

HULL FINANCIAL PLANNING COMMITTEE
HULL-OWNED PROPERTY REVIEW SUB-COMMITTEE
MONDAY, MAY 10, 2010

PROPERTY REVIEW SUB-COMMITTEE MEMBERS

Roger Atherton, (Citizen-at-large), Clerk
Brian McCarthy (Citizen-at-large, Council on Aging), Chair
Stephanie Peters (School Committee)

STAFF MEMBERS

Philip Lemnios (Town Manager)
Jim Lampke (Town Attorney)

MINUTES

The meeting was called to order by Mr. McCarthy at 4:05 PM at Town Hall in the Board of Selectmen's Meeting Room.

Mr. Lemnios indicated that the full FPC was meeting tomorrow night at 6 P.M. and was expecting a report for this Sub-committee (S/C). Mr. Lampke has prepared a spreadsheet, which was distributed, describing the various properties of highest priority and their locations, title reference, issues/notes, status, and comments (document attached).

The first three (Spring Street and Nantasket, 06-001, -002, -005) are a set, which Mr. McCarthy believes could be three buildable lots. However, the configuration is somewhat oddly shaped. Dr. Atherton suggested Mr. Lombardo, the Building Commissioner be consulted regarding any possible zoning issues regarding frontage, lot size, and whether 06-005 access would require sub-division action by the Planning Board. Mr. Lampke has a title examiner researching title issues and hopes to have sufficient information for the FPC within a week to ten days. Mr. Lemnios suggested the Housing Authority might also be interested as a potential buyer for affordable housing, although the neighbors might object.

Mr. Lemnios indicated that Mountford Road (29-126) is looking viable, although Mr. Lombardo needs to look at the zoning. Mr. McCarthy stated the zoning is critical. Mr. Lampke believes an engineer needs to study this as the record is confusing – the tax taking was recorded, but it seems the builder redeemed the properties, as a result the records are unclear as to who actually owns the property.

Farina Road was discussed, but the record is complicated. Mr. Lemnios suggested a

Registered Land Surveyor (RLS) will need to trace and confirm the measurements. The individual parcels researched by Mr. Lampke seem to add up to the total carried in the Assessor's Office. However, this is not official. Mr. McCarthy pointed out that there has in the past been a practice of combining properties that are actually separate but contiguous for tax assessment/collection purposes. Mr. Lemnios suggested that Mr. Lampke find someone (RLS) to check this out.

Dr. Atherton asked what do we report to the FPC? Mr. Lemnios responded that progress is underway on Spring Street, Mountford, and Farina Road.

Dr. Atherton asked for approval of the Minutes for 4-13-2010. Ms. Peters made a motion to approve, Mr. McCarthy seconded, approval unanimous. Ms. Peters made a motion to have the next meeting of the S/C on Monday, May 24, 2010 at 4:00 P.M. McCarthy seconded, motion approved – unanimous.

Meeting ended at 4:37 P.M.

Respectfully submitted: Roger Atherton, Clerk