



## HULL PLANNING BOARD

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

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**January 8, 2014**

**Members Present:** J. Timothy Reynolds, Chair, Jeanne Paquin, Vice Chair, Steve Flynn, Kelly Phelan, Nate Peyton, Jen Berardi-Constable

**Members Not Present:** Joseph Duffy

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

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

### Meeting Minutes:

- Upon a **motion** by J. Paquin and **2<sup>nd</sup>** by N. Peyton and a **vote** of 5/0/1  
It was voted to: **Approve** the Minutes of September 25, 2013 as submitted with no addendums (J. Constable abstained)
- Upon a **motion** by J. Paquin and **2<sup>nd</sup>** by K. Phelan and a **vote** of 6/0/0  
It was voted to: **Approve** the Minutes of November 13, 2013
- Upon a **motion** by J. Paquin and **2<sup>nd</sup>** by K. Phelan and a **vote** of 6/0/0  
It was voted to: **Approve** the Minutes of December 11, 2013

**ANR – 101-105 Highland Ave.** - Paul Mirabito of Ross Engineering was in attendance for the Applicant

The Board reviewed the Application and plan submitted by Michael Sullivan for endorsement as "Approval Not Required" (ANR) under the Subdivision Control Law. Based on the information provided on the plan titled "Plan of Land" prepared by Ross Engineering Company, Inc.; dated 12/31/2013; the Board determined that the subject lots meet the requirements of lot size and frontage.

Upon a **motion** by K. Phelan and **2<sup>nd</sup>** by N. Peyton and a **vote** of 6/0/0  
It was **voted** to: Approve and Endorse the submitted plan

### R. Fultz update:

The first meeting with MassDevelopment will take place this Thursday to review the scope.

MassDOT has stated that the contract for work at the Pemberton Pier was lost. A new contract will be executed.

The dredging work at Nantasket Pier is complete with the exception of replacing pilings on the north side of pier.

Nantasket Ave Surfside Rebuild Project is stopped for the winter and is approximately 1 week behind schedule due to National Grid work that held up PA Landers. The time will be made up by PA Landers in the spring.

The Engineer is working on alternatives to accommodate a curb opening for parking at Quintino Marchione's property.

In response to the Board's questions regarding zoning for rental properties, R. Fultz informed the Board that the work group of Town Employees had met and were working on a draft. There is another meeting scheduled. The process that will follow is that the Selectmen will review then pass on to the Planning Board.

**Sub-committee report on NBOD Administrative Procedures – (i.e. Special Permit Form)**

Due to conflicting schedules, the Sub-committee has been unable to meet therefore no report was given.

J. Constable expressed that she unfortunately cannot devote additional time to the sub-committee.

The Board discussed the importance of getting the Administrative Procedures completed as soon as possible due to the interest from developers for that area. The Board requested that R. Fultz apply to MAPC for assistance through a DLTA grant.

**8:03pm** Upon a **motion** by N. Peyton **2nd** by J. Paquin and a **vote** of 6/0/0  
It was **voted** to: Adjourn