

Select Board

August 10, 2021

Remote meeting via telephone conference call

Present:

- Select Board: Mr. Joseph Fisher (Chair), Mr. Bill Ramsey, and Ms. Liz Klein
- Mr. Tom Mayo, Town Administrator
- Ms. Michelle Monsegur, Assistant Town Administrator

6:00 PM: Call to order

Mr. Fisher 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 an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending 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. “

Mr. Fisher asked if any participants were recording the meeting. There were no responses.

Mr. Fisher also noted that the Select Board members who were participating remotely were Bill Ramsey, Liz Klein, and himself.

Approval of minutes

Vote: Ms. Klein made a motion to approve the minutes dated August 3, 2021. Mr. Ramsey seconded.

Roll Call Vote:

Ms. Klein: yes

Mr. Ramsey: yes

Mr. Fisher: yes

Moment of Silence for Bill Friend

Mr. Fisher guided the Board in a moment of silence.

Ms. Liz Klein read the following statement:

“Before we move on with the agenda, we want to honor Bill Friend, a longtime member of the South Shore Country Club Management Committee. Sadly, Bill passed away unexpectedly on August 3rd from heart failure. Bill was a lover of life, a humorous storyteller, and dedicated Ohio State University football fan. Bill was an accomplished attorney and held senior level corporate executive positions throughout his career, with responsibility for legal departments of public corporations where he provided expertise in general, corporate, real estate, contract, trademark, employment, bankruptcy, and securities law. In his retirement, he proudly volunteered for, and served on the Board of Directors for the New England Wildlife Center and the South Shore Country Club. We will be forever grateful for the

contributions Bill made to Hingham. He was the trusted advisor and dear friend to the staff and volunteers at the Country Club. His dedication, steady leadership, and warm smile, making Hingham a better place, were instrumental to improvements at the Country Club, as well as to securing the Lehner property. Our deepest sympathy to Bill's wife Linda and daughter Elizabeth. Our Hingham community shares in your sorrow, as we will all miss a true friend."

Mr. Fisher echoed Ms. Klein's comments.

Mr. Fisher announced that, originally, the Board had planned to hear from the Traffic Committee regarding parking issues on Beal Street and at Lynch Field, but that agenda item has been postponed to a future meeting.

To approve the issuance of a Special (One-Day) Wine and Malt Beverages license to Kelsey Pavetto on behalf of the McCourt Foundation for Tour de South Shore at Wompatuck State Park to be held on September 26, 2021 from 10 am to 1:30 pm

Mr. Joe Castellaneta, representing the McCourt Foundation, explained that they are requesting a one-day liquor license from 10 am to 1:30 pm for their annual Tour de South Shore bike ride to be held at Wompatuck State Park. He anticipated that their event would conclude before 5 pm on September 26, 2021. The event is comprised of 25 and 50 mile bikes ride through four towns and a 5k run inside the park. Deputy Police Chief Ryan O'Shea commented that he had reviewed the application and had no concerns. Mr. Fisher asked what kind of publicity was taking place for the event. Mr. Castellaneta noted that the Foundation had begun their marketing launch online and on social media. He said that people could visit their website at www.mccourtfoundation.org and check under Boston events to get more information about the Tour de South Shore.

Vote: Mr. Ramsey made a motion to approve the issuance of a Special (One Day) Wine and Malt Beverages license to Kelsey Pavetto on behalf of the McCourt Foundation for Tour de South Shore at Wompatuck State Park to be held on Sunday, September 26, 2021 from 10 am to 1:30 pm. Ms. Klein seconded.

Roll Call Vote:

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

To authorize the Town Administrator to sign the Agreement with K5 Corporation for Pavement Markings and Crosswalk Surface Treatment to be completed no later than December 31, 2021.

DPW Superintendent, Randy Sylvester, said that this is the Town's annual road painting contract. He said that it had been put out to bid in the spring and K5 Corporation won the bid. He added that the last company the Town used, Markings, Inc. did not bid on the job this year. Mr. Fisher asked if Mr. Sylvester was familiar with K5 Corporation's work. Mr. Sylvester found them to be very dependable, have done a very good job in the past, and was satisfied with the bid price. Mr. Ramsey asked what crosswalks or lines were included in its contract. Mr. Sylvester advised that his budget would accommodate the cost of \$75,000 and does not have plans to exceed \$75,000.

Vote: Ms. Klein made a motion to authorize the Town Administrator to sign the Agreement with K5 Corporation for Pavement Markings and Crosswalk Surface Treatment in an amount not to exceed \$75,000. Mr. Ramsey seconded.

Roll Call Vote:

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

To authorize the Town Administrator to sign the Agreement with Gordon Chevrolet d/b/a Colonial Municipal Group for a Chevrolet 3500 Utility truck for the Weir River Water System.

Mr. Russ Tierney, Superintendent of the WRWS, explained that their current truck is well past its serviceable life and they are in need of a new truck for their crew to use in the field. He said that they used the State contract to find the company who was very responsive. Ms. Kathy Reilly noted that the Town saved \$7,000 by using this company. Mr. Fisher asked if any “green” vehicles had been considered when making this purchase. Mr. Tierney said that he and Ms. Reilly had researched alternatives and found that this truck exceeded the limits for green alternatives due to its size, similar to fire engines, public works trucks and ambulances. Mr. Tierney said that the Water system would consider green alternatives, when options are available, for any truck purchases in the future. He noted that these alternatives are more available for smaller truck purchases. Mr. Mayo noted that the reason this item is on the Select Board’s agenda is because it is a procurement purchase in excess of \$50,000, therefore outside the authority of the Town Administrator or the Board of Water Commissioners. Ms. Klein clarified that this purchase was part of the WRWS FY22 budget. Mr. Tierney agreed and said that it was not a Capital purchase, but would be purchased with Enterprise funds. He estimated that the truck would be in service for approximately 8-10 years. Ms. Kathy Reilly estimated that the truck would be delivered in approximately 16 weeks. Mr. Tierney suggested that the current truck could possibly be repurposed by the Recreation Department.

Vote: Mr. Ramsey made a motion to authorize the Town Administrator to sign the Agreement with Gordon Chevrolet d/b/a Colonial Motor Group for a Chevrolet 3500 Utility Truck for the Weir River Water System Department in an amount not to exceed \$50,549.95. Ms. Klein seconded.

Roll Call Vote:

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

To authorize the Town Administrator to sign the Agreement with ePlus for Server/Storage Upgrades to be completed no later than December 31, 2021

Mr. Bill Hartigan, IT Director, explained that this upgrade had been included in the FY22 budget. He noted that the existing storage system had been purchased in 2016 and the Town has outgrown its storage capacity. He said that ePlus has had a long relationship with the Town and are also on the State Contract. Mr. Hartigan said that the new system would include a node at Town Hall and another one at Fire headquarters, as a backup, in the event of a catastrophic hardware failure. He also said that the new upgrades would replace the existing EMC Unity Systems the Town is currently using. Mr. Hartigan

commented that he is in talks with recycling companies to dispose of the existing system and he is also, alternatively, investigating ways to repurpose the old system.

Vote: Ms. Klein made a motion to authorize the Town Administrator to sign the Agreement with ePlus for Server/Storage Upgrades in an amount not to exceed \$124,981.88. Mr. Ramsey seconded.

Roll Call Vote:

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

To sign the Amendment to the Agreement with Comcast Cable Communications Management, LLC to extend the I-Net transition date by six months to assure continued service until the Fiber Optic Municipal Area Network Project is complete

Mr. Mayo explained that the Town had been notified about 1 ½ years ago that Comcast would be eliminating their I Net Service, which provides the Town with high speed internet service. As a result, the Town put together a Warrant Article for Town Meeting, which would provide funding to build out a fiber loop around town that would be Town-owned. After negotiation, Comcast agreed to allow the Town to remain on their net for approximately three years, until the Town can build its own fiber. He felt that three years was more than enough time to do this until a slow-down occurred due to the pandemic. Mr. Mayo reported that the fiber project should start within a month and last approximately 2-3 months. He felt that the 6-month extension would be more than enough time to complete the project. Mr. Mayo added that the extension would be of no cost to the Town. Mr. Fisher asked who was building the fiber optic cable and Mr. Hartigan advised that it is being built by Comtract, a company that services many local municipalities. Mr. Hartigan added that the 6-month extension was suggested by Comcontract, who felt that it was an appropriate time frame.

Vote: Mr. Ramsey made a motion to sign the Amendment to the Agreement with Comcast Cable Communications Management, LLC to extend the I-Net transition date by six months to assure continued service until the Fiber Optic Municipal Area Network Project is complete. Ms. Klein seconded.

Roll Call Vote:

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

Discussion and Appointment to Fill Tenant Vacancy on the Hingham Housing Authority Board

Mr. Mayo explained that the Select Board is the appointing authority for some seats on the Hingham Housing Authority and are mandated to complete that effort by August 13. The vacancy was posted and residents were notified of the vacancy and made aware of the opportunity to apply for the position. Ms. Monsegur added that the Housing Authority sent a notice including guidelines to fill the vacancy. She said that two applicants submitted their interest in writing to the Town Clerk. The two candidates were interviewed by the Select Board at a previous meeting. Mr. Fisher thanked both candidates for stepping forward to offer their time to the Town.

Vote: Ms. Klein made a motion to appoint Ruth Bennett to the Hingham Housing Authority Board to fill the Tenant Member Seat for an unexpired term ending June 30, 2023. Mr. Ramsey seconded.

Roll Call Vote:

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

To accept the form of Assignment and Assumption of Memorandum of Agreement by Bare Cove Investors LLC

Special Real Estate Counsel, Susan Murphy, explained that the town entered into a development agreement prior to the construction of the apartment complex known as The Cove located on Beal Street. In connection with the Memorandum of Agreement, the developer agreed to provide certain mitigation to the Town including a gift of \$1 million to the Town for the windows project at Plymouth River School, certain sidewalk improvements on Beal Street and a gift of a portion of land to Bare Cove Park. The developer also agreed never to make the complex larger than it is today and would commit that at least 25% of the units would remain affordable in perpetuity. Ms. Murphy reported that the current owners, Bare Cove Investors, LLC plan to sell the complex to a buyer. According to the Memorandum of Agreement with the Town, the Town has the right to assign all the obligations under the MOA to the current owner's successor without the consent of the Town. Ms. Murphy advised that, under the MOA, the Town has the right to see the form of assignment that they are using and that it is subject to review and reasonable acceptance by the Select Board. Ms. Murphy added that the Select Board has been provided with the original MOA as well as an amendment. She also said that the Town has the right to record a notice of the MOA at the Registry of Deeds. Ms. Murphy also noted that changes that she made, on behalf of the Town, have been reviewed and accepted by the attorney for the property owners. The purpose of the vote is for the Select Board, should they feel it is reasonable, to accept the form of the agreement.

Vote: Mr. Ramsey made a motion that the Board accept the form of Assignment and Assumption of Memorandum of Agreement provided to the Board on August 9, 2021, to be entered by Bare Cove Investors LLC, as successor to Broadstone Bare Cove Alliance, LLC, transferring the obligations under the Memorandum of Agreement to a transferee of the property. Ms. Klein seconded.

Roll Call Vote:

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

Appointments (for a list of Talent Bank Applicants, please visit <https://www.hingham-ma.gov/DocumentCenter/View/12343/Talent-Bank-Vacancies-Reappointments-and-Applicants---June-23-2021>)

Vote: Mr. Ramsey made a motion to appoint Elliott Place to the Climate Action Planning Committee. Ms. Klein seconded.

Roll Call Vote:

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

COVID-19 Update

Mr. Mayo gave the following update on the Covid-19 crisis:

Data

We are seeing an uptick in COVID-19 cases in Hingham. There were 5 COVID-19 cases reported in June (no Delta variant cases) and 33 cases reported in July (of which 5 were Delta variants). As of today, August 10th, 20 new COVID-19 cases have been reported in Hingham thus far in August. As of last week, 69.5% of Hingham residents are fully vaccinated (compared to approximately 64% statewide). If you look at only vaccine-eligible individuals in town (people age 12+), the percent of fully vaccinated eligible residents rises to 82%.

Vaccine & Testing

COVID-19 vaccines are available locally at the following locations:

- o CVS in the Shipyard and on South Street: by appointment or walk-in
- o Walgreens on Lincoln Street: by appointment or walk-in
- o Hingham Center Pharmacy: available only certain days, call 781-749-1277 the morning of to schedule

COVID-19 tests are available at the CVS in the Shipyard by appointment only

Mask Guidance

As has been our practice, we continue to follow MA Department of Public Health (DPH) COVID-19 guidance. Right now, we are recommending the following for municipal facilities in line with the current DPH protocols. Fully vaccinated individuals are advised to wear a mask or face covering when indoors (and not in your own home):

- a. if you have a weakened immune system,
- b. if you are at increased risk for severe disease because of your age or an underlying medical condition, or
- c. if someone in your household has a weakened immune system, is at increased risk for severe disease, or is an unvaccinated adult.

All unvaccinated residents are advised to continue to wear masks in indoor settings and when they can't socially distance. We are continuing to monitor the evolving COVID-19 situation and our Health Department remains in constant contact with DPH.

Mr. Fisher asked if Mr. Mayo was aware if any members of the senior population were having problems obtaining the vaccine. Mr. Mayo advised that Jennifer Young and her team at the Senior Center have reached out to seniors with information on obtaining vaccines. He also encouraged anyone needs help obtaining a vaccine to contact either the Senior Center or the Select Board Office.

Public Comment

"The Hingham Select Board encourages community engagement and welcomes questions and comments as agenda items are discussed at the meeting. In addition, we have set aside up to fifteen minutes for public comment for items that fall under the purview of the Select Board and are not

already on tonight's agenda. If any guests wish to speak, please seek to be recognized. Once recognized, state your name and address and address your comments to the Chair. Comments will be limited to three minutes per speaker and must relate to topics within the scope of the responsibilities of the Select Board. Speakers are encouraged to present their remarks in a respectful manner and not to indulge in personalities. The Public Comment period is not a time for debate by members of the Select Board. The Select Board is not adopting or endorsing any of the comments made during the Public Comment period."

There were no comments from the public.

Town Administrator/Select Board Reports

Ms. Klein reported that there would be a celebration of Bill Friend's life at the South Shore Country Club on Wednesday, September 1 from 3 pm-5pm. All are welcome to come and share a story. She also said that the Country Club would also be hosting the annual Bill Friend Golf Tournament on Monday, October 4, with proceeds benefitting the Club.

6:55 PM: Chair Fisher announced that the Board would recess until 7:05 PM.

7:05 PM: Application for a Restaurant Common Victualler All Alcoholic Beverages License and Entertainment License by Shojo Hingham, LLC d/b/a/, Nomai, 94 Derby Street, Suite 217, Hingham, Baron Bui, Manager.

Chair Fisher announced that this application is for a new restaurant that plans to move into the space formerly occupied by Rustic Kitchen. He added that the restaurant is applying for an all-alcoholic license as well as an entertainment license, which is for background music and televisions only. Attorney Kristin Scanlon, representing the applicant said that also present were Manager Brain Bui and restaurant owner Brian Moy. Ms. Scanlon explained that the concept of the restaurant is new American cuisine with Asian flavors, including a raw bar, crudo, cold and hot small plates, sharing appetizer, entrees, and large format dishes for sharing. She gave some information on Mr. Moy's background in the restaurant industry. He is also the owner/operator of several other restaurant, including Shojo in Chinatown. She said that Mr. Moy is excited to be opening a restaurant in Hingham, where he feels a new Asian restaurant would fill a void. Ms. Scanlon said that the square footage and seating capacity of the new restaurant would be the same as Rustic Kitchen, although the interior layout would be different. She said that the owner hopes to open around Thanksgiving and by December 1 at the latest. She expressed that the character and fitness of the applicant is excellent, stating that he has a reputation as a successful, experiences, and responsible restaurant owner and operator. Ms. Scanlon said that they seek to hire 50-60 employees for the new restaurant. She also reported that the applicant has been carefully vetted by WS Management at Derby Street. She felt that the uniqueness of Nomai's concept would be a draw to Hingham. Mr. Fisher noted that the number of parking spaces assigned to the restaurant correlates to the number of seats in the restaurant. Mr. Moy confirmed that the number of seats (180) would be the exact same as the previous restaurant in the same location. Mr. Moy also confirmed that he has already obtained the necessary permits from the Planning Board. Deputy Chief Ryan O'Shea reported that the Police had reviewed the application and he happily welcomed the applicant to Hingham.

Vote: Ms. Klein made a motion to approve the application for a Restaurant Common Victualler All Alcoholic Beverages License by Shojo Hingham, LLC d/b/a/, Nomai, 94 Derby Street, Suite 217,

Hingham, Baron Bui, Manager with the following operating hours: Monday through Thursday: 11 AM to 10 PM, Friday and Saturday: 10 AM to 1 AM, and Sunday: 10 AM to 10 PM. This approval is subject to the approval of all applicable town boards and departments, submission of a valid certificate of insurance evidencing liquor legal liability insurance coverage in at least the minimum statutory amounts, and the approval of the Massachusetts Alcoholic Beverages Control Commission. Mr. Ramsey seconded.

Roll Call Vote:

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

Vote: Mr. Ramsey made a motion to approve the issuance of an Entertainment License to Shojo Hingham, LLC d/b/a/, Nomai, 94 Derby Street, Suite 217 for background music in the restaurant and outdoor patio area and flat screen televisions in the lounge during the following operating hours: Monday through Thursday: 11 AM to 10 PM, Friday and Saturday: 10 AM to 1 AM, and Sunday: 10 AM to 10 PM. Ms. Klein seconded.

Roll Call Vote:

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

Mr. Fisher announced that the Select Board had previously planned to have a joint session with the Advisory Committee to discuss the preliminary FY21 Financial Management Plan review and FY23 budget planning session. He said that session had been postponed to a date not yet determined.

Vote: Mr. Ramsey made a motion to adjourn. Ms. Klein seconded.

Roll Call Vote:

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

The meeting adjourned at 7:22 PM.

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