



HULL PLANNING BOARD

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June 13, 2012

Members Present: Joseph Duffy, Chair, Timothy Reynolds, Vernon Wood, Kelly Phelan, Nathan Peyton

Members Not Present: Jeanne Paquin, Stephen Flynn

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

7:30pm J. Duffy called the meeting to order

Minutes: Upon a **motion** by T. Reynolds and **2nd** by V. Wood and a **vote** of 5/0/0
It was **voted** to: Approve the Minutes of May 23, 2012

Minutes: Upon a **motion** by T. Reynolds and **2nd** by V. Wood and a **vote** of 4/0/1 (N. Peyton abstained)
It was **voted** to: Approve the Minutes of April 27, 2011

Reorganization:

J. Duffy expressed his wishes to remain as Chair for another year. T. Reynolds respectfully declined a nomination for Chair at this time due to personal commitments.

Upon a **motion** by T. Reynolds, and **2nd** by N. Peyton and a **vote** of 5/0/0; J. Duffy voted as Chair
Upon a **motion** by V. Wood and **2nd** by J. Duffy and a **vote** of 5/0/0; T. Reynolds voted as Vice Chair
Upon a **motion** by T. Reynolds and **2nd** by V. Wood and **vote** of 5/0/0; N. Peyton voted as Secretary

V. Wood recused himself

7:50pm Discussion regarding 301 Nantasket Ave – Approval for Partial Certificate of Occupancy

Bartley Kelly attended the meeting representing himself and the other Owners of 301 Nantasket Ave, LLC to request approval for a partial Certificate of Occupancy for Units A & D. Mr. Kelly stated that the project was 90% complete and he has received approvals from all required inspectors. The Board received correspondence from Robert Egan, Certified Building Inspector for the Town of Cohasset, who was charged with overseeing the construction of “301”. Mr. Egan’s letter indicated that the project has been substantially completed as of June 7, 2012 with the exception of some minor exterior site work.

The outstanding exterior site work includes (a) reconstruction of sections of the sidewalk that was excavated for utility connections to the building, (b) the striping for the parking spaces in the rear of the building, (c) installation of a six foot opaque fence on the side property lines.

Sidewalk

Mr. Kelly advised the Board that the sidewalk in front of “301” is relatively smooth and passable at the present time but certain sections will need to be reconstructed. Mr. Kelly further indicated that he and R. Fultz had discussed the sidewalk reconstruction as it is included in the Town’s grant application (Complete Street” rebuild of Nantasket Avenue at Surfside) to be submitted to the MassWorks Grant Program. If the grant is

awarded to the Town, it will be reconstructed by the Town. If the Town is denied for their project, Mr. Kelly will re-pave the sidewalk as approved. R. Fultz indicated that he expected to hear from MassWorks on the grant proposal by the end of October.

Parking Spaces

The striping for the parking spaces in the rear of the structure is not yet done. Mr. Kelly stated that it would be complete within the next two weeks.

Fences

Mr. Kelly stated that the Site Plan Review called for a 6 foot opaque fence on the side property lines that has not been installed. Mr. Kelly's neighbors have indicated to him that they would rather not have a 6 foot fence at that location as it would close in their yard area. He will request that the neighbors submit letters expressing their concerns. There is an existing green vinyl covered chain link fence on the north side of the property that will be covered with vegetation. The chain link fence on the south side has some damage from construction vehicles that will be replaced. Mr. Kelly would like to come back to the Board regarding the fences.

Speaking as an abutter to "301", Board member V. Wood stated that he is pleased with the outcome of this project and that he feels this project is a catalyst for positive change in the area.

Upon a **motion** by T. Reynolds, **2nd** by K. Phelan (with a **condition** that Mr. Kelly submit Building Department approvals, move expeditiously to stripe parking spaces and complete fencing issues and return in 60 days); and a **vote** of 4/0/0 it was voted to **approve** partial Certificates of Occupancy for Units A & D

V. Wood returned

Other Business:

J. Duffy withdrew his previous request to add comments to amend the Meeting Minutes of April 27, 2011 that related to the Board's acceptance of the Zoning Bylaw book to be submitted to the Attorney General for approval.

The Board reviewed the Project Work Plan dated June 6, 2012 that was provided by MAPC in conjunction with the DLTA Grant. R. Fultz will be the contact person for the Town. There may be some minor changes to the scope of the project.

J. Duffy spoke of obtaining information on "how to" develop a bike path as a possible use for the railroad right of way. He will forward information to the Board.

J. Duffy inquired about Steamboat Wharf Marina's compliance with signage and the access drive. He indicated that the Board's approval of the signage (including pictures) and the access drive (curb cuts, ADA compliance, etc) needed to be added as conditions to an Amended Site Plan Approval and compliance with these conditions confirmed before the Board signs off on the project. Other Board members felt that sign approval was included at an earlier date. R. Fultz stated that the only outstanding item was the access drive and completion of the approved directory sign. E. Barone will research meeting minutes and the file regarding the signs. The access drive must be made ADA Compliant. R. Fultz stated that P. Lombardo indicated that this may be possible by cutting into the existing sidewalks and minimal grading.

Site plans for Sunset Bay Marina are being reviewed for compliance pertaining to parking and signage.

8:50pm Upon a **motion** by T. Reynolds, **2nd** by K. Phelan and a **vote** of 5/0/0;
It was **voted** to: Adjourn