



HULL PLANNING BOARD

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February 19, 2014

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

Members Not Present: Kelly Phelan

Staff Present: Peter Lombardo, Building Commissioner
Bartley Kelly, Assistant Building Inspector
James Lampke, Town Counsel
Ellen Barone, Administrative Assistant

The Planning Board conducted a Public Meeting to discuss Amendments to the Zoning & General Bylaws pertaining to Residential Rentals. The meeting that was held at the High School Exhibition Room was opened at 7:00pm and was recorded by Hull Cable TV and WATD Radio. Members of the audience included local Real Estate Agents and homeowners that are directly involved with rentals.

The purpose of the meeting was to allow the Planning Board to comment and to receive comments from the Public regarding the proposed Draft Amendment dated 2/2/2014. At the direction of the Selectmen, the Town Manager organized a group of Town Staff to work with Town Counsel to draft the Bylaw Amendments that would allow and regulate Residential Rentals in a Single Family District. P. Lombardo stated that the group worked to develop zoning that was comprehensive yet simple enough to get it to Town Meeting this year.

The Planning Board stated that while they support tourism and local businesses, they felt that perhaps the amendments were too simple. J. Duffy asked J. Lampke if it would be possible with efforts ongoing to create a bylaw to have a moratorium on enforcement of residential rentals if the amendment was not ready to be presented at Town Meeting. J. Duffy would like to be prepared and will come up with wording.

The Real Estate Agents suggested that information be prepared to issue to renters that contained language regarding sensitivity to the neighborhood, parking issues, importance of the dunes and local businesses. The residents should encourage and welcome people to come to Hull. M. Abatuno read and submitted a short notice to renters that the Board of Health could include with the Certificate of Occupancy. The Agents and homeowners expressed their concern that they all were being penalized because of issues related to two properties in Town.

When the question of adding language that would allow renting only to single families in a single family district was brought up, the Planning Board agreed that they were not comfortable defining what the makeup of a family was. The question then was raised about limiting the number of people per unit. B. Kelly stated that it may be possible to put a maximum cap but ultimately it must meet the sanitary code.

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

Minutes approved: _____

Date: _____

Jeanne M. Paquin