



## HULL PLANNING BOARD

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**October 26, 2011**

**Members Present:** Joseph Duffy, Chair, Jeanne Paquin, Vernon Wood, Kelly Phelan

**Members Not Present:** Stephen Flynn, Sarah White, Timothy Reynolds

**Staff Present:** Robert Fultz, Director Community Development & Planning

**7:30pm** Chair Duffy called the meeting to order

**7:35pm** Steamboat Wharf Site Plan Review Decision, discussion of remaining elements of project  
**Documents:** Design Review Board Correspondence – dated 10/21/2011  
Site Photographs

B. Fultz updated the Board regarding his meeting with Mr. Gould pertaining to the outstanding issues at the Steamboat Wharf site. Mr. Gould indicated that he was working on a final design for the Menu Sign also known as a Directory Sign. He plans to meet with the Design Review Board although no appointment has been made as of this date. A sample sign was presented to the Board. Mr. Gould will report to the Board when this is complete.

Mr. Gould has indicated that he would like to install parking stops and grass on the left side of the access in the same manner that was done on the right. While there have been improvements to the area, the sidewalks and access must be ADA compliant to be compliant with current building codes.

The Board discussed other items of concern. B. Fultz indicated that the curb cut on the Island is not compliant. Work to the sidewalk and curbing also need to be completed. The granite curbing should be removed and replaced at the proper height along the sidewalk and the sidewalk should be removed and widened when replaced.

As the sidewalk area is the property of Mass Highway, B. Fultz spoke to Mass Highway they have stated that any improvements to the site access/sidewalk areas would likely require a permit. Since this is a small project, they would more than likely accept non-engineered plans.

The Board questioned if a second curb cut for an exit was constructed. B. Fultz indicated that there has only been one curb cut. Approval was received from Chief Billings that referenced parking however it was non-specific when noting the plans submitted and curb cuts. The Board discussed that it appears that when exiting the lot that you are driving up and over a higher grade at the sidewalk. Reference was made to page 32 of the Site Plan by PMC Associates, dated 10/15/07 that indicated the details of work to be completed in re-establishing the curb cut. After review of this detail it was noted that the asphalt overlay placed over a temporary pvc pipe has not been removed and re-grading of the access area was not completed as submitted.

There is a large Mass Highway sign that is installed in the middle of the sidewalk across from Wharf Street that should be relocated by Mass Highway. Also of concern on the site is a large abandoned rusty box that contains wires. It is not known whom it belongs to however should be replaced.

B. Fultz discussed a letter from the D. Ritz pertaining to detail work on Columns and beams that was not completed as submitted. Specifically diagonal struts and trim molding at the top of the beams has not been done according to the plans. Reference was made to the Building Plans of Record that indicate that the east elevation should have 30" base trim. Plans should be reviewed for trim molding work.

Reference was made to Condition #19 that states that the Applicant will continue to work with the Design Review Board.

Action needed:

- § Follow up on final design for Directory Sign
- § Provide Steamboat Wharf with copy of details for re-establishing the curb cut at access, and finish work on the island
- § Provide Steamboat Wharf with copy of Condition #19
- § Contact MassHighway for removal and relocation of traffic sign; should be relocated to the south side of the exit. Ask if they are willing to take on some of the sidewalk and curbing work.
- § Contact Hull Light regarding abandoned box
- § Follow up with Chief Billings on approved curb cut and parking plan
- § Follow up with Conservation Dept. regarding approved plans for sidewalk and access area
- § Request that Steamboat Wharf representatives attend the November 9, 2011 meeting

### **Discussion of Zoning Overlay Districts**

Documents: Community Workshop – Goals and Objectives  
Duxbury View Shed Zoning Article  
Existing Zoning Maps  
Cecil Group Study

The Board continued its discussion pertaining to possible smart growth overlay districts in the areas from Rockland House Road to Phipps Street. Specific areas to be considered for overlay are the Levin Property, DCR re-use sites and the HRA site. Reference was made to the previous Cecil Group study. The ongoing discussion revolves around the benefits to the Town as well as developers if zoning were to be changed. The focus is on 40R zoning that would allow the Town to receive funds for each unit and allow developers to develop units "by right". The Town would still have site control by implementing design guidelines.

The Board will continue to compare 40R to present zoning. Are there height limits? Would it be the same as Commercial A, B and C which is 40 feet. What would the minimum number of stories need to be in order to be beneficial to developers that would allow for mixed-use sites? The requirements for construction in flood zones should be reviewed, i.e. does the first floor have to remain open, and would parking be under the building.

### **New Business:**

The Board agreed that future filings of projects must be complete prior to beginning the review process. This includes all plans, details, etc. for all phases of the project thereby eliminating decisions made on "to be determined" items.

The Board also agreed to request that all plan names and dates are noted in any letters of approval from other Departments, Boards or Commissions.

J. Duffy will review the Site Plan Review and rewrite if necessary.

**9:00pm** Upon a **motion** by J. Paquin and **2nd** by V. Wood a **vote** of 4/0/0;  
It was **voted** to: Adjourn