



HULL PLANNING BOARD

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September 25, 2013

Members Present: J. Timothy Reynolds, Chair, Jeanne Paquin, Vice Chair, Steve Flynn, Kelly Phelan, Joseph Duffy, Nate Peyton

Members Not Present: Jen Berardi-Constable

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

7:30pm T. Reynolds called the meeting to order

Minutes: Upon a **motion** by J. Paquin and 2nd by N. Peyton and a **vote** of 6/0/0
It was **voted** to: Approve the Minutes of September 11, 2013 as submitted

- The Board received correspondence from Frank Muccini regarding work proposed by the Nemira's of Maple Lane. R. Fultz informed the Board that Town Counsel has advised that this issue is a civil matter that the Town is not a party to. J. Duffy will contact J. Lampke for specifics and report back to the Board.
- T. Reynolds provided the Board with an update regarding the recent meeting attended by himself, J. Paquin, R. Fultz, P. Lemnios, J. Lampke and K. Richardson. The purpose of the meeting was to discuss the Planning Board's wishes to either take the lead or be a major party in the developing of new zoning related to rental properties. T. Reynolds stated that it was P. Lemnios' opinion that the zoning would come to the Planning Board in time according to statute. K. Richardson will go back to the Board of Selectmen to discuss the matter with them. The Planning Board concluded that they are still interested in participating in the process. T. Reynolds will follow up with K. Richardson.
- R. Fultz provided an update on projects that he is working on. Regarding Pemberton Pier, Mass DOT has agreed to pay for the remainder of work on the project which is between \$140K and \$160K. Permitting and budgets are being finalized. The MassWorks project to rebuild Nantasket Avenue Surfside is moving along. MassWorks has requested updates on the Town's pre-planning and pre-development process and the zoning. The contracts for the dredging project for Nantasket Pier have been finalized and the project should be on track for startup.
- At a recent meeting, the HRA voted to authorize their Chairman to sign a MOA "Memorandum of Agreement" with MassDevelopment to take the next steps on redevelopment of the entire area from the HRA property to the Imperial Realty property. The Town will also be a signatory. MassDevelopment will work with consultants to develop a master plan based on the NBOD for the HRA property and will do a traffic plan including a parking program. This will include both private and public properties and they will work with the DCR and Imperial Realty people.
- R. Fultz was contacted by the Hingham Engineer regarding the previous Project Need Form that was submitted to MassHighway for a Corridor Study. Hingham is now bringing it to the Central Transportation Planning Staff.
- N. Peyton gave information on upcoming seminars with MAPC. He is very appreciative of all of the support and participation at the recent MAPC South Shore Coalition meeting. MAPC SSC is working on an Agenda

that he will bring back to the Board. N. Peyton would like to have a joint meeting with the Hingham Planning Board. N. Peyton would also like to see the Town adopt a policy statement or non binding resolution that shows goals to work toward that may be helpful in obtaining future grants. Topics could be something pertaining to subjects like complete street designs or related to greenhouse gas emissions. R. Fultz believes that it should be a policy statement. N. Peyton will research the procedure needed for a policy statement.

- The Board was reminded of the “Healthy by Design Award” event that will be held at the State House from 1:00 – 2:30 on October 9th.
- J. Duffy informed the Board that the HRA has received a summary judgment in their favor in the litigation with Nantasket Beachfront Confront Condominiums.
- J. Paquin reminded the Board to “reply to all” regarding attendance at meetings
- T. Reynolds would like to meet with the Zoning By-law Committee to learn what they have on their Agenda. E. Barone will coordinate with Robbie Burgess.
- There were no Sub-committee reports.
- T. Reynolds will not be in attendance on October 9 and October 23.

8:50pm Upon a **motion** by N. Peyton and **2nd** by S. Flynn a **vote** of 6/0/0
It was **voted** to: Adjourn