exemption as is  
Vote: Passed unanimous

### **Public Hearing**

8:00 pm: Nantasket Resort, Inc. dba Nantasket Resort and Spa, Elio Ricci, Manager, 45 Hull Shore Drive re: Transfer of All Alcoholic (annual) as in Innholder - New Owner

Nantasket Resort, Inc. dba Nantasket Resort and Spa, Elio Ricci, Manager. Transfer of All Alcoholic(annual) as an Innholder - New Owner

Lampke, sought a clarification as to whether there is any change from prior description.

Jackson Slomniac, representative of the new owner of the hotel, explained that the description is the same, except that the condominiums will not be included as they are being released from being attached to the property. Slomniac plans to ask for the public to submit logos as part of a contest, stating that the name of the hotel will change, but thought it would be great to get the town involved to participate in the deciding of the logo.

Motion - Olivieri                      Approve the transfer of All Alcoholic (annual) as an  
   Innholder to the New Owner

Second - Blackall                      Voted: 4 ayes, Reilly abstained from the vote.

Motion passed.

### **Correspondence**

Sestito read the Hull Garden Club invitation from Helen Weiser for the "Blue Star Memorial Dedication" on November 11, 2010 as a tribute to America's Armed Forces.

### **New Business**

The Board discussed the membership for the DCR committee, addressing questions if the member of the Chamber of Commerce will be a voting member, and if they have to be a resident in order to be on a committee. Lampke stated that you can have a non-resident on a committee unless the law requires that they are residents. A suggestion was also made that non-voting support persons be assigned to the committee. In stating that the Board is more interested in getting as much brain power in the room as possible and not to exclude anyone, it was suggested that background not have a bearing on someone's ability to become a committee member. Patrick Finn, a member of the public, stated that there seem to be few abutters, they should be pinpointed and get them involved right away. Blackall and Reilly had a short discussion about what would be best with Blackall agreeing that the abutters should be invited to the meetings and get involved. Although Reilly feels that it is a good idea, he suggests holding off on that until the committee has had the opportunity to get organized.

Motion - Blackall                      A member representative from the Chamber of Commerce should  
   be on the DCR Committee, and that they do not have to live in  
   Hull.

   Ex-officio members are not voting members. Appoint Olivieri  
   as temporary chair

Second - Reilly                      Voted: Passed unanimous

Brannan confirmed that the Board of Selectmen's meeting on the budget was still taking place at Hull High School on Saturday November 6, 2010 from 9:00 - 1:00. It was also confirmed that there would be no Board of Selectmen's meeting Tuesday November 2, 2010 due to State Elections.

Blackall asked that during the election time from 7:00am to 8:00pm, if people could bring non-perishable items for a donation. He also asked about setting a time to add to an agenda the item of restaurants that want to serve alcohol at 10:00am on Sundays. Reilly stated they were actually working on winter hours, and those issues would be addressed soon.

Blackall requested that the information for Saturday's meeting be given to the Board at least 48 hours prior so Board members would have time to view it. Lemnios stated that he would try to do so.

Blackall mentioned that Harbor View Road was paved, and that moving forward he would like to see a paving plan. Lemnios advised that there are companies that put those types of plans together, and when you see paving plans they may be an element of a capital plan. He said that to do it properly, the Town should consider a firm to draft a plan. Reilly thought that it would be kept out of the capital plan, that there are various mechanisms for funding and he does not necessarily want to leave that for the residents to fund.

Sestito wanted to thank the town employees, stating that they are doing a great job - doing more with less, and how much their daily efforts are appreciated.

Moved - Olivieri  
Second - Blackall

Adjourn meeting  
Vote - Passed unanimous

Meeting adjourned at 9:15

January 4, 2011  
Approved