

**TOWN OF HULL  
HULL REDEVELOPMENT AUTHORITY MINUTES**

Date of Meeting: 4/3/23      Meeting Start: 6:31 p.m.      Meeting Adjourned: 7:45 p.m.

***NOTE: This was a posted open public virtual meeting that took place via Zoom due to the coronavirus pandemic.***

Attendance:

Member	Present	Absent	Others Attending
Bartley Kelly	x		
Max Walder	x		
James Tobin	x		
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Dennis Zaia	x		
			Chris DiIorio

**Topics**

At 6:33 p.m., Kelly recused himself from the meeting, which was then chaired by Zaia.

**Parking Lot Bids:**

Parking lot vendor applications: Robert Kelly for \$111,222.33. All documents included. \$12,000 deposit.

**Vendor Applications:**

- Paul Morales – Beantown (hot dogs/hamburgers) - \$1,000 - Phipps Street
- Robert Fenton - East Coast Surf Shop (surf boards, beach items) - \$2,000 – Large lot
- Ronnie Lees - Northeast Surfing (surf products, bikes, clothing, lessons) - \$2,000- Quincy Street
- Steve Vafilaiacs - Sea Side Grill (food truck) - \$1,200 - Phipps Street lot

At 7:03 p.m., Kelly returned to meeting.

Emails have been sent to vendors who may want to bid on cutting the grass. Bids will be opened on April 24th.

**Warrant**

Kelly reviewed the Square Space Questions submitted. Chat comments reviewed and answered by Kelly.

Zaia shared comments and questions for the record:

1. The consultants should plan to utilize the same polling questions for the next set of sessions so that we can discern the variances from the first sessions.
2. Question about the display of Option 2, B & C in the March meeting. Not sure it was included.

3. HRA should be creating a 3-D computer model to visually demonstrate how the property may look with improvements.
4. How does the HRA schedule the use of the electronic signs to inform citizens of upcoming meetings?
5. How is the HRA dovetailing the draft URP with the DCR Master Plan for the area?
6. Request that Chris Diiorio inquire about the total cost for the MBTA bus service in Hull and what the HRA needed to do to obtain a seat at the table on the committee/board that manages the MBTA service for Hull.
7. Ask HRA consultants what resources they may have or know, to help the HRA determine the cost of Shuttle Bus Service from the Cohasset and Nantasket Junction commuter train parking lots from Memorial Day to Labor Day?
8. HRA should create a chart/matrix/description indicating how an independent developer might modify the HRA property (under various zoning options) versus how the property would be impacted under the HRA draft URP.
9. Can Chris DiIorio provide the executive summary of the Housing Production Plan that was approved and submitted to the State?
10. The HRA should be getting from the Town Accountant, Tax Collector, and Accounting Administrator the amount of room occupancy taxes collected since July 2019 since Hull is permitted to charge a local room occupancy excise tax of up to 6%, but the money is paid to the state and then the town is reimbursed. HRA should be able to obtain these figures.
11. Suggestion that folks driving along Faxton Park in Quincy notice the golf frisbee game structures that might be a fit for the Bayside Park.
12. Zaia encourages the HRA to begin a formal dialogue with the Trustees of Reservations to explore a potential partnership and/or purchase of parcels 6, 7,8, 9 as well as parcels 2, 3, 4. The intention will be to include the Select Board in these conversations since all sites that are part of The Trustees of Reservation need parking as well as visitor/educational facilities.
13. Zaia encourages the HRA to begin a dialogue with the Hull Select Board to include the re-purposing of Hull Town Hall in the URP based upon retaining Parcel 1 for parking, parcels 2, 3, 5, 6, 7 for potential involvement with the Trustees of Reservation along with parcel 4 or a Visitor Center/Education Center with parking in a low rise building.

## Motions

**Vote: Motion to accept this bid [for parking lot]. [Roll call vote]**

Member	Made by	Seconded by	In Favor	In Opposition	Abstained
Bartley Kelly					Recused/ absent for vote
Max Walder			x		
James Tobin		x	x		
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Dennis Zaia	x		x		

Comments: Unanimous

**Vote: Motion to accept application [Morales]. [Roll call vote]**

Member	Made by	Seconded by	In Favor	In Opposition	Abstained
Bartley Kelly					Recused/absent for vote
Max Walder			x		
James Tobin		x	x		
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Dennis Zaia	x		x		

Comments: Unanimous

**Vote: Motion to accept application [Fenton]. [Roll call vote]**

Member	Made by	Seconded by	In Favor	In Opposition	Abstained
Bartley Kelly					Recused/absent for vote
Max Walder		x	x		
James Tobin	x		x		
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Dennis Zaia			x		

Comments: Unanimous

**Vote: Motion to accept application [Lees]. [Roll call vote]**

Member	Made by	Seconded by	In Favor	In Opposition	Abstained
Bartley Kelly					Recused/absent for vote
Max Walder		x	x		
James Tobin	x		x		
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Dennis Zaia			x		

Comments: Unanimous

**Vote: Motion to accept application [Vafiliaeis]. [Roll call vote]**

Member	Made by	Seconded by	In Favor	In Opposition	Abstained
Bartley Kelly					Recused/absent for vote
Max Walder		x	x		
James Tobin	x		x		
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Dennis Zaia			x		

Comments: Unanimous

**Vote: Motion to accept warrant. [Roll call vote]**

Member	Made by	Seconded by	In Favor	In Opposition	Abstained
Bartley Kelly			x		
Max Walder			x		
James Tobin		x	x		
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Dennis Zaia	x		x		

Comments: Unanimous

**Motion to adjourn**

**Vote: Motion to adjourn. [7:57 p.m.] [Roll call vote]**

Member	Made by	Seconded by	In Favor	In Opposition	Abstained
Bartley Kelly	x		x		
Max Walder			Absent for vote		
James Tobin		x	x		
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Dennis Zaia	x		x		

Comments: Unanimous

**Respectfully recorded and submitted by Clerk, Dennis Zaia.**