



HULL PLANNING BOARD

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January 11, 2012

Members Present: Timothy Reynolds, Vice Chair, Jeanne Paquin, Vernon Wood, Sarah White, Stephen Flynn (arr'd late)

Members Not Present: Joseph Duffy, Chair, Kelly Phelan

Staff Present: Robert Fultz, Community Development & Planning Director
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 3/0/1
(T. Reynolds Abstained);
It was **voted** to: Approve the Minutes of November 30, 2011

7:42pm Steamboat Wharf Site Plan Review Decision, discussion of remaining elements of project

Documents: Color copy with details of Directory Sign

Justin Gould and Andrew Spinale attended the meeting to discuss the remaining elements of the project. Mr. Gould submitted a new plan of the directory sign. Tom Burns of the Design Review Board reviewed the final design for the directory sign and stated that the Design Review Board was satisfied with the design. The 7' wide by 8' tall double sided sign will be anchored with 6 x 6 posts wrapped with white trim and moulding. The Steamboat Wharf Marina sign will be across the top and will be consistent with the current sign on the front of the building. Four large anchor tenant signs and smaller seasonal tenant signs will be placed on a gray tone backboard. In ground up lighting will be installed on each side of the sign. Low growth landscaping will be planted around the base of the sign. The sign will be installed as close to the utility pole as possible in the center of the island.

J. Paquin **motion** to approve the sign as designed by Steamboat Wharf Marina. The location will be in the center of the island between Mass Highway property line and the utility pole. Special authority is given to R. Fultz to confirm the final location in the field. S. Flynn **2nd – vote** 5/0/0

R. Fultz and J. Gould updated the Board regarding the outstanding issues on the condition of the site drive. J. Gould stated that he has not heard back from Mass Highway regarding removal of the Mass Highway sign located on the sidewalk. R. Fultz indicated that Mass Highway seemed reluctant to move for a complete overhaul of the sidewalks for handicap ramps. It may be possible for Steamboat Wharf Marina to cut through the island to provide the necessary handicap ramps. R. Fultz will follow up with the Mass Highway Engineers to set up another meeting and keep the board informed of the progress. R. Fultz would like this to be completed by the spring. This item will be continued and remain open.

A discussion took place regarding the moulding that was left off of the top of the posts. Mr. Gould did not like the way that the moulding (rams crown) looked. He felt that there was enough architectural

detail without it. Mr. Spinale presented a photograph with the moulding drawn in for the Board to review. The Board agreed that the installation of the extra moulding was a matter of taste and that there was enough detail on the porch with the existing posts with gussets and railings. Mr. Burns did not think that omitting the moulding was an issue. A note should be sent to the Design Review Board informing them that the moulding would be eliminated with the reason being that it was visually a small detail and with all the existing detail it was not needed.

Mr. Gould informed the Board that the asphalt had settled in the power wash area which was causing improper draining of the runoff. A speed bump was installed to channel the water to enter the trench drain before it enters the catch basin which is how the system was designed. Mr. Gould stated that the Conservation Commission had issued a Certificate of Compliance for this work. The Board agreed to concur with the Conservation Commission's approval of the change to the wash pad area.

Trying to determine the next step for the project, Mr. Gould asked if the issues with Mass Highway would hold up the Building Inspector's final sign off. Mr. Gould was told that the Planning Board makes the final sign off for the Site Plan Review. The site drive is a major public access issue and it is not compliant with current codes. The Board agrees that the intersection should be corrected and mentioned contacting Garret Bradley and Bob Hedlund since this area is a regional beach attraction and the intersection is very busy. The Board also mentioned that the DCR should probably be involved as well. R. Fultz will report back to the Board after meeting with Mass Highway.

8:29pm – Steve Buckley – Request for Waiver of Site Plan Review – 10 Malta Street

Documents: Memo – R. Fultz 1/11/2012
Application for Hearing (narrative)
Existing & Proposed Site Conditions Plan – Nantasket Survey – 12/14/2011
Preliminary Design Drawings (A1-A2) – Sutphin Architects – 11/08/2011
Photographs of former building – provided by S. Buckley – added to file

The Board received a request for waiver for the reconstruction of a pre-existing non-conforming use and structure at 10 Malta St. The waiver request is being made under S. 40.3 E of the Zoning Bylaw which states in part,

“The Planning Board may also waive the requirements for site plan review if, in the opinion of a two-third majority of the Planning Board, the adverse impacts of the proposed development are not significantly greater than the impacts of uses which are or can be made of the site under existing laws and regulations.”

The Board's finding to issue a waiver would be based on the following language:

“the adverse impacts of the proposed development are not significantly greater than the impacts of uses which are or can be made of the site under existing laws and regulations.” (compliance with S. 40.3 E)

Mr. Buckley presented his Request for Waiver of Site Plan Review for reconstruction of a pre-existing non-confirming use and structure at 10 Malta Street. Mr. Buckley gave a brief history of the former structure that had sustained damages from a fire. He had planned to renovate the structure however found that the foundation and building were not salvageable according to the Building Commissioner. He applied for and received a building permit to rebuild the structure on the same footprint. Mr. Buckley passed photographs of the former building and its foundation system to the Board.

Mr. Buckley presented the details of the structure and site that he is proposing to develop that he feels will be an asset to the neighborhood and is less detrimental than the pre-existing structure was. The

structure will hold eight apartments all above ground. The former structure had eight apartments however two were in the basement. The foundation will be FEMA Compliant. A permit has already been issued by the Conservation Commission. The former structure contained 14 exterior doors; the new structure would have only two exterior doors utilizing interior corridors for access to all units. The shape of the foundation will change however in linear feet; the overall total for walls is the same. The height of the building will be reduced six feet. The existing property has four off street parking spaces. The proposed plan calls for 15 off street parking spaces. The rear setback will remain non-conforming at 10 feet. This property is zoned as Single Family A while properties across the street are zoned as Multi Family.

Referring to R. Fultz's memo, a discussion took place pertaining to some of the project elements that are of concern to the Board. The existing and proposed fencing on the property is sufficient for screening of parking spaces as required by the by-laws. There will be no signage. Two lights are proposed at the front entrance, one at the rear entrance and a single light on individual decks. There are no sidewalks on Malta Street therefore, no new curb cuts are necessary. There will be a concrete walkway to the front entrance and a 3'6" alley from the rear parking area for access to the rear entrance.

The Board agreed that the changes proposed to the building were positive but wanted input from the Hull Fire Department and Police Department on access issues and the Design Review Board on architecture and landscaping. They would like to provide back up to any decision that they make. The Board requested that Mr. Buckley provide them with comments from the Police and Fire Departments and the Design Review Board and provide a lighting plan. Mr. Buckley is meeting with the DRB on January 17th.

The Discussion was continued to January 25, 2012.

New Business:

Tom Burns of the Design Review Board spoke of the need to have members appointed. The Town Clerk has the applications but they have been unable to get a meeting scheduled and has requested assistance from the Planning Board. Tom will contact R. Fultz with the names. A tentative date of February 8, 2012 was set for scheduling the appointments during the Planning Board meeting. Planning Department will handle.

9:35pm Upon a **motion** by J. Paquin and **2nd** by S. Flynn and a **vote** of 5/0/0;
It was **voted** to: Adjourn