

Select Board

June 20, 2023

Present:

- Select Board: Liz Klein, Chair, Bill Ramsey, and Joseph Fisher
- Tom Mayo, Town Administrator
- Art Robert, Assistant Town Administrator for Operations

Call to order: 6:05 PM

Chair Klein called the meeting to order and read the following statement:

“This meeting is being held remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2023 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.”

Select Board members participating in the meeting were Ms. Liz Klein, Chair, Mr. Bill Ramsey, and Mr. Joseph Fisher.

Pledge of Allegiance

Approval of Minutes

The Select Board decided to approve meeting minutes at their next meeting.

Vote: Mr. Fisher made a motion to approve the minutes dated June 6, 2023. Ms. Klein seconded.

Roll Call Vote:

Bill Ramsey: yes

Joe Fisher: yes

Liz Klein: yes

Vote: Mr. Fisher made a motion to approve the minutes dated June 8, 2023. Ms. Klein seconded.

Roll Call Vote:

Bill Ramsey: yes

Joe Fisher: yes

Liz Klein: yes

Vote: Mr. Fisher made a motion to approve the minutes dated June 12, 2023. Ms. Klein seconded.

Roll Call Vote:

Bill Ramsey: yes

Joe Fisher: yes

Liz Klein: yes

Appointment of Special Police Officers

Deputy Police Chief, Ryan O'Shea explained that that since January 2023, they have lost five Special Police Officers due to a variety of reasons and are in need of appointing more. Deputy O'Shea requested that the Select Board appoint two new Special Police Officers at this time. Brian Doherty and Joseph Turco have undergone a full background check and all other tests required of regular Police Officers. Both gentlemen are currently working as Deputy Sheriffs with the Plymouth County Sherriff's Department among other experience. Mr. Fisher asked for an explanation of the responsibilities of Special Police Officers versus regular Police Officers. Deputy O'Shea explained that they work road construction detail as well as a variety of events around town, including the 4th of July Parade, Christmas in the Square, among others.

Vote: Mr. Ramsey made a motion to appoint Brian Doherty and Joseph Turco as Special Police Officers for the Town of Hingham through October 31, 2023. Mr. Fisher seconded.

Roll Call Vote:

Bill Ramsey: yes

Joe Fisher: yes

Liz Klein: yes

Hingham Affordable Housing Trust Progress and Priorities Update

Hingham Affordable Housing Trust (HAHT) Chair, Jack Falvey, presented an annual report of the HAHT activities. He thanked the Select Board for their support, and also thanked Jennifer Oram, Zoning Administrator, and newly hired Donna Thompson, Land Use and Development Coordinator. Chair Falvey noted that the Trust is currently fully-funded. The Master Plan sets specific goals for the HAHT, which is 5 housing units per year to be added to the subsidized housing inventory for the next 10 years. He reported a very productive year, especially with single-family home front, including the following homes:

- 29-31 Rhodes Circle
- 23 Ridgewood Road
- 270 Central Street
- 2 homes Habitat for Humanity homes on Whiting Street

He reported that they are well-funded and are ready to purchase and fix up 1-2 new single family homes. He also noted that they are working with a real estate agent who is working closely with them. Given the lack of homes available on the market, and the high prices it is difficult to find a starter home in Hingham under \$700,000. Chair Falvey reported that it typically costs the Trust \$150,000-\$300,000 to improve and sell a typical single family house. The Trust has narrowed down the list of single family properties to two potential properties and plans to present them to the Select Board soon. Chair Falvey also stressed the importance of finding multi-family homes. He reported that they have received much support throughout town for multi-family housing and plans to use Town staff to help identify opportunities going forward.

The HAHT also worked on the ADU Town Meeting Warrant Article as well. He explained that they plan to engage in more outreach to the community going forward to let the public know how Hingham can support ADUs while staying the same communities that everyone loves.

Mr. Fisher asked about the new MBTA multi-family Zoning requirements and asked if the Trust has any coordination with the Town or other committees. Chair Falvey said that they would be interested in creating support for that initiative in the near future.

Temporary Agreement with Frank and Nancy Mellen, 182 North Street

Town Engineer, J.R. Frey; Historical Administrator, Andrea Young; and the applicants, Frank and Nancy Mellen were present. Mr. Mayo explained that this is a request by the homeowners, Frank and Nancy Mellen, for temporary access to the Town's right-of-way, in order to install 14 bollards in front of their home. Several years ago a vehicle accident caused heavy damage to the home, the Samuel Lincoln cottage, which is one of Hingham's oldest, built around 1650. The home is a unique historical asset. The home is positioned close to the road in an area of heavy pedestrian traffic. The homeowners have, at their own expense, obtained a design for bollards to be installed in front of their home to protect it from future accidents. They obtained approval from the Historical Districts Commission and 50% of the funding for the project has been granted by a Greenbush Grant. After it was determined that the project would not be eligible for CPC funding, they eventually received funding for the other 50% of the project from the Historical Commission. The project has also been approved by the Traffic Committee.

Frank and Nancy Mellen, 182 North Street, explained that there have been five separate incidents where cars have had accidents in front of their home, including the most severe accident which happened two years ago. The Mellens believe that the placement of bollards would protect, not only their home but pedestrians as well. Chair Klein noted that safety in the downtown corridor is an important issue for the Select Board. The Mellens added that they have received only support from neighbors and no opposition. Mr. Mayo said that, in the event that the bollards are in need of repair, the intent would be to request Greenbush funds for their repair. The Mellens have agreed to take care of cutting the grass on the strip of grass that they will be placed in. Once installed, the bollards would become Town property, according to the agreement that the Mellens have already signed.

Vote: Mr. Fisher made a motion to authorize the Town Administrator to sign the Temporary License Agreement with Frank A. Mellen and Nancy C. Mellen of 182 North Street, Hingham, to install fourteen (14) bollards along the edge of the sidewalk within the Right of Way in front of 182 North Street, Hingham. Mr. Ramsey seconded.

Roll Call Vote:

Bill Ramsey: yes

Joe Fisher: yes

Liz Klein: yes

Hingham Maritime Center Update

Amy Conley, Hingham Maritime Center Director, provided an update to the members of the Select Board. Director Conley explained HMC's mission is to provide access to boating for all. Over the past 53 years, the Hingham Maritime Center has taught sailing and rowing to over 10,000 participants. The core values of the center are:

- Safety
- Satisfaction
- Respect for the Environment
- Respect for the Community

Director Conley highlighted the importance of access to "blue space" on communities, especially children.

In 2022, the Maritime Center served 960 participants among 8 sailing classes and 7 rowing classes. They also serve as a home base for the Hingham High School rowing and sailing teams. In 2022, the Hingham Maritime Center had:

- 40 paid employees
- over 20 sailing and rowing volunteers
- 13 volunteer board members
- 72 sailboats in their fleet
- 25 Rowing shells
- 19 boat trailers
- 9 powerboats
- 16 docks
- 1 gangway
- 1 Chevy Silverado truck
- Partnerships with Sunset Point Camp and the Chamberlain International School

In 2022 they sold 341 tickets to their annual fundraiser that raised money for the Hingham Maritime, HHS Sailing and HHS Rowing.

Tom Curtiss, VP of the HMC Board, said that most of the employees are kids who grew up in the HMC programs and have come back to work through high school or college. He feels that the employees are one the center's greatest assets. The Select Board thanked Amy Conely and the rest of the Board for all their efforts in making the HMC a success.

End of Year Transfers

Chair Klein explained that the Board would postpone this agenda item until their next meeting.

Potential waiver under Chapter 268A, Section 19

Mr. Mayo explained that Attorney Susan Murphy is requesting a waiver of conflict of interest. A colleague in her office, the firm Dain Torpy, has represented Jumbo Capital who is engaged in business with MCM Marinas, LLC, the owner of the Hewitts Cove Marina at the Hingham Shipyard. The owners of HCM Marinas have reached out to the Town requesting discussions regarding potential development in

the Hingham Shipyard. Planning staff has requested legal counsel in connection with these discussions and potential future zoning and permitting matters that may involve HCM Marina's property. Pursuant to ethics regulations for special municipal employees, Attorney Murphy is required to submit a disclosure form to the Select Board for their determination. Attorney Murphy is an employee of a firm the represents a party that may have positions inconsistent with those of the Town. It is important to note that Attorney Murphy has no ownership interest in the firm. The members of the Select Board were comfortable with the explanation.

Vote: Mr. Fisher made a motion that the Board waive any conflict of interest under the Massachusetts Rules of Professional Conduct and make a determination under M.G.L. c. 268A, § 19 that the financial interest of Susan C. Murphy is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee for the matter described in the disclosure form attached hereto. Mr. Ramsey seconded.

Roll Call Vote:

Bill Ramsey: yes

Joe Fisher: yes

Liz Klein: yes

Appointments (for a list of Talent Bank Applicants, please visit Hingham-ma.gov/SB)

Ms. Klein noted that there were no appointments, but she expects to have several at their next meeting.

Public Comment

There were no comments from the public.

Town Administrator/Select Board Reports

Mr. Mayo reported that the Town held a groundbreaking ceremony for the new Public Safety Facility on Wednesday, June 14. The project is expected to be complete in about 20 months.

Mr. Fisher reported that he attended at Juneteenth event at the Hingham Harbor Bandstand. He noted that the turnout was even larger than last year and there was a very nice community feel, with guests from Hingham and surrounding towns. Ms. Klein also attended and noted that it was a successful community event. She thanked the Unity Council for putting on the event.

Ms. Klein also noted that today is the last day to purchase flags from the "50 Flags Campaign", which is a great way to support the Fourth of July Parade.

Mr. Mayo also noted that the Senior Center recently held their first Elder Abuse Awareness Day and it was a great and informative event.

Vote: Mr. Fisher made a motion to adjourn. Mr. Ramsey seconded.

Roll Call Vote:

Bill Ramsey: yes

Joe Fisher: yes

Liz Klein: yes

The meeting adjourned at 7:03 PM.

Documents: A complete meeting packet of supporting documentation is on file and available for public review in the Select Board office