



HULL PLANNING BOARD

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509

September 11, 2013

Members Present: J. Timothy Reynolds, Chair, Jeanne Paquin, Vice Chair, Kelly Phelan Joseph Duffy, Nate Peyton, Jennifer Berardi-Constable

Members Not Present: Steve Flynn

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

7:38pm T. Reynolds called the meeting to order

R. Fultz provided a brief update regarding some of the projects that he is working on. He informed the Board that the MassWorks Grant was back on track and funds would be coming soon. Regarding the Pemberton Pier Project, in order to move to the next phase of that project that is to move the pier forward, MassDOT is proposing that they will use their contractor and engineer. MassDOT will pay a 20% match for the value of their contractors. The value of that work is unknown at this time. They will use the remainder of the grant which is \$229K to pay the contractor and engineer and if there is any surplus it will be used for the other aspects of the project such as the waiting room, repair work on the fixed pier, etc. R. Fultz informed the Board that he has also filed a pre-application for a grant to the Ferry Compact for next year for funds to complete the work which is approximately \$126K. The contract for the Nantasket Pier Dredging Project should be signed next week.

J. Paquin updated the Board regarding her meeting with P. Lemnios, Town Manager relative to the rental zoning by-law and the Board's involvement with that and a committee that is being formed. P. Lemnios informed her that the Selectmen have directed him to form a staff committee in order to study what the various Town Departments feel that they need to do or things that should be put into place relative to this rental issue. There is no committee as yet to write the zoning. J. Paquin stated P. Lemnios also expressed his concern that homeowners may not be fully educated about renting their home regarding their liability, and possible issues with their insurance and mortgages and suggested that perhaps some educating could be done. He does not think that the Planning Board will be the front line for the zoning by-law; he believes that the zoning will come from the Board of Selectmen.

After a lengthy discussion, the overall consensus of the Board was that they feel the need to be involved with the process for any zoning pertaining to rental properties. The process must include community involvement via public meetings to allow the community to voice their opinions and to gain support. Several of the Board members spoke about information they have found in other town's zoning and feel that dealing with the substantive issues should not be a difficult process. If it is determined that the Planning Board will not be taking the lead on this issue, they could be the link to the community through the public meeting process and can act alone or as a partner. If the Planning Board will be working toward new zoning, R. Fultz stated that it is important to take it on as soon as possible. It was determined that T. Reynolds would request to meet with the Town Manager and Kevin Richardson, Chair of the Board of Selectmen to inform them of the Planning Board's interest in playing an active role in the development and the process of creating new zoning.

N. Peyton provided an update regarding the MAPC South Shore Coalition.

Healthy By Design Award Ceremony – 10/6/2013 – J. Paquin, N. Peyton, J. Constable will attend

8:58pm Upon a **motion** by N. Peyton and **2nd** by J. Paquin a **vote** of 6/0/0
It was **voted** to: Adjourn