



HULL PLANNING BOARD

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March 27, 2013

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

Members Not Present: Steve Flynn

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

7:30pm J. Duffy called the meeting to order

Minutes: Upon a **motion** by T. Reynolds and **2nd** by J. Paquin and a **vote** of 6/0/0;
It was **voted** to: Approve the Minutes of March 13, 2013 as amended by J. Duffy

J. Paquin recused herself

Sunset Bay Marina - Discussion

Documents: Correspondence – Nantasket Survey Engineering – dated 12/27/2012
Review Plan for Satellite Lot & Other Marina Parking & Landscaping – Nantasket Survey Engineering – Revisions – 12/27/12

Robert Folsom of Sunset Bay Marina and David Ray of Nantasket Survey Engineering attended the meeting to discuss a request to make changes to the approved site plans for the Sunset Bay Marina. Items that they wish to change are:

1. Portable Landscape locations: Mr. Ray stated that they have found that the approved locations for portable landscaping have not worked well during marina operations. They would like to relocate planters perpendicular to parking spaces at the Restaurant and to the outside edge of the Marina parking lot. Screening at the Satellite Parking Lot has been completed.
2. Lighting in Marina Parking Lot: would like to move the light to a pole in the corner of the lot. Down lighting would be used.
3. Modify the sign location and the number of signs: would like to use a sign similar to the directory sign at Steamboat Wharf Marina and provide signage for the restaurant. All unapproved signs have been removed. Unapproved lighting fixtures at sign locations have been disconnected.

Mr. Ray stated that the proposed work for the Marina is not complete for economic reasons. The State has issued automatic extensions for DEP permits issued for this project. It is unclear whether Chapter 91 permits fall under the automatic extensions.

Mr. Folsom stated that they would like to work on the issue of signage for the restaurant separately from the other matters to expedite that process.

Regarding the lot referred to as “Augie’s Lot”, Mr. Folsom stated that Augie did not want to get into a change of use for that lot; therefore it will not be used for additional parking or storage for the Marina. The lot previously was the site of a home that was recently demolished.

The Board requested that Mr. Ray revise the plans and return to the Board for a determination as to whether the changes constitute a minor or major change.

Upon a **motion** by V. Wood and **2nd** by T. Reynolds and a **vote** of 5/0/0;
It was **voted** to: Continue the discussion to April 10, 2013

J. Paquin returned.

Nantasket Beach Overlay District (NBOD) Update

R. Fultz reviewed the latest draft for the NBOD dated 3/14/2013 and the Draft Illustrative Map. Minor changes have been made to the zoning document with the intent on decreasing the size. R. Fultz will revise Section 12.2.3 pertaining to the building height while allowing flood proofing in attempt to minimize confusion. The Board received copies provided by J. Duffy that contained text within the NBOD relating to the Building Height Provisions.

J. Paquin - Motion that the Planning Board endorse and submit the Nantasket Beach Overlay District as edited 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 5/1/0**

J. Paquin – Motion to reconsider, **N. Peyton 2nd** - Following a discussion there was no change in the vote.

10:10pm Upon a **motion** by J. Paquin and **2nd** by K. Phelan and a **vote** of 6/0/0;
It was **voted** to: Adjourn