

Hull Board of Selectmen

Minutes

June 9, 2016

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Thursday evening, June 9, 2016, at the Hull Municipal Building, 253 Atlantic Ave., Hull, Massachusetts.

Present: Kevin Richardson, Chair; Christopher Mitchell, Vice-Chair; Domenico Sestito, Clerk; John Reilly, Jr., Member; and Jennifer Constable, member. Also present were Phillip Lemnios, Town Manager; and James Lampke, Town Counsel.

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Moments of silence were observed for George Lane, former Town Solicitor of Weymouth and Mary Sullivan, a Gold Star mother.

APPOINTMENTS

Craig Wolfe, regarding car show

Wolfe stated that there have been some misunderstandings about food vendors at the car show. He stated that food vendors had not been at the car show in recent years, as it was decided that they were competition for local food establishments. This year someone mistakenly invited food vendors to the show. Wolfe subsequently told them that they couldn't participate and the vendors complained to the town. The car show will be on Sunday, June 12, weather permitting, with no food vendors. The rain date is Sunday, June 19.

Interviews for Board of Appeals vacancies

Interviews were held for seats on the Board of Appeals. There are three vacant seats on the board; one full member and two alternates.

- Andrew Corson is an alternate member who wishes to become a full member. Corson stated that he has been a voting member on 90% of applications since his appointment and further stated that he is as eager to serve the town as he was when he was first appointed. He said that the most important thing he has learned is the importance of each application being filed correctly.
- Dr. Scott Grenquist is a new resident who is interesting in getting involved in town government. He is a professor of Electrical Engineering at Wentworth and has extensive experience developing properties in Massachusetts and other states. He is familiar with zoning ordinances of various local towns.
- Corina Harper is a new resident. She stated that she went through an appeal during the process of constructing her garage and this piqued her interest in the board. She is a chemist by education and works in the pharmaceutical industry. She sees serving on the board as a way of becoming integrated into a small community.
- Richard Hennessey is a licensed attorney in Massachusetts and Vermont and has been a real estate attorney in Vermont. In addition he helped amend zoning bylaws in Stowe, and stated that he is familiar with Hull's zoning bylaws. He is applying for an alternate spot and stated that his experience and background make him a good fit for the board.
- Andrew Gollub has been a resident of Hull for 12 years. He is a real estate broker and an active attorney. He would like to see the integrity of the bylaws maintained and states that he is well-aware the kinds of issues that come before the board. Lemnios asked about potential conflict of interest issues. Gollub agreed that there was a potential for having to recuse himself at times. Lampke said that this could be an issue

under certain circumstances and would need to be monitored. He further stated that there have been brokers on town boards previously. Gollub stated that he would also potentially be interested in serving on the Planning Board.

Following the interviews, Richardson thanked the applicants for their interest and stated that decisions would be made at a future meeting.

Kevin Mirise regarding transfer of lodging house license

Mirise was present at the meeting to apply for a transfer of the Nantascot Lodging House license to Centerpoint Capital LLC, 3 Depot Court, Cohasset, MA 02025. He requested that the lodging house license currently in effect be approved for transfer to Sunny Side Up LLC at the time of the passing of papers, which is planned for the first week of July. This is an existing lodging house with 15 units and a resident manager. Mirise described these as affordable transitional housing opportunities costing \$500-600 per month, payable weekly. There are two common kitchens and three common bathrooms. He states that he plans to be a hands-on owner and looks forward to investing time, energy, and capital.

Lemnios asked what written rules or policies would be in effect. Mirise said that the current owner has rules that the occupants are required to sign regarding cleaning up, quiet hours, pets, smoking, overnight guests, and so forth.

Reilly noted that the application was for Centerpoint Capital, rather than Sunny Side Up. Mirise said that Centerpoint Capital is the owner of Sunnyside Up, but that Sunnyside Up will be the owner of the lodging house.

The license was granted on the following motions:

Motion	Reilly	Allow the amendment of the application to reflect the owner's name to be Sunny Side Up LLC, dba Nantascot Lodging House
Second	Sestito	
Vote	Unanimous	

Motion	Reilly	Motion to approve a lodging house license as a transfer to Sunny Side Up LLC, dba Nantascot Lodging House, 475 Nantasket Ave., with the following stipulations: <ul style="list-style-type: none">- That there is an onsite manager;- That there is a contact number for complaints and questions posted on the exterior of the building;- That there is a parking diagram;- That house rules are attached to the application and on file with the clerk's office.
Second	Sestito	
Vote	Unanimous	

Public Hearings for National Grid regarding installation of a gas main in the area of Holbrook Avenue and Meridian Avenue; and installation of a gas main in the area of N St., houses 25-55

Richardson noted that the time window for the public hearing on the National Grid installations had passed and that National Grid had not been present. Therefore the board would postpone decisions on this matter until another date.

Residents had attended the meeting for the purpose of the hearings and therefore Richardson allowed them to voice their questions.

Tom Hardy, 27 Holbrook Ave., asked if these repairs were being made for maintenance or on the request of property owners. Lemnios said that National Grid is working all over Massachusetts and upgrading lines due to loss of integrity. A pipe would be installed next to the existing pipe, which would be abandoned in place, and the amount of road restoration would be on a case by case basis. He said that former DPW director Joe Stigliani will be overseeing the project. Hardy also said that there have been many transient gas leaks on Holbrook and he is concerned that they be fixed as well. Lemnios said that National Grid puts in new service connections to the houses, as well as stubs for potential future connections.

A second resident said that he was concerned about them running into sewer lines once they open the trenches up. Lemnios said that the gas company is required to use Dig Safe and that the company doing the work is responsible for any breakage or damage that is done in the process. Another Holbrook Ave. resident said that the street is difficult as is, and the sewer line is the original line and is made out of wood. Lemnios said that this is probably not the case. Another resident was concerned about the timing of the repair being in the summer.

Richardson asked that National Grid be contacted and that the abutters be informed at National Grid's expense.

Anne Herbst, Conservation Commissioner, regarding Sea Level Grant Presentation

Anne Herbst presented information on a grant obtained by the town to look at sea level rise and flooding predictions as well as strategies for protection and planning. The study committee was composed of representatives from several departments as well as resident board members. They included: Joe Stigliani, Jim Dow, Panos Tokadjian, Bob Fultz, Andy Thomas, Judy Kuhn, Diane Sainik, Sheila Connor, Jean Paquin, and Rick Mattila.

Consultant Andre Martecchini presented a PowerPoint which included information on:

- Sea level rise
- Water surface modeling
- Boston Harbor flood risk
- Wave run-up and transects
- 2030 and 2070 percent probability of flooding and depth of flooding
- Impacts to natural resources for present, 2030, and 2070
- The importance of understanding vulnerability through determining critical assets and elevations, obtaining probability of exceedance data, determining consequences of flooding score, and calculating risk scores and rankings based on these factors
- Assets vulnerable to flooding, ranked by composite risk score
- Seven identified risk regions and five refuge regions
- Potential actions, including accommodating, protecting, and retreating to refuge
- Strategies, including raising buildings, wet flood-proofing, raising roadways, dune and beach nourishment, marsh restoration, decorative flood walls, demountable flood panels, minimizing and managing leakage, preventing sewer backflow, and rescue vehicles

- Strategies for Hull High School, D street storm water pumping station, Memorial Middle School, and the DPW barn
- Operational and policy strategies

Herbst explained that this will be helpful information to have, not only for planning, but also for future grant applications.

Lemnios noted that larger dune or barrier structures are complex and sometimes politically charged and will require a broader discussion going forward. He further noted that implementing some of the strategies could take decades, and recommended that the town start thinking about budgeting to hire a specialist who will focus on this area. He noted that this should be done sooner rather than later.

Richardson thanked Herbst, who will be leaving to take a job with MAPC in July, for all of her efforts on behalf of the town and its residents.

TOWN MANAGER

Lemnios asked the selectmen to approve annual end-of-year transfers in the amount of \$73,599 as requested in a memo from Town Accountant Michael Buckley. The itemization of funds is as follows and the source is the Health Insurance Account:

- Elections: \$7,944
- Town Manager: \$13, 715
- Board of Registrars: \$1,225
- Public Buildings: \$5,500
- Public Works: \$9,648
- Medicare Tax: 13,200
- Injured on Duty: \$6,736
- Town Insurance: \$15,811

Motion	Reilly	Motion to approve the request to transfer from Health Insurance to various departments and accounts as noted in the memo dated June 2, 2016 from Michael Buckley in the amount of \$73,599; and a snow and ice deficit of \$149,010.
Second	Sestito	
Vote	Unanimous	

The selectmen signed the authorization.

LICENSES

The following licenses were approved:

Motion	Reilly	Bartley Kelly, dba Fascination, 189C Nantasket Ave., for Game of Skill
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		license - Renewal
Second	Sestito	
Vote	Unanimous	

Motion	Reilly	Hull Knights of Columbus, 440 Nantasket Ave., for one-day All Alcohol for June 18, 2016, from 7 p.m.- midnight, for scholarship and dance.
Second	Sestito	
Vote	Unanimous	

Motion	Reilly	Robert Kelly, for HRA parking lots permit for lots A,B,C, parking for 900 cars. (New)
Second	Sestito	
Vote	Unanimous	

CORRESPONDENCE

Letter from Fire Chief Christopher Russo regarding grant

Richardson read in part a letter from Chief Russo informing the selectmen of an Assistance to Firefighters grant received by the department in the amount of \$933,000 for self-containing breathing apparatus to replace existing equipment that will soon expire. Each unit costs \$7-8,000 to replace. This is a joint grant with Hull, Cohasset, Hingham, Norwell, and Scituate. Russo thanked Deputy Chief Andrew Thomas for his work on this grant.

NEW BUSINESS

Sestito informed the selectmen that the next meeting of HAPSA will be on Monday, June 20, at 6 p.m. at the estuary building. In addition, HAPSA will hold a vigil in August to remember those who have lost their battle with addiction. He will update the board when the date is available.

Sestito also wished the Boys Varsity Lacrosse team well in their upcoming playoff game.

Mitchell congratulated the graduating Class of 2016.

Constable said that she had recently attended the Massachusetts Smart Growth Alliance Conference and attended workshops on managing traffic and nourishing communities. She also attended the Massachusetts Downtown Initiatives Workshops and plans to bring some of these ideas to the Chamber in the near future.

Constable also requested that a goal-setting discussion be put on an upcoming agenda.

Resident Randy Gould brought up ongoing issues regarding Peddocks Island resident parking and commuter parking on Helen Street. Lemnios said that they will be leafletting and taking other steps to address this, as well as making new stickers specifically for Peddocks Island residents.

Resident Rhoda Kanet announced that there are several dune openings that need to be filled in. The DPW has been contacted, but the openings have not been filled in.

EXECUTIVE SESSION

At 9:55 p.m., Richardson asked for a motion to go into executive session to discuss strategy with respect to litigation and that the Chair declare that an open meeting may have a detrimental effect of the litigating position of the body; to go into Executive Session to comply with or act under the authority of the Attorney-Client privilege; and to go into Executive Session to consult with legal counsel and obtain legal advice pursuant to the Attorney-Client privilege; and to not reconvene in open session.

The matters to be discussed were:

- Cope-Allen v Hull, et al

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Second	Mitchell	
Vote	Unanimous	Richardson – Aye Sestito – Aye Mitchell – Aye Reilly – Aye Constable – Aye

The meeting was adjourned at 10:00 p.m. The board will meet next at 7:30 p.m. on Thursday June 23, 2016.

Recorded by Catherine Goldhammer

Approved by:

Documents

The following documents were included in the Board of Selectmen's packets or were presented during the meeting and are available in the Board of Selectmen's office upon request:

- Board of Selectmen agenda and added agenda for June 9, 2016
- Letter from Andrew Corson regarding appointment to Board of Appeals
- Letter from Andrew Gollub regarding appointment to Board of Appeals
- Letter from Richard R. Hennessey regarding appointment to Board of Appeals
- Letter from Corina Harper regarding appointment to Board of Appeals
- Letter from Dr. Scott Grenquist regarding appointment to Board of Appeals
- Letter from James Lampke regarding HRA issues
- Letter from Phil Lemnios, Town Manager, regarding HRA issues
- Petitions of National Grid for gas main locations (2)
- Packet from Kevin Mirise, Centerpoint Capital LL, 3 Depot Court, Cohasset, MA 02025, for Nantascot Lodging House License Transfer
- Application from Bartley Kelly, dba Fascination, 189C Nantasket Ave., for Game of Skill license, renewal
- One-day all alcohol license application from Hull Knights of Columbus, 440 Nantasket Ave., for One-day all alcohol for June 18, 2016, from 7 p.m. - midnight, for scholarship and dance
- Application from Robert Kelly regarding parking for 900 cars at HRA lots A,B, and C