



## HULL PLANNING BOARD

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

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**January 23, 2013**

**Members Present:** Joseph Duffy, Chair (arr'd 8:05), Jeanne Paquin, Vernon Wood, Kelly Phelan, Stephen Flynn,

**Members Not Present:** Timothy Reynolds, Nate Peyton

**Staff Present:** Ellen Barone, Administrative Assistant

**7:30pm** J. Paquin called the meeting to order

**Minutes:** Upon a **motion** by V. Wood and **2nd** by S. Flynn and a **vote** of 4/0/0  
It was **voted** to: Approve the Minutes of January 9, 2013 as submitted

**7:45pm** **225 Atlantic Avenue (Map 51/Lot 024) – Continuation** of a Public Hearing on the application for Site Plan Review filed by Steven Fitzgerald to construct a garage.

Owner/Applicant: Dale Fitzgerald

Representative: Dana Altobello, Merrill Associates, Inc.

Abutters/Others: Patrick Finn

Documents: Site Plan – Merrill Assoc – Dated – 06/26/12 revised 1/17/2013

Design Plans Sheets A-1 - A-3 – Custom Home Designs - Dated 01/22/2013

Rectangular Standard Lattice Panel Product Sheet

Millennium Lighting Outdoor Sconce Product Sheet

Sign Plan

Merrill Associates Correspondence – Dated – January 17, 2013

Mr. Altobello provided a brief review of the proposed project. As requested, revised Site Plans, Design Plans, a sign plan and product sheets for lighting and lattice panels were submitted. The Site Plan was revised to show that the number of parking spaces on the exterior of the building is three. The Design Plans included the addition of lighting at the handicap accessible parking space. The cupola was resized as requested by the Design Review Board, and all comments from the Design Review Board were added on Sheet A-3. The lighting shall be residential style Millennium Lighting Outdoor Sconces. The lattice panels will be Rectangular Standard Lattice Panels with an arched top. The sign shall be placed adjacent to the Atlantic Avenue door and will be made of white wood, 8.5" high by 24.0" long with engraved lettering "Pugnacious Enterprises". Mr. Altobello stated that there will be no air conditioning units on the site.

While reviewing the Design Plans, the Board noted that the details indicated floodlights on the East (Atlantic Ave.) and West peaks of the garage. The Applicant had previously stated that no floodlights were planned for the site. Additionally, three bollards were noted on the Atlantic Ave. side of the building. No additional information was available pertaining to the bollards, therefore Mr. Altobello was asked to provide information.

Mr. Altobello was asked to address the following items:

- Remove proposed spotlights
- Include detail that represents arched top on the lattice panel
- Provide details for bollards on the Atlantic Ave. side of building (size, lighting, etc.)

The Board reviewed draft conditions for this project. Additional conditions to be added shall reflect the following:

- The unfinished attic space shall be used for storage only
- On-site maintenance shall be limited to routine cleaning
- Any change of use or ownership shall result in notification to the Planning Board for review and/or Site Plan Review

The Board should send any additional recommended conditions to E. Barone for inclusion in the decision. J. Paquin will forward Riddles and Steamboat Wharf decisions to J. Duffy.

- Upon a **motion** by V. Wood and **2nd** by J. Paquin and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to January 23, 2013 at 7:40.

#### **Other Business/Discussion:**

**Nantasket Beach Area Zoning Update:** The Board received an email from R. Fultz regarding the Nantasket Area Zoning Overlay as well as the latest draft of the zoning dated 1/21/2013. (email also reformatted by J. Duffy) The Board was requested to review the draft and send any comments for consideration to R. Fultz.

**Seasonal/Portable Signs:** J. Duffy distributed the following information:

Memorandum from P. Lombardo to D. Ray – ZBC dated 5/17/2012, Subject Portable/Seasonal Signs

Hull Article 1 General, Section 4 Zoning Bylaw Committee

Hull Article VII Section 70 – Signs, Billboards and Other Projections

Zoning Enforcement Under 40A – M.G.L.A. 40A s 7

Declaratory Relief: Chapter 231A - M.G.L.A

This is a continuing discussion regarding the Zoning By-law Committee's efforts in working on a Proposed By-law pertaining to Seasonal/Portable Signs. The Board had requested that E. Barone forward the meeting minutes that include the Board's vote of non-support of the Zoning By-law Committee's efforts to write a By-law for seasonal/portable signs. J. Duffy was to draft a letter to be sent to the ZBC and that was to be forwarded to the Board for review. J. Duffy has attended ZBC meetings and discussed this issue with them, however no letter had been sent to date. The Board was informed that the ZBC had drafted a letter to be forwarded to the Planning Board and the Board of Selectmen with proposed By-laws and changes to existing By-laws for inclusion in the Town Warrant. The Planning Board had not officially received the discussed letter as yet. The Board continues to dispute the operational procedures that the ZBC is following as they are in conflict with the Town of Hull Zoning By-laws. V. Wood will inquire as to the status of the letter.

**9:55pm** Upon a **motion** by K. Phelan and **2nd** by J. Paquin a **vote** of 5/0/0;  
It was **voted** to: Adjourn