



HULL PLANNING BOARD

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509

February 15, 2012

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

Members Not Present: Timothy Reynolds, Vice Chair, Stephen Flynn

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

7:40pm Chair Duffy called the meeting to order

Minutes: Upon a **motion** by V. Wood and **2nd** by J. Paquin and a **vote** of 5/0/0
It was **voted** to: Approve the Minutes of January 25, 2012

R. Fultz updated the Board regarding Town's request for a technical assistance grant from the Metropolitan Area Planning Council (MAPC) through their District Local Technical Assistance (DLTA) program. If awarded, the Town would receive Technical Assistance from MAPC to develop new zoning for the area of Phipps to Rockland House Road that includes the DCR properties. The focus in this application will be on the value of regional assets located in Hull and how development in this area will help the Town provide services and infrastructure to support the regional assets. Copies of the Application were distributed to the Board.

Mr. Fultz informed the Board that the Selectmen had voted to support the Application and asked the Planning Board for a vote of support.

J. Paquin made a **motion** as follows:

At a duly posted public meeting of the Town of Hull Planning Board held on February 15, 2011 the Planning Board voted to support the Town's request for a technical assistance grant from the Metropolitan Area Planning Council through their District Local Technical Assistance Program. The purpose will be to assist the Town in developing recommendations for a zoning amendment for the zone affecting the DCR Lease Properties. The current zoning is Public-Open-Space which would prohibit development consistent with House Bill No. 4932 allowing the Town to lease the DCR property. The zoning amendment is part of development framework the Town must create to allow acceptable development that protects the environment, evokes the historic character of the Town and promotes economic development. The result of the grant will be a recommended zoning amendment which would be developed through an open public process and would be consistent with sustainable development principles.

2nd by V. Wood and a **vote** of 5/0/0 in favor

Discussion of Zoning issues

At the request of J. Duffy, the Board discussed Section 40.3 E of the By-law as it relates to a request for a waiver of site plan review. J. Duffy feels that the topic should be expanded upon further than the one sentence it now includes.

As he discussed at a previous meeting, the question of abandonment or non-use of a property was brought up. J. Duffy read Section 61.2 F of the By-laws as it relates to pre-existing non-conforming structures or uses and

the practice of extending the non-conformities by a special permit granted by the Board of Appeals. J. Duffy pointed out that when a pre-existing non-conforming use is not used for a period of two consecutive years, Chapter 40A (MA Zoning Statute) and the Hull Zoning By-law require that the property can only be utilized for the use permitted in the zoning district in which the property is located. He also discussed the provision in the Hull Zoning By-law granting a property owner the right to rebuild after a structure has been razed. Some of the Board members expressed concern that complying with the dimensional requirements of the by-law may create a financial hardship for the property owner.

J. Duffy will request clarification from J. Lampke as to his (Lampke's) reasons for advising the Board of Appeals that the building permit issued for 10 Malta Street met the requirements under 40 A and the Hull Zoning By-law. J. Duffy will work to re-write these sections of the By-law. He would also like to see an application form developed for use when requesting a waiver of site plan review.

Other Discussions

J. Paquin asked if the Board would be drafting a letter in response to the MBTA's proposed cuts in services. The Board agreed that they would like to do that. To help the Board with their comments, R. Fultz will forward the letter that he drafted as the Director of Community Development & Planning as well as the sheet of facts that was used at a recent public meeting. The Board should have final comments for the meeting of February 22, 2012.

J. Paquin informed the Board that Citizen Planner Training Collaborative (CPTC) will be holding their Annual Conference on Saturday, March 17. She will forward information to the Board. E. Barone will check the budget for funding.

8:53pm Upon a **motion** by V. Wood and **2nd** by K. Phelan a **vote** of 5/0/0;
It was **voted** to: Adjourn