



HULL PLANNING BOARD

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November 13, 2013

Members Present: J. Timothy Reynolds, Chair, Jeanne Paquin, Vice Chair, Kelly Phelan Joseph Duffy, Nate Peyton, Jen Berardi-Constable

Members Not Present: Steve Flynn

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

Meeting 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 August 28, 2013

Upon a **motion** by J. Paquin and 2nd by J. Constable and a **vote** of 6/0/0
It was voted to: **Approve** the Minutes of October 23, 2013

Upon a **motion** by J. Paquin and 2nd by N. Peyton and a **vote** of 6/0/0
It was voted to: **Table** the discussion and approval of the minutes of 9/25/2013
Note: J. Duffy will edit his requested modification and submit to E. Barone for insertion and review at the next meeting.

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

Hull Artists discussion: Documents R. Fultz email 10/30/13, Hull Artists Statement of Interest

Bill Smyth, Judeth VanHamm, Dennis Riley (Chair, Historical Commission) and Steve Greenberg (of Natick and Hull) attended the meeting to convey to the Board, the wish of the Hull Artists to obtain a space an Artists' Center and Visitor Center. They have been discussing the idea of leasing the former MDC Police Station that is owned by the DCR. As a by-product of the funding aspect they have looked into the building being designated with a Historical Designation which could allow for funding to detoxify the location. It is their desire to have a place for the Hull artists to have gallery space where they could have demonstrations, workshops and the ability to teach the arts that would also preserve an historic feel to the beach. They have expressed their wishes to the DCR and stated that the DCR is very enthusiastic and suggested that they include all nine of their buildings in the Historic Designation process.

In response to where they fit in with future development in the Nantasket Beach area, R. Fultz stated that the next step will be the work of MassDevelopment who will develop master plans that will be based on the NBOD zoning that includes historic preservation and encourages multi use developments that would allow for such a space for the artists. The Board sees the artists as well as other groups as a partner in future development. The Board suggested reaching out to the towns of Easthampton and Southboro who have been very successful with development that includes the artists as a vital part of their community. The Board encouraged the group to participate in any public meetings regarding development. J. Duffy will email everyone the Town's options for leasing the DCR buildings.

R. Fultz update:

R. Fultz reported that he is working with the Town of Hingham on a transportation study for the GW BLVD./Summer Street corridor that is similar to the one in the project need form done approximately two years ago for that entire Hingham/Hull corridor. The Central Transportation Planning Staff is considering doing portions of the study which would address more of the safety and low cost issues for the entire corridor and connection to Nantasket Ave. including shared pedestrian and bicycle pathways. This study is well timed to be coordinated with the Nantasket Ave. rebuild project.

A new ramp was installed at Pemberton Pier by the Boston Harbor Cruises that was unauthorized. The Town is investigating. T. Reynolds and J. Constable who both use the Commuter Boat stated that it is a big improvement over what was there.

P. Lemnios attended the meeting for a short period of time during this update and spoke to the need for solutions to the parking problems at Pemberton.

The Ferry Compact through MassDot has advanced Hull's project with \$200K in grant funds to cover the waiting and ticket room.

Work is continuing on the Nantasket Avenue project with replacement of private utility lines.

The dredging at Nantasket Pier has been delayed due to a technology issue that should be fixed by Friday.

Other Business:

E. Barone submitted a revised Form A which is the application for Endorsement of Plan Believed Not to Require Approval under the Subdivision Control Law for review. The previous form was not in digital format and has been in use since 1988. J. Duffy would like to review the form. If changes are needed, the form can easily be revised.

Upon a **motion** by N. Peyton and **2nd** by J. Constable and a **vote** of 6/0/0
It was voted to: **Approve** the use of the revised Form A

The Board received a copy of the certified NBOD map.

N. Peyton reported that the Sub-Committee for the NBOD Special Permit has been meeting; has identified a process and checklist. Any documents for the Board to review should be sent through E. Barone for distribution.

Upcoming Schedules: N. Peyton not available 12/15 – 12/21
T. Reynolds not available 12/20 – 12/27

9:20pm Upon a **motion** by J. Paquin and **2nd** by J. Duffy and a **vote** of 6/0/0
It was **voted** to: Adjourn