

Select Board

February 26, 2026

Present:

- Select Board: Mr. Bill Ramsey, Chair, Ms. Liz Klein, and Ms. Julie Strehle
- Mr. Tom Mayo, Town Administrator (remote)
- Art Robert, Assistant Town Administrator for Operations

Call to order:

6:03 PM: Chair Ramsey called the meeting to order and read the following statement:

“This meeting is being held in person and/or remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.”

No one indicated that they were recording the meeting.

Pledge of Allegiance

Approval of Minutes

There were no minutes to approve.

Discussion and possible votes on the 2026 Annual Town Meeting Warrant Articles:

• Article Y: Sale of 8 Short Street

Mr. Robert explained article Y which seeks authorization for the Select Board to sell an unused Town-owned property. The article would allow, but not require, the Select Board to proceed with a sale.

Article Y pertains to 8 Short Street, the former Tree and Park barn. Built in 1857, the building has served various Town purposes, including as a school, the Town's draft board during World War II, and the longtime home of the Tree Department. More recently, it has been leased to a private user.

The property includes approximately 12,000 square feet of land and a two-story, roughly 5,000-square-foot building with an attic. It is located in the Business A District, allowing commercial, retail, office, or mixed-use development. The property is served by on-site septic, limiting development potential. While historic in nature, it is not within a historic district; Article Y would require a preservation restriction as a condition of sale.

Dick Orr, 17 Leavitt St, asked about the preservation restriction.

Vote: Ms. Klein made a motion to recommend no action on Article Y, Sale of 8 Short St. Ms. Strehle seconded. All were in favor.

• Article Z: Sale of 230 North Street

Mr. Robert explained that, similar to Article Y, Article Z seeks authorization for the Select Board to sell the former North Fire Station at 230 North Street. Built in 1942, the approximately 4,700-square-foot building sits on 0.4 acres and includes a former apparatus garage and living quarters.

The property is connected to Town sewer and is currently zoned Open and Official Space, though a separate article proposes rezoning it to Business A to allow commercial, retail, office, or mixed use. It is located within a historic district and subject to Historic District Commission regulations; therefore, no separate preservation restriction would be required.

He noted that appraisals have been obtained to establish market value. Sale proceeds would be restricted to capital expenditures, while also generating future tax revenue and eliminating Town maintenance costs.

Ben Burnham, 11 Downing St, asked about a preservation restriction within a Historic District.

Vote: Ms. Strehle made a motion to recommend no action on Article Z, Sale of 230 North St. Ms. Klein seconded. All were in favor.

- **Article CC: Fire Civil Service**

Mr. Mayo explained Article CC and DD, which relates to the Town's proposed departure from civil service for the Police and Fire Departments. He noted this initiative began several years ago at the recommendation of Chief Murphy and Chief Jones, largely due to ongoing difficulties filling vacancies under civil service hiring requirements. He clarified that civil service applies only to public safety departments.

The article would appropriate funds to make negotiated payments to union members in both Police unions (superior officers and patrol officers) and the Fire union, as outlined in previously approved memoranda of agreement. Separate articles address Police and Fire, but the appropriations would cover all affected unions.

Mr. Mayo added that the Select Board and unions have approved the MOAs, and a revocation agreement is currently being negotiated. The final revocation language must be approved by the Select Board before any payments are made. He emphasized that the requested appropriation is one component of the overall negotiated departure from civil service.

Vote: Ms. Klein made a motion to recommend favorable action on Article CC, Fire Civil Service. Ms. Strehle seconded. All were in favor.

- **Article DD: Police Civil Service**

Vote: Ms. Strehle made a motion to recommend favorable action on Article DD, Police Civil Service. Ms. Klein seconded. All were in favor.

- **Article Q: Library Chiller Replacement Project**

Linda Harper Stone, Library Director, explained Article Q, noting that the library's chiller is over 25 years old, at the end of its useful life, and that replacement parts may need to be custom manufactured. Preliminary schematics estimate the replacement cost at approximately \$1,810,084, with final construction documents and a confirmed cost expected in the coming weeks.

She added that the funding request is to replace the chiller to ensure the library, which serves as a town cooling center, remains operational during the summer. The current system will be maintained through the upcoming season, and if approved, the replacement will be completed in time for the following season and integrated with the existing system.

Tom Carey, 1131 Main St, stated that he has served on the library's Operations Committee for many years, dating back to the library's expansion. He noted that the committee has been seeking this replacement for several years and that the Board of Trustees unanimously supported the funding request.

Vote: Ms. Klein made a motion to recommend favorable action on Article Q, Library Chiller Replacement Project. Ms. Strehle seconded. All were in favor.

- **Article P: Construction of Center for Active Living**

Mr. Mayo presented Article P, giving an overview of the new Center for Active Living (CAL) project. The article seeks funding to construct the CAL, including professional fees, equipment, and furniture, at Bare Cove Park Drive, with a projected cost of \$29.9 million.

Planning for a new senior center began in 2013, and Bare Cove Park Drive was selected after a formal site review. The preliminary design was reduced from 28,000 to 25,950 square feet through value engineering, with parking adjustments and overflow options.

Program Director Jennifer Young and staff have evaluated fee-based revenue opportunities to offset operating costs. The new center is expected to increase participation and offer expanded indoor, outdoor, and intergenerational programming.

Several residents spoke on the article:

Mary Ann Carnes, 111 Downer Ave

Anita Ryan, 37 Baker Hill Dr

John Hornstra, 3 Lazell St

Yvette Kanter, 442 Main St

Hillary Aborn, 27 Kimball Beach Rd

Sharon Hampton, 29 Kimball Beach Rd

Jean Silverio, 6 Autumn Circle

Gary Hantsbarger, 121 Halsted Dr

Diane DeNapoli, 16 Gardner St

Ted Matthews, 102 Hersey St

Maureen Spilane, 3404 Tuckers Lane

Joe Kelly, 7 Independence Lane

Janice McPhillips, 17 Surry Rd

Dick Ponte, 303 Linden Ponds Way

Vote: Mr. Ramsey made a motion to recommend favorable action on Article P, Construction of Center for Active Living. Ms. Klein seconded. All were in favor.

Preservation Restriction for 181 North Street

Heidi Gaul, Historic Administrator, explained that the proposed revisions to the preservation restriction for 181 North Street are minor updates to the existing restriction. The primary change is designating the Historical Commission as the grantee instead of the Select Board. The restriction preserves the building's exterior and other elements identified in the baseline documentation and requires review of any exterior changes. For the Benjamin Lincoln House, which is located in the Lincoln Historic District, exterior renovations would require approval from both the Historic Districts Commission and the Historical Commission. Following Select Board approval, the updated restriction will be submitted to the Massachusetts Historical Commission for signature and final approval.

Vote: Ms. Strehle made a motion to accept a Preservation Restriction in the form attached hereto from The Hingham Historical Society, Inc. for the property located at 181 North Street for the preservation of historic resources of the Town of Hingham in the public interest pursuant to M.G.L. c. 184, § 32 and to authorize the Chair of the Select Board to execute said Preservation Restriction. Ms. Klein seconded. All were in favor.

Preservation Restriction for 21 Lincoln Street

Ms. Gaul explained that the preservation restriction for 21 Lincoln Street includes both exterior and significant historic interior features, as outlined in the baseline documentation, along with the outbuildings, garden, and decorative portico. Recent additions such as ADA-accessible restrooms and a small kitchen are not included. Any exterior changes would require review by both the Historical Commission and the Historic Districts Commission.

Vote: Ms. Klein made a motion to accept a Preservation Restriction in the form attached hereto from The Hingham Historical Society, Inc. for the property located at 21 Lincoln Street for the preservation of historic resources of the Town of Hingham in the public interest pursuant to M.G.L. c. 184, § 32 and to authorize the Chair of the Select Board to execute said Preservation Restriction. Ms. Strehle seconded. All were in favor.

Appointments and/or reappointments (for a list of Talent Bank Applicants and Board and Committee vacancies, please visit Hingham-ma.gov/SB)

There were no appointments to be made.

Vote: Mr. Ramsey made a motion to appoint Declan Bolan to the Mass Port Community Advisory Committee for a term ending June 30, 2029. Ms. Strehle seconded. All were in favor.

Public Comment

No members of the public came forward.

Select Board/Town Administrator Reports

There were no reports made.

Ms. Klein made a motion to adjourn. Ms. Strehle seconded. All were in favor.

The Select Board meeting adjourned at 7:40 pm.

Documents:

1. ATM Warrant Article Packet
2. Preservation Restriction Agreements
3. D. Boland Appointment