

# Hull Board of Selectmen

## Minutes

**October 12, 2017**

The meeting of the Hull Board of Selectmen was called to order at 7 p.m. on Thursday evening, October 12, 2017, at Hull High School, 180 Main Street, Hull, Massachusetts.

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

## APPOINTMENTS

### **Humberto Mundo Rivera, regarding livery badge for Bayside Coach**

Humberto Mundo Rivera was at the meeting to request a livery badge for Bayside Coach. This is a new application. The Police Department had communicated with the board that Rivera has a clear driving record.

The board voted to approve the livery badge as follows:

<b>Motion</b>	Sestito	Motion to approve.
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

### **Christopher Olivieri, regarding application to Conservation Commission**

Olivieri said that when he was on the Board of Selectmen he worked on a number of conservation projects, including the Straits Pond project and closing dune openings. Olivieri had previously been appointed to the commission but had to resign due to work commitments. He now feels that he will have the time to dedicate to the position.

Richardson stated that another applicant, Liz Kay, who was interviewed for the seat on the commission, had since emailed the board withdrawing her application. The vacancy had been open for several months, with three applicants, two of whom had dropped out.

<b>Motion</b>	Sestito	Motion to approve Chris Olivieri to the vacant position on the Conservation Commission.
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

## APPROVALS AND LICENSING

### Nantasket Beach Salt Water Club regarding amendment to Board of Directors

Richardson said that the Board of Selectmen doesn't have to approve the Board of Directors, but he asked for a motion acknowledging the receipt of the amendment.

<b>Motion</b>	Sestito	So moved.
<b>Second</b>	Mitchell	
<b>Vote</b>	Unanimous	

### Gail Gillette, Marvel's Lunchbox, regarding change of hours to common victualer and seasonal alcohol licenses

Richardson said that the applicant would like to change the hours on the common victualer's license to begin at 6 a.m. and close at 3 p.m. from November 1 to April 31 and then go back to 11 a.m. to 9 p.m. from May 1 to October 1. She would also like to change the seasonal all alcohol license hours to begin at 11 a.m. and close at 3 p.m. just for the month of November, returning to 11 a.m. to 9 p.m. for the months of May to October. She would also like to close on Tuesdays and Wednesdays from November 1 to April 30 and go back to seven days per week from May 1 to October 1.

Richardson stated that she has a seasonal all alcohol license, so she isn't looking for an alcohol license from December to April 31. They will function as a breakfast location during the winter months.

<b>Motion</b>	Sestito	Motion to approve, as presented by the chair this evening.
<b>Second</b>	Constable	
<b>Vote</b>	Unanimous	

## TOWN COUNSEL

Lampke explained that in 2014 the town entered into a formal written lease with the Lifesaving Museum for the operation of the building as a museum. The building was given to Hull by the Federal Government for use for historical purposes and there are restrictions and covenants in the paperwork that the town as grantee has to comply with. He stated that most of these pertain to reports and standards of work on the building. He said that when the museum sent report to the government recently, they were asked to specify that the lease is subject to those covenants and restrictions. The museum requested an amendment to the lease that reflects this.

Richardson read aloud the amendment to the lease. [See document.]

<b>Motion</b>	Sestito	Motion to approve, as presented by the chair this evening.
<b>Second</b>	Mitchell	

<b>Vote</b>	Unanimous	

All board members signed on behalf of the town.

## NEW BUSINESS

Richardson announced that Riddles is being sold to Village Market out of Scituate. He acknowledged Lampke and Lemnios for their work with Riddles regarding payment of outstanding bills to the Town and maintaining the liquor license. He also commended Mr. Sears, who had committed to doing his best to sell the property to a grocery store.

Lemnios updated the board as follows:

- Road projects are being finished for the season.
- Planning is beginning for the Bay Avenue East project next spring
- The town has received a grant for continuation of road work on Nantasket Avenue from H to Q Streets next year. The town is exploring the cost of extending the work to X Street.
- The Crescent Beach seawall project is on track.
- Town officials will be meeting with the Department of Public Works as well as the Fire and Police Departments regarding snow removal processes for the upcoming winter.
- Anne Herbst will be meeting with department heads next week about updating the town's hazard management plan.
- Mitch Buck from Woods Hole Group will be coming to the board's meeting on November 9 to make a presentation on the FEMA map revisions. This will be a joint meeting with the HRA, which initiated and paid for the bulk of the study. Lampke added that people might want to check with FEMA to ensure that the information about their residence being their primary residence is correct, because flood insurance costs more for second homes. If information is incorrect, it can be corrected retroactively.
- The Board of Assessors will be coming to meet with the selectmen at the end of November in order to set the tax rate.

Sestito said that the marijuana task force has been meeting and has a draft proposal for community outreach from January through April 2018 to cover important details about issues around the legalization of marijuana. The final forum will be in April. Lemnios added that the Planning Board has finalized a draft of a marijuana zoning article.

Constable stated that the Economic Development Committee will be partnering with the Nantasket Chamber of Commerce to host a listening session for local businesses on November 15 at 7 a.m.

## MINUTES

The board approved regular session minutes of June 29, 2017 and July 27, 2017 and Executive Session minutes of June 29, 2017.

<b>Motion</b>	Mitchell	Motion to approve
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

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The board took a five-minute break at this time.

## **APPOINTMENTS, CONTINUED**

### **Public Hearing: Two-way Street**

This was a joint meeting with the HRA, which called its meeting to order at 7:30 p.m. Present were Bob DeCoste, Chair; Bartley Kelly, Vice-Chair; Dennis Zaia, Clerk; James Tobin, Treasurer; and Spencer O'Loughlin, Member. In the selectmen's role as traffic commissions they were hosting this public hearing on the proposed two-way road conversion that would affect Hull Shore Drive northbound and Nantasket Avenue/Topics Road southbound.

Bob DeCoste, Chairman of the HRA, presented an overview of the project. In 2014, the HRA, with a 50% grant from MassWorks, entered into a conceptual plan of the Nantasket Beach area, which resulted, in part, in a consideration of the possibility of a two-way road system. The HRA and the DCR then did a 50/50 match to fund a conceptual plan to see if this was feasible. After presenting the results to the Board of Selectmen, both the board and the HRA felt that it had merit and should go to the design phase. The HRA then hired TEC, an engineering firm, to come up with a design plan for the roadway. The public hearing this evening is a presentation of that plan.

[Note: The presentation is available for viewing on town and HRA websites.]

Tom Yardley recapped some of the initial planning study. Points included were:

- Parking
- Driveway access
- Loading areas
- Turning lanes
- Traffic signals
- Crosswalks
- Bicycle accommodations
- Benefits (pedestrian safety and access, elimination of bottlenecks, improvement of emergency access, development and improvement of economic development, response to changing demographics)

Kevin Dandrade covered some of the details of the engineering design, including:

- Curb line transitions for new vehicle flows
- Removal or "squaring up" of existing crossroads
- ADA improvements and new sidewalk connections
- Potential traffic signal for HRA/DCR lots to alleviate Phipps Street backups
- New traffic control signs, striping, wayfinding
- Right-of-way determination / permit strategy
- Coordination with future DCR boardwalk plans
- Review of timeline.

TEC has worked with the DCR and MassDOT, which are stakeholders and have been involved in this process. It has also held meetings with utility, fire, and police, and has conferred with businesses regarding loading and other needs. On August 4, the HRA applied for a \$4.1 million MassWorks grant for the cost of the entire project. Dandrade also reviewed the plans, which showed the layouts and particulars of the design.

The HRA is now waiting to hear about the MassWorks grant. TEC will finish the preliminary design, incorporating public input from this hearing, and will submit a 25% permit set to MassDOT District 5 regarding the portion that includes George Washington Boulevard. It then will go forward with the final design. They will meet with the board in late winter for continued review and approval of changes in parking regulations.

Public comments and concerns included:

- Pat Finn, Telegraph Ave., stated that he supports the plan. He commended the HRA for its work, and the board for approving the grant application. He noted that the DCR has never received an endorsement from the Town of Hull traffic commissioners regarding their master plan.
- Polly Rowe, Rockview Road, asked about the road study that got postponed earlier this year. She asked if there is any connection between that project and this one. Lemnios said that the Hingham proposal, regarding reducing Route 3 A to a single lane between Martins Lane and the rotary, is on hold at this time. There is no connection between the two projects.
- Bill McCarthy, Clifton Ave., asked if the grant would pay for the entire project. Dandrade said that the \$4.1 million grant would cover the construction cost. HRA has paid TEC's fees thus far. Lemnios noted that the HRA is separate body from the Town of Hull. There is no town match required for the MassWorks grant. The project puts little or no fiscal burden on the town. In addition it will improve the commercial tax base, which is only 3% currently. The first objective is to improve quality of life for the community. The second objective is to improve the business environment.
- David Clinton asked if the change in existing roads comes under the grant. He also asked for clarification that the current connection to Samoset Avenue won't be there. The plan closes this entrance off.
- Alana Swiec, Park Ave., stated that she likes the plan and thinks it will work well for the town now and going forward.
- Jim Ianeri, said that the plan makes sense. He asked about the parking plans. Dandrade stated that cars will now back into the parking slots. This gives drivers a better view of bicycle traffic in both directions. It has been done all around the country because of bike lanes. The police department has given its support to the concept. He noted that it would require providing information to and education of drivers.
- Robin Flint, Main St., expressed concern about construction of roadways during summer weeks and asked how local businesses would be protected during construction. Dandrade said that TEC is also working with a beach community in New Hampshire and that the work can be done in the shoulder seasons. The tie is economic development so they will protect existing retailers in the process.
- Jeanne Paquin asked about the land swap for parking lots between the DCR and the HRA. DeCoste said that this is almost finalized and is completely independent of this project. Kelly clarified that the legislation is being finalized. He said that the DCR has its own masterplan that is not part of the two-way road project.
- Carla Alvano, Roosevelt Ave., stated that it is very difficult making the turn from Bay St. onto George Washington Boulevard and worried that the new road configuration might make it harder. Dandrade said that sightlines would be improved and entering vehicles will be farther out into the lane but protected by curbing, making the turn safer. He also noted that the flow of traffic will also be regulated further up the street by the traffic signal. There was also discussion of the possibility of a sign warning of entering vehicles.
- A resident was concerned about the closing off of Samoset Ave. Dandrade stated that it was an opportunity for slowing the speed. DeCoste noted that they want to make things more user-friendly for residents, and pointed out that if Samoset Ave. is open, beach people will continue to go down it.
- Swiec said that coming in and out of Dunkin Donuts is very difficult, as is entry and exit from Mezzo Mare, which, she noted is also unattractive (the parking area barriers). Dandrade said that the jersey barriers would be gone and this would be formalized as a through road. There will be better sightlines and it will look better as well. He also noted the addition of street-scaping and green space along the routes.
- Alvano asked if Bay St. could be addressed on a seasonal basis. Lemnios said that this plan improves the situation, but doesn't solve all of the problems with Bay Street, which always has issues to which there are no good solutions. They will look at the request.

Selectman Sestito asked about the timeline. Dandrade stated that timelines are sometimes expedited with MassWorks projects. Announcements about the grants will be rolling out in the next few weeks. The project would

need to be constructed within 1 ¾ years after the receipt of the grant, thus before June 30 of 2019, with as much as possible being done during shoulder seasons.

Sestito also asked how this project dovetails with the HRA's RFP for land development. Kelly said that the HRA is looking at releasing an RFP in the beginning of year if they get the grant and if the land swap legislation goes through. They will be pursuing the projects in parallel.

**The meeting was adjourned at 9:30 p.m. The board is scheduled to meet next at 7:30 p.m. on Thursday, October 26, 2017 at Hull Town Hall.**

*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 October 12, 2017
- License application from Humberto Mundo Rivera
- Amended lease from Hull Lifesaving Museum
- Request from Marvel's Lunchbox regarding change of hours
- Notification of change in Board of Directors of Salt Water Club
- Minutes of June 29, 2017 and July 27, 2017 regular sessions, and Executive Session minutes of June 29, 2017.
- Email from Chris Olivieri regarding appointment to Conservation Commission