

## **Hull Board of Selectmen**

### **Minutes**

**December 7, 2017**

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Thursday evening, December 7, 2017, at Hull Municipal Building, 253 Atlantic Ave., Hull, Massachusetts.

Present: Kevin Richardson, Chair; Chris Mitchell, Vice-Chair; Domenic Sestito, Clerk; and Jennifer Constable, Member. Also present were Town Manager Phillip Lemnios and Town Counsel James Lampke. John Reilly, Member, was absent.

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### **MINUTES**

The board approved minutes as follows:

<b>Motion</b>	Sestito	Motion to approve the minutes of May 18, 2017; August 24, 2017; September 14, 2017; September 28, 2017; October 26, 2017; and November 09, 2017.
<b>Second</b>	Reilly	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Sestito	Motion to approve the minutes of August 10, 2017.
<b>Second</b>	Mitchell	
<b>Vote</b>	4/0/1	Abstention: Constable [not present for that meeting]

### **APPOINTMENTS**

#### **Michael F. Devine, Superintendent of Schools, regarding MCAS, AP and SAT scores**

Present at the meeting were Michael F. Devine, Superintendent of Schools; Judy Kuehn, Assistant Superintendent; Paula Girouard McCann, Hull School Principal; and Nicole Nosek, Hull High School Assistant Principal. Devine gave a presentation on the performance of Hull students in MCAS tests. In almost all areas, he stated, the students are exceeding state averages. Devine discussed plans to improve scores still more and to work with students who are struggling. Girouard McCann presented the student results in AP scores, stating that there is an improvement in AP scores overall and an increase in numbers of students scoring above 3 or better. Kuehn discussed the SAT scores of Hull students, showing an improvement in critical reading and math and positive comparisons with state and national averages. She also discussed the future plans of the Class of 2017, showing an overview of college acceptances and other post-high school plans.

This presentation is available for viewing in the video archive of this meeting at <http://hulltv.net/shows/?ShowID=1669>.

In response to questions from the board, Devine further stated that there are students at the Jacob's School who chose not to take the MCAS, and this dropped the town's participation level. He said that they cannot require students take the exam. He also discussed options for students with financial challenges regarding college attendance and choice.

The board took a brief recess at this time.

### **William Seroll, Nantasket Beach Lodging, regarding change of manager**

This is a renewal of a lodging house license, but also a change in manager. William Seroll, Park Ave Realty Tr., LLC, dba Nantasket Beach Lodging, 12 Park Ave., is requesting a change of manager to Janice Kasiecki. Richardson noted that all of the inspections have been performed. Kasiecki lives on site.

<b>Motion</b>	Reilly	Motion to approve Janice Kasiecki as manager for Park Ave Realty Trust, dba Nantasket Beach Lodging, 12 Park Ave., and further move to renew the license for William Seroll, Park Ave Realty Tr., dba Nantasket Beach Lodging, 12 Park Ave.
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

### **Public Hearing: Deborah Beckett, regarding Wholesale Class II License**

This is a continuation of a public hearing for Deborah Beckett, dba Ace Auto Sales and Service, 410 Nantasket Ave- for a new Wholesale Class II License. Beckett was present at a previous meeting asking for a license to buy, repair, and resell used cars at the location. She subsequently met with Town Manager Lemnios and at tonight's meeting presented new material to the board, including a map and a narrative.

She stated that hours of operation would be 9-6, Monday through Saturday. They will be closed on Sunday. She said that she would like permission for 15 cars. Customer parking will be toward the back, and Thomas Auto Body will be staying in the location where they currently are.

Reilly said that he would like an overhead picture of the parking area to see how many cars would actually fit in front, and that he would make a motion for ten cars to get her started. He said that there would be stipulations regarding signage, lighting, and handicapped parking. Beckett said she did not plan to have any florescent or internally lit signs. Richardson said that there is a town bylaw about having dumpsters screened in. Beckett also said that she met with abutters at the last meeting and provided them with her contact information. Constable asked if the board can require approval of any more lighting if it were to be considered. She noted that lighting is an issue that can create issues with abutters.

<b>Motion</b>	Reilly	Motion to approve ten cars, with stipulations regarding handicapped parking, lighting, and the dumpster being screened in, hours 9-6 Monday through Saturday. Reilly also stated that he would like an updated picture with an aerial view.
	Amended stipulations, accepted by	Revised stipulations: <ul style="list-style-type: none"><li>• no internally lit signs,</li></ul>

	Reilly and Sestito	<ul style="list-style-type: none"> <li>• hours Monday-Saturday 9-6,</li> <li>• ten cars,</li> <li>• screened dumpster per town bylaw,</li> <li>• post manager info at the site in the office,</li> <li>• any additional lights that may be added to the site have to at first come back to the board for approval.</li> </ul> <p>The license will be effective as of January 1, 2018.</p>
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

### **Town Counsel James Lampke, regarding marijuana retail law implementation**

Town Counsel Lampke addressed the board on the continued discussion regarding potential retail sales of marijuana in Hull. He said that he and Lemnios and Town Clerk Lori West have worked out an appropriate schedule assuming that the town wants to present options to the public and have certain laws in place by April 1.

Lampke noted that by state law, marijuana use is still prohibited in public. He said that some communities are adding local laws regarding public use, which means that the fines would go to the town rather than the state. They would also propose a 3% tax, or maximum allowed by state law.

Sestito noted that these decisions will have far reaching implications for the town. He said that this is an opportunity for the community to discuss marijuana sales in Hull specifically. Constable clarified that the town cannot ban medical marijuana. Lampke said that the only option allows for banning sale of recreational marijuana, which includes four types of establishments- retail, cultivation, manufacturing and testing.

Lemnios presented the schedule required, given the timing constraints.

- Special Town Meeting: February 12 with warrant closing on December 26
- Special Town Election: March 26

He noted that the vote of Town Meeting would determine the referendum questions in the special election. Lampke noted that the board has the ability to add an article up to when the warrant is posted on January 29.

The board voted to adopt the schedule as presented.

<b>Motion</b>	Sestito	Motion to have a Special Town Meeting on February 12, 2018 and a Special Town Election on March 26, with warrant closing on December 26 at 3 p.m. Motion to include the schedule as presented.
<b>Second</b>	Mitchell	
<b>Vote</b>	Unanimous	

## LICENSE RENEWALS

The board approved the following all-alcohol license renewal:

<b>Motion</b>	Reilly	<p>Bridgeman's Restaurant, Inc. dba Rinato Bistro, 145 Nantasket Ave. Harold J. Paine, Mgr. for(A) All Alcohol as a General On-Premise Licensee; (B) Common Victualer;(C) Entertainment (Acoustic).</p> <p>Approval of a renewal is a reservation of all rights of the town concerning any administrative action.</p> <p>All renewals will be subject to passing all inspectional services and that only current license activities are being renewed, no additional expansion of those licenses.</p>
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

The board approved renewals for the following package store licenses. Note: Richardson pointed out that the Riddle's license is being renewed in Michael Sears' name but is in the process of being transferred to the new owner.

<b>Motion</b>	Reilly	<p>Thornton's Market, Inc. dba Riddle's Supermart, Michael Sears, Mgr., 505 Nantasket Ave. for All Alcohol as a Package Store</p> <p>Approval of a renewal is a reservation of all rights of the town concerning any administrative action.</p> <p>All renewals will be subject to passing all inspectional services and that only current license activities are being renewed, no additional expansion of those licenses.</p>
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

In addition, in the approval of the transfer of the Riddle's license, the board approved that the license was pledged to Hingham Institute for Savings, but the bank no longer requires this pledge. So, Richardson asked for a motion that the town accept from the bank a release of the pledge and from the applicant its withdrawal of the pledge request, all subject to receiving sufficient documentation from the applicant and the bank.

<b>Motion</b>	Reilly	So moved.
<b>Second</b>	Sestito	

<b>Vote</b>	4/0/1	Constable recused herself from the vote.
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The board also approved the following package store renewals:

<b>Motion</b>	Mitchell	<p>Tiger Wind dba Nantasket Liquors, Hong Jiang Wang, Mgr., 307 Nantasket Ave. for All Alcohol Package Store</p> <p>Lighthouse Enterprises, Inc. dba A Street Liquors, 670 Nantasket Ave. for All Alcohol as a Package Store</p> <p>Preep Corp. dba Quick Pick, Satishkumar M. Patel, Mgr., 265D Nantasket Ave. for Wines &amp; Malt Package Store</p> <p>Approval of a renewal is a reservation of all rights of the town concerning any administrative action.</p> <p>All renewals will be subject to passing all inspectional services and that only current license activities are being renewed, no additional expansion of those licenses.</p>
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

Reilly noted regarding Tiger Wind that there was a stipulation about keeping the windows free of advertising. He suggested reaching out to their attorney about this.

The board approved renewals for the following common victualler licenses, all subject to completion of any inspections necessary and police review

<b>Motion</b>	Reilly	<p>Hull Donuts, Inc. dba Dunkin Donuts Restaurant, 1 B Bay St. for Common Victualer</p> <p>West Corner, Inc. dba Pizza Box,, 14 Nantasket Ave., for Common Victualer</p>
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

Reilly noted that when Cumberland's remodeled they added small tables by the window and they need a common victualler's license for that. He asked if someone could reach out to them on this.

The board approved renewals for the following lodging house license:

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<b>Motion</b>	Reilly	Nantascot Lodging House, Kevin Mirise, Sunnyside Up, LLC., Kevin Mirise, manager, 475 Nantasket Ave.
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

## NEW BUSINESS

Rhoda Kanel invited all to the community Menorah lighting at the gazebo on December 17 at 3 p.m.

**The meeting was adjourned at 8:59 p.m. The board is scheduled to meet next at 12:30 p.m. on Thursday, December 14, 2017.**

*Recorded by Catherine Goldhammer*

Approved by:

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## 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's agenda and added agenda for December 7, 2017
- Minutes of May 18, 2017; August 10, 2017; August 24, 2017; September 14, 2017; September 28, 2017; October 26, 2017; and November 09, 2017
- License renewal application from Bridgeman's Restaurant, Inc. dba Rinato Bistro
- License renewal application from Thornton's Market, Inc. dba Riddle's Supermart
- License renewal application from Tiger Wind dba Nantasket Liquors
- License renewal application from Lighthouse Enterprises, Inc. dba A Street Liquors
- License renewal application from Preep Corp. dba Quick Pick
- License renewal application from Hull Donuts, Inc. dba Dunkin Donuts Restaurant
- License renewal application from West Corner, Inc. dba Pizza Box
- License renewal application from Nantascot Lodging House, Kevin Mirise, Sunnyside Up, LLC
- Schedule for Special Town Meeting and Special Town Election
- License packet from Deborah Beckett regarding Wholesdale Auto license