



HULL PLANNING BOARD

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November 14, 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

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

Steamboat Wharf Marina – Site Plan Review Compliance

The Board reviewed the memo from R. Fultz to SWM dated November 14, 2012 that was a recap of the site visit conducted on November 5, 2012 with R. Fultz, B. Kelly and Justin Gould. The Board requested that SWM submit a plan for the final work to be completed on the access drive. In regard to any temporary signs on site, the Board stated that they should be removed.

J. Duffy requested a copy of the site plan review decision, conditions and amendments to determine if an amendment of the site plan decision should be made.

Nantasket Area Zoning

R. Fultz informed the Board that although the public meeting was held on a very stormy evening, approximately 60 people attended. The representatives from MAPC thought that it was very successful with good participation from the public. The next step in the process is to develop a recommendation for the proposed zoning changes. Angela Insinger of MAPC will attend the next Planning Board meeting on November 28. R. Fultz will meet with more groups to get people talking and gain support for the changes.

ANR - 6 Elm St

Mr. Mitchell has resubmitted his Request for Approval Not Required. As requested, the changes have been made to the submitted plan. The Owner of Record shown is John W. Mitchell. The notation that "Parcel B is to be conveyed to abutting property Owner and is not available as a site for building" has been added.

V. Wood **motion**, 2nd by J. Paquin; **vote** 4/0/0 ANR **Approved** and endorsed on plan as such

Other Business:

J. Duffy requested an electronic copy of the Sunset Bay Marina decision.

J. Paquin stated that she had previously attended many MAPC meetings and suggested that the Board send a representative.

The Board received copies of the ANR Handbook updated September 2010

J. Duffy distributed copies of the Railroad Bed Right-of-Way Report and the Trail Development Primer for discussion at a later date.

9:00pm Upon a **motion** by J. Paquin and **2nd** by K. Phelan and a **vote** of 4/0/0;
It was **voted** to: Adjourn