



## HULL PLANNING BOARD

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

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**August 14, 2013**

**Members Present:** J. Timothy Reynolds, Chair, Jeanne Paquin, Vice Chair, Steve Flynn, Joseph Duffy, Nate Peyton, Jennifer Constable

**Members Not Present:** Kelly Phelan

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

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

**Minutes:** Upon a **motion** by J. Paquin and **2nd** by N. Peyton and a **vote** of 5/0/1  
It was **voted** to: Approve the Minutes of 5/29/2013 (J. Constable abstained)

Upon a **motion** by J. Paquin and **2nd** by J. Duffy and a **vote** of 5/0/1  
It was **voted** to: Approve the Minutes of 6/12/3013 (J. Constable abstained)

April 10, 2013 – No Action – quorum not present

- R. Fultz requested that the Board work to develop a Special Permit template for use in projects that would fall under the Nantasket Beach Overlay District (NBOD). The area of concentration should be on specific findings and requirements. R. Fultz would like to use the format of the Town of Sandwich Special Permit that was previously provided to the Board. The hotel "Clarion" Special Permit should also be used for findings and conditions. A Sub-Committee was formed to include J. Duffy, N. Peyton and J. Constable.

J. Paquin added that she would like the Board to also work on improving the checklist required for applicants. E. Barone will check with J. Lampke about the requirements for posting meetings of the Sub-Committee.

- The Board briefly discussed the use of surety for future projects.
- The Board provided signatures that will be recorded with the Registry of Deeds. (K. Phelan still needed)
- R. Fultz provided an update regarding his recent meetings that included Newburyport and MassDevelopment. He also provided an update regarding the funding of the MassWorks grant as well as his current work regarding Pemberton Pier.
- J. Duffy provided the Board with a copy of the "Hull Bicycling & Walking Summary Plan" prepared by the Sustainable Transportation Committee. J. Duffy would like the Board to pursue the possibility of creating a bike path along the railroad right of way. N. Peyton stated that he feels that a major commitment is necessary for this undertaking. It is going to require much research and will involve community involvement both for and against. A Sub-Committee was formed to include J. Duffy, N. Peyton and T. Reynolds to investigate the feasibility of taking on a project of this magnitude.
- Upon a **motion** by J. Paquin and **2nd** by N. Peyton and a **vote** of 6/0/0, J. Duffy was appointed to be the Planning Board's representative on the Zoning By-law Committee.

- J. Duffy provided the Board with excerpts from Chapter 40A Zoning Section 11 pertaining to “parties in interest” and Section 15 “Appeals to permit granting authority;...”. J. Duffy expressed his concern that issues currently before the ZBA are not within their jurisdiction due to the fact that the appeals were not filed within 30 days from the date of the decision of the Building Commissioner. The Planning Board is considered as one of the “parties in interest”. J. Duffy would like the Planning Board to send a letter to the ZBA stating that the current appeals should not be being heard due to procedural reasons that being that the 30 day appeal period had expired. The Board made no decision to send a letter at this time. J. Duffy will contact J. Lampke for his opinion as to the appropriateness of the Planning Board sending such a letter to another Town Board. If a letter is not sent by the Board, J. Duffy as an individual will forward one.

**9:25pm** Upon a **motion** by N. Peyton and **2nd** by J. Constable a **vote** of 6/0/0  
It was **voted** to: Adjourn