



HULL PLANNING BOARD

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August 22, 2012

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

Members Not Present: Kelly Phelan, Stephen Flynn

Staff Present: Ellen Barone, Administrative Assistant

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

Minutes: Upon a **motion** by V. Wood and **2nd** by J. Paquin and a **vote** of 4/0/1
(T. Reynolds abstained)
It was **voted** to: Approve the Minutes of July 25, 2012

Upon a **motion** by J. Duffy and **2nd** by N. Peyton and a **vote** of 5/0/0;
It was **voted** to: Take no action on the Minutes of August 8, 2012
(J. Duffy would like to make additions; will email E. Barone)

J. Paquin recused herself

Sunset Bay Marina Site Plan Conditions Compliance

E. Barone informed the Board of the following items:

- R. Fultz had scheduled a Site Inspection for August 29, 2012. B. Kelly of the Building Department will also be present. The purpose of the inspection is to compile a comprehensive list of outstanding and non-compliant items that will be included in a letter requesting compliance from Sunset Bay Marina and enforcement by the Building Commissioner. J. Duffy will draft letter requesting enforcement.
- Regarding the status of a Certificate of Occupancy, P. Lombardo had informed E. Barone that a CO was not necessary as it was not a new building. All safety inspections have been signed off.
- Sea Dog Brew Pub Signs – The design is as approved, the location and number of signs are not in compliance. A permit was applied for from the Building Department however never paid for or picked up. No permit for lights on the sign was requested or issued.

J. Paquin returned

Steamboat Wharf Marina Site Plan Conditions Compliance

E. Barone informed the Board of the following items:

- Section 33 – Waterfront District – 33-3 Signage states “Internally illuminated signs, signs with moving parts, and freestanding signs are not to be used.”
- The Site Plan Review Decision did not contain a reference to the Town of Hull Lease. (The Board requested that E. Barone research for an Amended Site Plan).
- The Marina Building and Harbormaster’s Office received temporary Certificates of Occupancy on 2/19/2009. The Lobster Express received all safety sign offs.
- Regarding the freestanding signs (A-Frame) temporary permits were issued for 30 days each on 1/24/10, 5/27/10 and 1/15/2012 to Lobster Express.
- Regarding the Lobster Express Banners, a temporary permit was issued for two “Now Open” banners. The Board mentioned that there is also a banner for the Sail Making Business.
- Item #8 of the Site Plan Review Decision states that “All signage for buildings and lot (i.e. entrance) to be approved by the Planning Board.....”

Other Business:

The Board will request a meeting with the Building Commissioner after letters of enforcement have been written.

T. Reynolds is compiling a matrix of sign by-laws from Hull, Scituate, Cohasset and Hingham. N. Peyton suggested that Duxbury and North Hampton also be looked at. N. Peyton will provide T. Reynolds with a copy of Brockton's 40R by-laws that include good sign language.

N. Peyton is continuing to photograph signs throughout the Town.

J. Duffy has not yet written a letter of thanks for Sarah White. N. Peyton will request a citation from the Governor. E. Barone will research the number of years of service to the Town as Sarah was also on the Conservation Commission.

J. Duffy will email the letter to the Zoning By-law Committee stating that the Planning Board is not in support of the new sandwich board by-law.

8:15pm Upon a **motion** by T. Reynolds and **2nd** by N. Peyton and a **vote** of 5/0/0;
It was **voted** to: Adjourn