



HULL PLANNING BOARD

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509

March 13, 2013

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

Members Not Present: Stephen Flynn,

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

7:35pm J. Duffy called the meeting to order

Minutes: Upon a **motion** by V. Wood and **2nd** by N. Peyton and a **vote** of 6/0/0
It was **voted** to: Approve the Minutes of February 13, 2013 as submitted

225 Atlantic Avenue (Map 51/Lot 024) – (Map 51/Lot 024)

The Board signed a revised Site Plan Review Decision, dated March 13, 2013.

This amended Decision states that the Site Plan is "dated June 26, 2012 as revised through March 13, 2013,"

The revised Site Plan, states "LATEST REVISION, JANUARY 17, 2013" in the lower right corner of the Plan.

The revised Site Plan now includes Note No 5 located under "REVISIONS" (upper right corner), dated "3/13/13" and now states "REGISTRY OF DEEDS NOTES."

This revised Site Plan contains two new certifications which read as follows:

- (1) "I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS:, and
- (2) "I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN."

The revised Site Plan also contains a box with the following denomination: "FOR REGISTRY USE ONLY."

On the amended Decision the Grading and Drainage Plan and the Landscape Plan now include the following: "... revised dated March 13, 2013."

On the amended Decision a Note was inserted after paragraph number 1 (*a listing of "plans" incorporated into the Decision*) and paragraph number 5 (*a list of Hull departments that reviewed and commented on the proposed project*) and reads as follows:

"NOTE: Documents referenced as "attached" are on file in the Community Development and Planning Office and Building Department."

Nantasket Beach Overlay Zoning (NBOD) Update:

Documents: Final Draft Proposed Zoning, Nantasket Beach Overlay District, 3/11/2013
Table – Comparison of Zoning Uses and Overlay Uses
Table – Comparison of Dimensional Standards
Public Meetings & Notices Schedule – March 13, 2013
Key Elements Reference, Nantasket Beach Overlay District, March 4, 2013
Nantasket Beach Overlay District – Major Elements

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.

The Board reviewed the Final Draft Proposed Zoning, Nantasket Beach Overlay District, 3/11/13 and provided many useful comments and suggestions that will be incorporated into the document for submission to the Board of Selectmen on 3/14/2013. Although some Board members thought that the zoning was too long and was perhaps confusing to follow, R. Fultz stated that all comments received through the workshops and public meetings have been considered within the document. He feels that the needs of the residents and the Town have been met and protected as best as possible. The Board also received a document listing the Major Elements of the zoning for the NBOD. R. Fultz asked that the Board discuss the proposed zoning in their social settings to help provide awareness to the residents.

J. Paquin requested that the supporting materials distributed this evening be forwarded electronically. Footnotes should be added to the Comparison of Dimensional Standards Table indicating the definitions for the asterisked items.

J. Paquin - Motion that the Planning Board endorse and submit the Nantasket Beach Overlay District as an addition to the Zoning Bylaw to the Board of Selectmen for inclusion as an Article for the 2013 Annual Town Meeting Warrant - **T. Reynolds 2nd - Voted 6/0/0**

ZBC Correspondence – 1/24/2013 Town Meeting Warrant Articles (N. Peyton correspondence)

The Board reviewed a letter drafted by N. Peyton to the ZBC in response to their 1/24/2013 Summary of 2012 ZBC Actions and Recommendations for Town Warrant. The Board had hoped to discuss this correspondence with the ZBC at the joint meeting of February 27 however there was not a quorum present from the Planning Board.

T. Reynolds – Motion to approve the letter, update the date and submit to the ZBC – **J. Paquin 2nd – Voted 6/0/0** (J. Duffy will sign when ready)

Other Business:

The Board was requested to mark their calendars to include the Public Hearing for the NBOD Zoning Article that will be scheduled for April 24, 2013 at 7:00pm.

J. Paquin requested that all Board members “reply to all” in emails regarding their status of attendance at meetings.

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