

Hull Board of Selectmen

Minutes

September 14, 2017

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Thursday evening, September 14, 2017, at Hull Municipal Building, 253 Atlantic Ave., Hull, Massachusetts.

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

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APPOINTMENTS

Craig Wolfe regarding 2018 car show

Craig Wolfe was at the meeting to request approval for next year's car show on June 10, 2018, with a rain date on Sunday June 17. Wolfe thanked all of those involved in the 2017 show, which is hosted by the Hull-Nantasket Rotary Club in cooperation with the Hull Police Department.

Motion	Sestito	Motion to approve the annual car show for Sunday June 10, 2018, with a rain date on Sunday June 17, 2018.
Second	Constable	
Vote	Unanimous	

Public Hearing: Eo Martin, California Underground

This was a public hearing regarding a request from Eo Martin, the owner of California Underground, who wants to extend the restaurant's closing hours on Saturday, Sunday and Monday nights from 10 p.m. to 12 a.m. in order to remain open until the football games end. There was no one present at the meeting to speak in opposition to the request. Richardson stated that the board had received letters approving of the change and none that were opposed.

Sestito noted that the business has been a benefit to the community and that Martin has proven himself.

Motion	Sestito	Motion to change the hours of operation on the common victualer license and the license to sell alcoholic beverages for Eo Martin, California Underground, 257 Nantasket Ave., for the days of Saturday, Sunday, and Monday to 12 midnight.
Second	Constable	
Vote	Unanimous	

CORRESPONDENCE

John E. Dunn, Chief of Police-re-Request for Police Officer 2017 Civil Service List

A memo from Police Chief Dunn requested that the board authorize the requisition of the police officers 2017 certified civil service list in order to fill four vacancies on the force.

Motion	Constable	So moved
Second	Sestito	
Vote	Unanimous	

Appointment of special police officers

A memo from Hull Police Sergeant Neil Reilly requested the appointment of the following as special police officers without pay: Robert Green, Brendan Rix, Christopher Fleming, Michael Boncariewski, Michael Cambra, Michael Sampson, Scott Witham, Mark Mainini, Andrew Ziniti, Fredy Buruca, Thomas Haskins, Rachid Kalim, Andrew Lyczynski, and Nicholas Palmieri. These appointments would expire at 12 midnight on December 31, 2017, or sooner at the discretion of the appointing authority.

Motion	Sestito	So moved
Second	Constable	
Vote	Unanimous	

Notice of public meeting for hazard mitigation plan

Lemnios informed the board that on Tuesday, September 19, there will be a public meeting regarding the town's hazard mitigation plan at 7 p.m. in the exhibition room at Hull High School. This is also a public meeting of the Capital Outlay Committee. Several other town boards and committees have been invited.

Request for handicapped parking space

A letter from Hilary W. Williams, Nantasket Eye Care, 538 Nantasket Avenue, requested an additional handicapped parking space on Nantasket Avenue near the Nantasket Eye Care office. A memo from Police Chief John Dunn reviewed the current handicapped spaces in the Kenberma shopping area and recommended approval of an additional handicapped parking space in a designated location.

The board voted to approve as follows.

Motion	Sestito	So moved
Second	Constable	

Vote	Unanimous	

LICENSES

The board approved the following license:

Motion	Sestito	Motion to approve the request from Wellspring for a one-day charity wine license application for their “Big Wish” event held at Nantasket Beach Resort, 45 Hull Shore Drive, on November 3, 2017.
Second	Constable	
Vote	Unanimous	

The board took a five minute recess. Selectman Reilly was in attendance from this point forward.

APPOINTMENTS, CONTINUED

Medical marijuana presentation by Evergreen Farms

This was a joint meeting with the Planning Board, which was called to order at 8 p.m. Present for the Planning Board were Harry Hibbard, Jeanne Paquin, Joe Duffy, Steve Flynn, and Steve White. Town Planner Chris DiIorio was also present.

Evergreen Farms is a nonprofit seeking to open a medical marijuana dispensary in Hull. Present on its behalf were Ben Smith, CEO; Sam Tracy of 4Front Advisers, a consulting firm working with Evergreen Farms; and Stephen Mandile, secretary at Evergreen Farms and president and founder of Veterans Alternative Healing. Evergreen started the state’s application process in June 2017 and is negotiating on the purchase of an undisclosed town property.

The PowerPoint presentation can be seen in full on the town website. It included:

- A medical and legal overview of medical marijuana
- An overview of medical marijuana in Massachusetts
- A list of the Evergreen Farms team
- Information about the dispensing facility
- An overview of security regulations

In the discussion following the presentation Smith stated that this was an introductory meeting. The firm will ultimately need a letter of support or non-opposition before it can continue its application process with the state. He stated that the site being considered is in a non-residential area that does not overlap with any areas prohibited by state law. The facility would sell products including the flower, in addition to processed products such as edibles and topicals. Smith estimated that initial traffic would be 50-100 patients a day, with possibly 200 a day in the summer. The facility would employ 20-25 people and is committed to hiring locally. He estimated revenues at \$3 million in the first year and \$10 million by the fifth year. There is no sales tax on medical marijuana, but facilities enter into a payment in lieu of taxes agreement with the towns in which they are located. There is a five-year time cap on the host agreement for a medical facility.

DiIorio stated that there is currently no town zoning in place for medical or recreational marijuana. The Planning Board is in the process of drafting a marijuana overlay district bylaw, which they expect to have completed in the near future. Hibbard said that all of the state prescribed buffers have been considered in the overlay zone, which is expected to include Nantasket Avenue from Wharf Avenue to the south end of the DCR beach and to include George Washington Boulevard.

Hibbard said that the Planning Board is discussing an overlay that includes both medical and recreational marijuana because the state law will probably restrict a town’s ability to limit the number of recreational facilities to fewer than licensed medical facilities. If a town that voted yes on the ballot question had a registered medical marijuana dispensary, it would require a referendum vote in order to prohibit recreational marijuana.

Tracy said that there is also a regulation that states that a town with a medical marijuana facility has to also allow licenses for recreational stores up to 20% of the number of liquor licenses the town has. This regulation can also be overturned by a referendum. [did he say liquor licenses or package store licenses? The law is package store licenses. Jim: He did say liquor licenses, not package store licenses. He used five as an example, but I don’t know how many Hull actually has, so I deleted that sentence above.]

Constable stated that she doesn’t feel that the community is ready or properly situated for this type of facility. She stated that she has talked with other communities that have dispensaries and most of them are located in industrial zones with buffers in place. She noted that the areas in the overlay district Hibbard mentioned are areas where children are likely to congregate. She also noted that other communities have moratoriums in place and are holding off on decisions until the state issues its final regulations. She was also concerned that Hull is much smaller than most communities that have medical marijuana dispensaries.

Reilly asked if Smith was looking into going into recreational retail stores. Smith said that he will explore that option. Tracy stated that recreational marijuana can be sold in the same facility as medical marijuana.

Sestito asked about the hours of operations. Smith said that most are open from 10 a.m. to 7 p.m. five to seven days a week. Appointing authorities have control over the hours of operation.

Lemnios pointed out that the town is not obligated to consider just one company and could negotiate with others to obtain the best fit and deal for the community. He noted that the Planning Board had expressed support because of the potential for economic development and asked if it had considered seeking the best operator for the town’s economic development.

The Planning Board will complete its draft of the bylaw and submit it to the Board of Selectmen. If the board approves, it will go back to the Planning Board for public hearings. A bylaw would require approval at the May Town Meeting. The owner will need a letter from the Board of Selectmen to proceed with its application to the state. Lemnios noted that negotiations regarding benefits to the town will need to be done before the board issues a letter.

The Planning Board adjourned its meeting at 9:30 p.m.

Discussion regarding Community Preservation Committee

The board appointed two at-large members to the Community Preservation Committee. Eight candidates were interviewed for the two seats on the committee at the board’s last meeting. The board commended all of the candidates for their willingness to serve and for their thoughtful responses to interview questions. Reilly suggested that the board may want to increase the number of at-large appointees via Town Meeting vote from two to four.

The board appointed Sarah Das and James Ianiri after the following votes:

Motion	Constable	Motion to appoint Matthew Zieper to the Hull Community Preservation Committee.
Second	Reilly	

Vote	3-1	Constable - Aye Sestito – Nay Reilly – Nay Richardson - Nay
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Motion	Reilly	Motion to appoint James Ianiri to the Hull Community Preservation Committee
Second	Constable	
Vote	Unanimous	

Motion	Sestito	Motion to appoint Sarah Das to the Hull Community Preservation Committee
Second	Reilly	
Vote	Unanimous	

Motion	Richardson	Motion to amend previous motions to include “subject to them completing conflict of interest online training.”
Second	Constable Reilly	
Vote	Unanimous	

NEW BUSINESS

Lemnios updated the board as follows:

- The Crescent Beach Seawall project is on track with a late December / early January end date anticipated.
- Nantasket Road is being paved during the month of September.
- He will be meeting with Robert Fultz regarding the A Street gas station next week. There are further grant opportunities that may be available for this project.
- They will also be discussing next year’s Bay Avenue East project and Nantasket Avenue paving to Q Street and possibly to X Street, with sidewalks.

- He has met with representatives from Scituate and Cohasset regarding the possibility of a regional approach to waste water treatment. They have met with EPA and DEP, which are supportive of a regional approach. All three towns are contributing \$10,000 for a feasibility study.

Sestito thanked all who were involved in the successful 9/11 ceremony.

Constable informed the board that the Mass Municipal Association is hosting a legislative breakfast on September 15 at the school administration building in Marshfield.

Richardson noted that Saturday, September 16 is Endless Summer and that parking in the lots would be free.

The meeting was adjourned at 10 p.m. The board is scheduled to meet next at 7:30 p.m. on Thursday, September 28, 2017.

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's agenda and added agenda for September 14, 2017
- Notice of Public Meeting for Hull Hazard Mitigation Plan
- Application from Vinny Harte, Executive Director, Wellspring for one-day Charity Wine License
- Letter from Hilary W. Williams, Nantasket Eye Care, regarding handicapped parking
- Memo from Chief Dunn regarding Civil Service list
- Memo from Sergeant Reilly regarding special police officers without pay