



HULL PLANNING BOARD

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July 25, 2012

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

Members Not Present: Timothy Reynolds, Stephen Flynn, Nate Peyton

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

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

Discussion – DLTA Grant update

R. Fultz reviewed the final accepted scope of work for the DLTA Grant through MAPC. A request for information was issued by MAPC for several studies, zoning information and various GIS files which has been completed. R. Fultz will forward deliverables to the Board as they are received. Any comments or responses should be directed to R. Fultz and not directly to MAPC. The Town will receive digital versions of all deliverables.

Discussion – MassWorks Grant update

R. Fultz informed the Board that he had met with the Selectmen regarding revisions to the MassWorks Grant application. The Bay Avenue project will remain unchanged with a cost of \$740K for a complete rebuild. After the site visit, it was determined that the cost for the Nantasket Avenue project was too high. It was suggested that the Town modify the project to bring the cost between the average award between \$1.5 and \$1.7 million. The work proposed through the Grant would include the rebuild of the sidewalks and roadway for an estimated cost of \$1.95 million. The Grant from MassWorks would be contingent on Town Meeting approval on a Bond for \$800K that will cover the cost of the infrastructure for underground utilities. The bid will include the base bid that will be for the roadways and sidewalks, with 2 alternates. Alternate 1 would be for the underground infrastructure and Alternate 2 would be for the connection of the underground utilities. Prior to Town Meeting all costs will be known.

The Selectmen voted to support the Grant and to support a request for a Town Meeting Article to apply for the Bond.

Discussion – Sunset Bay Marina Update

R. Fultz informed the Board that he visited the site and met with Ms. Landry. Mr. Folsom was not on site. R. Fultz walked the site and found that there are several non-complying issues from the site plan review. R. Fultz read aloud an email from David Ray dated 7/25/2012 in which he stated that photographs of the as-built signage for the restaurant and parking areas and photographs of the landscaping will be submitted within two weeks.

The Board agreed that a concise list of concerns should be made for SBM to address. For example lights, signs, boat storage, parking etc. It should be determined what items are in violation of their Management Plan, site plan review and/or zoning issues. Also determine what D. Ray was referring to as “the on-going project”

J. Paquin will contact Town Counsel for his opinion on whether she should recuse herself from discussions pertaining to Sunset Bay Marina.

Discussion - Steamboat Wharf Marina – Site Plan Compliance

R. Fultz informed the Board that he met with Andy Spinale on site and had a favorable impression with the overall site and operations. The sign is being made, Justin Gould had just met with the sign company and it was being constructed as was approved and will include the Harborwalk sign. The Harbormaster's Office is still being constructed. The sono-tubes are in, and the office has rough framing which has to be pinned to the foundation system prior to finish work.

Concerning the access drive, SWM is awaiting instructions from P. Lombardo on how to proceed with compliance with ADA regulations. They are reluctant to do the work without something in writing. The MassHighway sign has been removed however no patching was done to the asphalt. The mannequin was not on site. Andy does not want the mannequin on site.

Andy stated that under their lease, they are allowed to have boats on the main part of the pier if they are working on them. There were no boats on the Henderson lot. There were two floats not in the water. One is being worked on and one belongs to a client who did not put it in this year. Andy stated that he will move the one that belongs to a client.

Staff will research approval of all signs, banners, etc. The site plan review included all signage for the site. Any new tenants should be required to have approval from the Planning Board for their signs. There is a conflict between language in the conditions for site plan review versus the zoning by-law as to who is responsible for approval of signs. R. Fultz referenced a reply email from P. Lombardo dated 7/17/2012 who stated that he has not received a permit application for the sign which is required.

General Discussion:

R. Fultz will talk to J. Lampke for clarification concerning signs and permitting during site plan review versus the Bylaw. It is the opinion of the Board that if there was an approval during the site plan review (signage, lighting, landscaping) it should go on in perpetuity. Additionally, an opinion regarding the Boards authority regarding completion and compliance of site plan review and violations of conditions is needed. The only reference to enforcement in the Bylaw refers to the Building Commissioner. Staff will also verify whether tickets issued by the Building Commissioner go to civil or criminal court.

Clarification is needed between standard Condition #3 of Site Plan Review and the Bylaw Section 40.3 A. as it relates to approval by the Planning Board prior to the Building Commissioner issuing a Certificate of Occupancy and the Building Commissioner's notification to the Board prior to issuing any occupancy permit.

8:45pm Upon a **motion** by J. Paquin and **2nd** by V. Wood a **vote** of 4/0/0;
It was **voted** to: Adjourn