



HULL PLANNING BOARD

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509

November 9, 2011

Members Present: Joseph Duffy, Chair, Timothy Reynolds, Vice Chair, Jeanne Paquin, Vernon Wood, Sarah White, Stephen Flynn

Members Not Present: Kelly Phelan

Staff Present: Robert Fultz, Director Community Development & Planning
Ellen Barone, Administrative Assistant

7:40pm Vice Chair Reynolds called the meeting to order

Minutes: Upon a **motion** by V. Wood and **2nd** by J. Paquin and a **vote** of 4/0/0;
It was **voted** to: Approve the Minutes of October 26, 2011

7:45pm Steamboat Wharf Site Plan Review Decision, discussion of remaining elements of project

Documents: R. Fultz Memo to Steamboat Wharf – 11/7/2011

R. Fultz reviewed the status of the remaining elements of the project. In response to a memo sent to Steamboat Wharf, they have requested more time to finalize outstanding issues. Mike Martin of Mass Highway has been contacted regarding relocating the traffic sign. Hull Light and the Fire Department have removed the abandoned power post. The Architectural Access Board dictates that when changes are being made to an access area, the area must be compliant. The Board discussed the access area from the sidewalk to the island and to the other sidewalk and has determined that it is not compliant. The temporary pvc pipe must also be removed. It was noted that there is standing water in this area.

R. Fultz will send correspondence to Steamboat Wharf requesting that they meet with the Building Commissioner to reach an appropriate and compliant solution under 521 CMR.

Discussion of Overlay Districts

Documents: Andover 40R Project Spotlight Information Sheet
Sample design sheets – 3 pages

The Board continued their discussion of design guideline possibilities while reviewing sample sheets from other towns. The concept of form designs for various types of buildings was reviewed as well as options for design guidelines for a one-block parcel. Questions to consider: What are the requirements for 40R approvals, and are design guidelines required? The Board also discussed the cost of having a consultant develop a 40R overlay zoning amendment and shepherd it through the State approval process. R. Fultz stated he would try to ascertain an estimate for this work from a consultant.

J. Duffy requested that the Board review the Mixed Use Zoning Planner's Guide that was sent via email prior to the next meeting.

New Business:

R. Fultz informed the Board that the FY13 Budget information has been requested. He would like to Board to discuss having the Salary of the Director of Community Development and Planning to be fully funded under the General Fund and not be reliant on receiving funding from grants. The Board supported this budget change and discussed what the next steps were to advance this request. R. Fultz suggested he discuss next steps with the Town Manager and the Board agreed to wait for the results of that discussion.

The Board rescheduled the November 23 meeting to November 30, 2011.

9:12pm Upon a **motion** by T. Reynolds and **2nd** by V. Wood a **vote** of 6/0/0;
It was **voted** to: Adjourn