



HULL PLANNING BOARD

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February 13, 2013

Members Present: T. Reynolds, Vice Chair, Jeanne Paquin, Vernon Wood, Kelly Phelan, Stephen Flynn, Nate Peyton

Members Not Present: Joseph Duffy

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

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

Minutes: Upon a **motion** by J. Paquin and **2nd** by S. Flynn and a **vote** of 4/0/0
It was **voted** to: Approve the Minutes of January 23, 2013 as submitted

7:40pm **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.

Representative: Chris Sanderson, Merrill Associates, Inc.

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

Design Plans Sheets A-1 - A-3 – Custom Home Designs - Dated 02/05/2013

Rectangular Standard Lattice Panel Product Sheet

Millennium Lighting Outdoor Sconce Product Sheet

Sign Plan

Mr. Sanderson submitted revised Design Plans that indicated that the spotlights and bollards have been removed from the plans. The lattice panels as indicated on Sheet A-3 will be Rectangular Standard Lattice Panels with an arched top.

The Public Hearing was closed.

Discussion: The Board reviewed the revised draft Site Plan Review Decision Order of Conditions. All comments from previous reviews and meetings have been addressed. Also discussed was a Decision submitted by J. Duffy. The Board determined that at this phase of the hearing process, this was not the time to discuss a new format that also included new procedures. (Review of the format for Site Plan Review Order of Conditions will be added to an Agenda for discussion at an upcoming meeting.)

- Upon a **motion** by J. Paquin and **2nd** by S. Flynn and a **vote** of 6/0/0;
It was **voted** to: Approve the Project with Conditions. The Order of Conditions was signed

Other Business/Discussion:

Zoning By-law Committee Correspondence dated 1/24/2013:

The Board reviewed correspondence from the Zoning By-law Committee (ZBC) regarding the ZBC 2012 Actions and recommendation for Town Warrant. This correspondence was also forwarded to the Town Clerk and space has been held on the Town Warrant. V. Wood stated that he did not believe that it was the ZBC's intention to have these items added to the Town Warrant. The correspondence included a copy of a previous letter dated April 26, 2011 that was a summary of the ZBC's discussion on a proposal to modify Table 55 Parking Requirements. No action on this item is necessary from the Board at this time.

The attachment regarding changes to Chapter 169 "Restrictions on Storage" was reviewed. Chapter 169 is part of the General By-law of the Town and does not follow the same process as a change to a Zoning By-law. Changes to the General By-law can be submitted by ten (10) citizens or the Board of Selectmen. The Board agrees that they do support this change.

Motion J. Paquin that the Planning Board endorse support of Chapter 169 Restrictions on Storage and that the Board draft a letter to be sent to the Zoning By-law Committee and the Board of Selectmen indicating support of this article and that it be added to the Town By-law; **2nd** by N. Peyton **vote** of 6/0/0

N. Peyton will draft a letter. R. Fultz recommends that the letter include the process for submitting a change to the General By-laws.

Regarding the Portable/Seasonal Signs proposed change, the Board again discussed that a prior vote was taken stating that the Board did not support this By-law change and to direct the ZBC to stop work on it. Although there have been no changes since it was first presented, V. Wood stated that there is a lot of passion on that Board (ZBC) regarding this issue and believes that it will come before the Planning Board either by that Board (ZBC) or citizens and he feels that the ZBC should be invited to discuss their points. Topics of discussion included questioning the effects this would have on DCR parking lots; what is the definition of temporary; would the DRB support this; existing zoning does not allow for this type of sign in the Waterfront District; why only seasonal; would this by-law address the quality of the signs being used. The Board feels that these signs have been multiplying around the Town and that there is an existing By-laws that prohibits certain types of signs now that have been allowed to be used. Regarding the Waterfront District, where freestanding signs are prohibited, something must be added to the proposed change stating that this by-law would not supersede any other by-law regarding signs.

The Zoning By-law Committee will be invited to attend the Planning Board Meeting scheduled for 2/27/13. If this date is not available, the next date would be 3/13/2013.

Nantasket Beach Overlay Zoning Update:

R. Fultz provided the Board with a schedule that listed all of the meetings that have taken place to date and those that have been scheduled for the upcoming weeks. Also included in the schedule is the timeframe for tasks to be completed prior to Town Meeting. It is his goal to meet with all boards and commissions of the town to provide them with a presentation regarding the Nantasket Beach Overlay District. In addition to providing the information, he will be asking each board and commission for their support of the proposed zoning changes and the request for approval of the \$800,000 bond necessary for the underground infrastructure for the Nantasket Surfside rebuild project. He feels that the overall process has been very productive and positive and that the major concerns that have been expressed relate to massing of buildings, height, maintaining an open feeling and view sheds. His goal now is to work on the details in the zoning.

T. Reynolds will provide R. Fultz with an article published in the Boston Globe pertaining to the MassWorks project that was done in Weymouth Landing.

J. Paquin suggested that R. Fultz submit an article to the newspaper that informs the public of the process that he has undertaken so that the general public that has not attended the meetings is aware of the efforts that have gone into this project.

Other:

The Board received information relating to the upcoming Citizen Planner Training Collaborative. If any members are interested in attending, they should contact E. Barone.

J. Paquin will not be present on 2/27/13 and K. Phelan may not be present.

9:15pm Upon a **motion** by N. Peyton and **2nd** by J. Paquin a **vote** of 6/0/0;
It was **voted** to: Adjourn