

Hull Board of Selectmen
Minutes
January 11, 2011

The meeting of the Hull Board of Selectman was called to order at 7:30 pm on Tuesday evening, January 11, 2011, at the Hull Municipal Building, 253 Atlantic Avenue, Hull, Massachusetts.

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

Appointments

7:35 pm: Fred Kiley re: Recognition

Sestito began the meeting by acknowledging Mr. Kiley in recognition of the work that Mr. Kiley has put into the town. Lemnios briefly spoke about how Mr. Kiley really put his heart into Hull and Hull is a better place for it. Reilly relayed the extent of Mr. Kiley's involvement with regard to how things really began to move forward due to his vision and determination. Lampke echoed Reilly's sentiments. At this time, Sestito presented a proclamation to Mr. Kiley for his contributions to the Town of Hull.

7:45 pm: a break was called where photographs were taken with Mr. Kiley, the Board of Selectmen and others.

7:51 pm: meeting was called back to order

7:45 pm: Bradley S. Swartz re: Applicant for Hackney Badge: cancelled to be rescheduled.

8:00 pm: The Red Parrot re: Violation: Postponed until a later time.

8:04 pm: Sestito asked if there is a motion on the La Da Lat violation.

Move - Blackall To hold a hearing for the La Da Lat violation

Second - Brannan Vote - passed unanimous

9:03 pm: PUBLIC HEARING - Thornton's Market, Inc. dba Riddles Supermart, Michael Sears, Manager, 505 Nantasket Avenue re: All Alcohol as a Package Store

Sestito swore in Michael Sears and Ray Riddle for this public hearing.

Sears gave a brief presentation on Riddles, the history, key business partners. Highlighting that they are seeking to obtain a full alcohol license left from Port Side Wines that was previously located across the street. There have been no police incidents with improper management of business. The isle where alcohol will be located will be isolated and blocked off by gates during off hours. Brannan confirmed that they have been selling wines and malts since 1986. If in fact there is a situation where adults are buying for under age individuals letting that consumer know there are consequences (i.e. fines, etc.). Riddles talked about the fact that they are a popular and

well liked and reiterated that they are active at all times, in comparison to convenience stores where you have one or two people on at a time, someone like that chooses a place like that because they don't have to worry about the obstacles that a place like Riddles presents for that type of individual. There are many processes in place that operate as good deterrents. The stock of alcohol is located in the basement in an area that does have a lock on it. Blackall asked if there can be a stipulation in the license of no sale of nips, etc. Lampke said that you can make certain regulations and where they agree it be included in the stipulation.

Moved - Reilly Approve the application presented this evening with the following stipulations: note they did supply an updated floor plan, presented this evening (noted as Ex. A). The isle will be blocked off by a gate during off hours, proper posting of all legal requirements of no buying for under age individuals. attach to license including and include a stipulation about no sale of nips or pints.

Second - Olivieri Voted - Passed unanimous

9:27 pm: Sestito closed the hearing
9:28 pm: Sestito called for a brief break
9:37 pm: Meeting called back to order

Old Business

Executive Session re: DCR Property Acquisition/Value and related issues

New Business

8:05 pm: Lemnios with a Storm update: MEMA called at 4:45pm at 4:20 there was a Blizzard warning. Heavy winds from 7 am to 7 pm. 4:30 8.9 tide, 4:30pm 8.2 tide, expecting splash over but not as severe as the 12-26 storm. They are viewing this as a very heavy snowfall. Crews are ready to go and will most likely start getting out for clean up at 4:30am. If you call in to Town Hall there will likely be a message. 911 will be able to let people know of any emergency services. If there are tides of 10 feet plus is typically when you run into trouble, also how long a storm may hover over the area.

8:13 pm: PILOTS

Blackall gave a brief presentation with a short discussion about PILOTS, what they are, their importance and the rules for PILOTS. In the Town of Hull PILOTS are planned to be collected from the Sewer Treatment Plant, the Municipal Light Department and the HRA. These is a payment made to the town in lieu of taxes to compensate the loss that is experienced due to the nature of the ownership of properties like the Sewer Treatment Plant or Municipal Light Department. Lemnios briefly explained in a bit more detail the PILOTS that are paid by the Sewer Treatment Plant, the Municipal Light Department and the HRA. Scituate is exploring putting solar panels on their landfill. The concept of a private entity coming to the town of Hull with idea of building a turbine or solar, leasing the property and the town benefiting with cost savings on energy. A Q&A between Blackall and Lemnios took place with Lemnios answering questions that Blackall had regarding specific PILOTS to the mentioned properties. Lemnios

explained that there is policy using Boston as an example with schools paying PILOTS to Boston for use of land. The role of different departments are present in the process of setting policy for PILOTS. Blackall would like the board to consider including PILOTS in the annual report. Brannan highlighted Canton specifically with how Canton approached PILOT programs and the financial benefit of developing this as part of their community. Lampke included in the conversation about approaching the state about requiring them to get the local license. Legally its an uphill battle to be able to get "rent" or PILOT payment from the state for example, on the DCR property. Negotiate with DCR or gain the support of our legislative delegation. Reilly agrees that policies addressing PILOTS should be in black and white so if people have questions there is somewhere they can look for answers. We are getting money through a trust from the DCR, it may not be much, but we are getting money. Hull is ahead of the pack in trying to offset money that is coming in. Olivieri reminded that every parking attendant pays for their space, we send a bill to the state - although they don't pay, we do have something in place. Rhoda Kanet asked if the light, sewer and the HRA have the right to refuse to pay the PILOTS. Lemnios, they do have the right, except with the light dept with regard to the change made in '93. Doesn't know the answer definitely off the cuff, he would have to check into it. Kanet asked then if they do agree if they have the right to pass the increase cost on to the consumer. Lemnios said that these entities should be self sustaining with the exception that they don't have to give back to a group of shareholders. Blackall said that the town needs to be more explicit with regard to PILOTS so that people in the town are more aware of what they are and how they work. Lemnios addressed Blackall's concern about more transparency on PILOTS that information on this was included on the recap that was sent out. Ms. Swiec vocalized discontent re: residents not reaping benefits

Moved - Blackall

Town Manager to include the policy on payments

Second - Brannan

Vote - Passed unanimous

Olivieri, no new business

Brannan, no new business

Blackall, a Chili Dip on a Saturday the 28th as a Wellspring fundraiser

Reilly, was just notified Hull Schools have been cancelled

Sestito, no new business

Miscellaneous

9:45 pm: Kanet: invited the public to the No Place For Hate MLK Breakfast on Monday, pancake breakfast at Methodist Church at 11am evening at 5:30 at the Temple.

Swiec: questioned the Board's intention to go into executive session re: the DCR property and wanted to know on what basis Blackall is using to go into executive session. She felt that there was no basis to do so since the Town did not already have control of the property.

Sestito addressed her question by stating that the law permits going into executive session to discuss strategy relative to negotiations for acquiring real estate. bReilly, asked Blackall and Olivieri about a status update on the reuse committee and perhaps on a partial answer to Swiec can they be more specific about why going into executive session. The Board is not trying to do anything behind closed doors, but discussion in executive session regarding negotiation strategy allows the Town to plan its strategy. Blackall updated on the committee-they are looking at the scope in the context for the greater development of the area and how it can be used. The mission

