



HULL PLANNING BOARD

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June 27, 2012

Members Present: Joseph Duffy, Chair, Timothy Reynolds, Jeanne Paquin, Vernon Wood, Kelly Phelan, Nate Peyton

Members Not Present: Stephen Flynn

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

7:40pm J. Duffy called the meeting to order

The Minutes of June 13, 2012 were reviewed. J. Duffy recommended several changes which he read aloud and will email to E. Barone. E. Barone will review the recording and make changes as needed.

Regarding Steamboat Wharf Marina compliance of signage, J. Duffy will provide E. Barone with a date of a previous meeting to research meeting minutes for clarification on approved signs.

The Board was provided copies of the revised scope of services for the DLTA Grant that included input from the Board in addition to emails from R. Fultz and Mark Racicot of MAPC dated 6/18, 6/19, & 6/27. R. Fultz stated that unfortunately there was not enough money in the grant for MAPC to provide some of the requested services. R. Fultz stated that he is hopeful that N. Peyton will help with some of the visualization aspects that MAPC is unable to provide. R. Fultz will request a physical impact analysis; however this is something that we may have to do on our own. R. Fultz requested that any additional comments or suggestions be forwarded as soon as possible to allow for a consensus or agreement at the next meeting on July 11. If there is no meeting, R. Fultz will submit the final recommended scope based on comments received from the Board.

Discussion - Sunset Bay Marina Site Plan Conditions Compliance

J. Duffy read correspondence from R. Fultz to Bob Folsom of Sunset Bay Marina dated 6/26/2012 regarding outstanding issues for compliance with site plan conditions relating to signage for the restaurant, parking areas and landscaping. The Board reviewed photographs taken by R. Fultz of the signs on the building for the restaurant. The photographs show these signs to be lighted although they were not approved as such. The layout of the signs was as approved. It also does not appear that parking spaces have been painted as approved.

The Board questions the creation of a secondary parking lot where a building was torn down. The Building Commissioner has stated that there is no zoning issue for this operation. The Board also questions whether using the Bongarzone Parking Lot for boat storage constitutes a change of use. Relative to what was approved for landscaping there it may be questionable for the storage of boats.

The Marina Management Plan dated 4/28/2010 states that "No boat storage in any parking spot from May 15 thru October 15." It appears that there is a violation of the Management Plan with the Bongarzone lot. It appears there is a violation with the signs and lighting.

Actions to be taken:

- Verify that Building Commissioner has complete plans and conditions.
- Conditions state required number of parking spaces needed, does "Augie's" lot have the same number of spaces? Should "Augie's" lot be required to have vegetation for screening? There is one residence as a direct abutter.
- Determine if there is a violation of the Site Plan Review. There was a specific number of parking spaces determined and where those spaces are supposed to be.
- Is there a violation with the Bylaw for "Augie's" lot?
- Request a letter from P. Lombardo for an analysis on why Augie's and Bongarzone's parking lot comply with the Bylaw and site plan review.
- Regarding the previous letter from R. Fultz to Bob Folsom, if nothing happens in two weeks, send a letter to Peter, with the amended site plan review to please see that these things are enforced. Then again in two weeks request the status.

Ellen will focus on organizing the project history, decisions with referenced documents and minutes for Sunset Bay Marina and also SWM and Jakes. Confirm that Peter has complete packages. As was done with SWM, Bob will try to set up a field inspection with Peter to visit the sites and form a list of outstanding items. The list will then be sent to the applicant and they must submit a schedule for completion. The Board should also consider that the Bylaw states that the Planning Board shall receive surety for outstanding issues for any temporary certificate of occupancy that is issued.

Discussion of Steamboat Wharf Marina, Inc. Site Plan Compliance

J. Duffy read the memo to P. Lombardo from R. Fultz dated 6/26/2012 regarding the directory sign and ADA compliance at the site access. As of this meeting no response has been received. R. Fultz stated that he has had a site meeting with P. Lombardo and SWM to discuss what SWM needed to do to make their site access ADA Compliant. After no action, he then sent follow up correspondence to Peter for review spelling out what was his understanding of what needed to be done, however still no action.

Action to be taken:

- Staff will inquire if a permanent certificate of occupancy has been issued or if a letter was ever issued to the Planning Board inquiring about compliance of the Site Plan Review.
- Inquire about the status of the Harbormaster's office.
- Inquire about the status of the directory sign. Only posts have been installed to date.
- Follow up on access drive compliance
- Review approved signs, banners and use of mannequin (T-shirts)
- Review storage of boats versus parking
- Review decision for reference to the lease
- Review minutes for Harborwalk signage on directory sign
- Determine that the Building Department has all pertinent documents
- Compile a list of outstanding or non-compliance issues

Discussion of Beach Visitor Sample Survey

R. Fultz discussed his thoughts of perhaps doing a sample survey of where the people coming to the beach were coming from to be submitted as part of the Massworks Grant Application. This would be helpful in illustrating the regional aspect of the project. Would it be practical to ask the company that employs the parking lot attendants to ask the questions? There may be an issue with the cueing of cars into the parking lots if the survey was done at the entrances to the lots. The application is due at the end of August through the first week of September.

New Business:

J. Duffy acknowledged receipt of copies of the Certificates of Occupancy for 301 Nantasket Avenue Units A and D as requested.

J. Duffy referred to a memo from P. Lombardo to the Bylaw Study Committee dated May 17, 2012 regarding a proposed Bylaw change pertaining Portable/Seasonal Signs. The change would be an addition of a section to allow Seasonal – Portable Signs. The Board briefly discussed the proposed change. V. Wood stated that this issue was discussed at the ZBC meeting and some revisions were made to the Section. The current Bylaw does not allow sandwich type of signs so they are in violation of the current Zoning Bylaw. The memo was given to the Board as a courtesy. The Board stated that they would prefer to let the ZBC know their thoughts so that they do not continue to work on this topic.

K. Phelan made a motion that the Planning Board would not support the proposed Bylaw change and a letter will be sent, N. Peyton 2nd, with a vote of 5/0/1 (V. Wood abstained)

J. Duffy will draft a brief letter to David Ray, ZBC and forward it to the Board for their comments and input. The letter should contain text that the current Zoning Bylaw does not allow sandwich boards therefore they are a violation.

J. Duffy will send a letter to Sarah White thanking her for her service. J. Paquin suggested that it also be sent to the Hull Times.

9:25pm Upon a **motion** by N. Peyton and **2nd** by J. Paquin a **vote** of 6/0/0;
It was **voted** to: Adjourn