



HULL PLANNING BOARD

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

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October 24, 2012

Members Present: Joseph Duffy, Chair, Timothy Reynolds, Vernon Wood, Kelly Phelan, Nate 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 V. Wood and **2nd** by T. Reynolds and a **vote** of 5/0/0
It was **voted** to: Approve the Minutes of September 12, 2012 as submitted

Sunset Bay Marina Site Plan Conditions Compliance – No Action

Steamboat Wharf Marina, Inc. (SWM) – Site Plan Compliance

R. Fultz reviewed his correspondence to SWM dated October 24, 2012 informing them of a site inspection planned for November 5 with the Building Commissioner and himself. Additional items noted are as follows:

- Installation of directory sign has begun
- Signs for subleases are being fabricated
- Handicap accessible entrance ramp to Harbormaster's building is framed
- A completion date for the ramp and access drive was requested
- A schedule for compliance and a plan for the site access improvements was requested

Request for Approval Not Required – 6 Elm Street

The Board reviewed an application filed by John Mitchell submitted with the Plan by Nantasket Survey Engineering, LLC dated 9/19/2012 for the purpose of subdividing 6 Elm Street, Map 20/Lot 116 into Parcel A 15,502 square feet and Parcel B 2,997 square feet. Parcel B which is a non-buildable lot will be combined with Map 20/Lot 114 at a later date. The record property Owner is listed as John W. & Tracey A. Mitchell. Tracey Mitchell did not sign the application. The frontage of Parcel B does not meet existing zoning requirements of 75 feet.

T. Reynolds **motion**, N. Peyton **2nd**; **vote** of 5/0/0 to deny the Request for Approval Not Required

Nantasket Avenue Zoning Project

The Board had a brief discussion of the ongoing Nantasket Avenue Zoning Project. From the previous meeting with MAPC, it seems that using an overlay district that would combine uses is the best approach. The Board should consider what mixed-uses are market viable.

Regarding design standards, the Board felt that the Design Review Board should continue to have input. To add design guidelines at this time would be too much to accomplish.

Other Business:

- J. Duffy will send out an electronic version of a mixed-use zoning guide
- J. Duffy requested that E. Barone copy and distribute the Railroad Bed Right of Way Study to Board
- K. Phelan suggested looking at the Town of Braintree Application for Approval Not Required

9:12pm Upon a **motion** by T. Reynolds and **2nd** by N. Peyton and a **vote** of 5/0/0;
It was **voted** to: Adjourn