



HULL PLANNING BOARD

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April 25, 2012

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

Members Not Present: Stephen Flynn

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

7:37pm Joseph Duffy called the meeting to order

Minutes: Upon a **motion** by T. Reynolds and **2nd** by J. Paquin and a **vote** of 6/0/0
It was **voted** to: Approve the Minutes of April 11, 2012

7:38pm Opening of a Public hearing on the Proposed Zoning By-law Amendments

Peter Lombardo presented the Board with proposed Zoning By-law Amendments to be placed on the Town Warrant. These Amendments are necessary to reflect the new Plymouth County Flood Insurance Rate Map (FIRM) The new FIRMs will be effective July 17, 2012 and must be adopted by the Town at Town Meeting.

The four articles contain model zoning by-laws that have been suggested by FEMA and CZM and include the new panel numbers, definitions and references to the latest Massachusetts State Building Code. There will be some deletions of existing sections that are duplicates as they are covered under the State Building Code.

Mr. Lombardo stated that the changes to the FIRMs were most significant on the bay side of town. In addition to northeast storms, data collected from hurricanes was also used in determining the flood zones. Some areas will see a change in the flood elevations. Mr. Lombardo also explained that the new FIRMs were developed using a different datum than the previous maps. The Town has been proactive in providing information about the new FIRMs since 2006. After meeting with FEMA during the early stages of developing the new maps, some areas had been revised. Although the initial appeal period is over, residents will still have a process to appeal a rating on their individual property by requesting a Letter of Map Amendment (LOMA) from FEMA.

The Board discussed the need for FIRMs to be available at Town Meeting to help people see the changes.

Upon a **Motion** by J. Paquin, **seconded** by J. Timothy Reynolds the Board **voted** unanimously to recommend favorable action for Articles 26, 27, 28 & 29.

R. Fultz informed the Board that Orders of Conditions have been issued by the Conservation Department for the "Surfside" Nantasket Ave and Bay Avenue East rebuild projects. The PNF for the corridor study has been signed by both Hull and Hingham Selectmen and has been submitted. R. Fultz has also requested a copy of the Traffic Management Plan after the recent newspaper articles spoke of the traffic issues.

The Board discussed the possibility of a review of the JPod proposal being put forth by Judeth VanHamm prior to Town Meeting. Due to the fact that the Board has never been asked to provide a review or been provided information and since there is no scheduled meeting prior to Town Meeting, there will be no recommendation on this article at Town Meeting.

J. Paquin introduced Tom Hardey who was in attendance throughout the meeting. Tom has expressed his interest in becoming a member of the Planning Board. He will contact Janet Bennett for the particulars in running a write in campaign.

8:30pm Upon a **motion** by V. Wood and **2nd** by T. Reynolds and a **vote** of 6/0/0;
It was **voted** to: Adjourn