



HULL PLANNING BOARD

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509

April 23, 2014

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

Members Not Present: Kelly Phelan, Jen Berardi-Constable

Staff Present: Ellen Barone, Administrative Assistant

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

- Steamboat Wharf Marina: Proposed Amendment to Site Plan Review to accommodate venting and sign repositioning for Lobster Express

Attending: Justin Gould and Andy Spinale

Documents: Memo – Justin Gould to Bob Fultz & Planning Board – dated 4/19/2014 – 2 color photos
Memo - R. Fultz to Timothy Reynolds & Planning Board – dated 4/22/2014

Mr. Gould presented the Proposed Amendment that is to include installation of an external make-up air vent and external exhaust vent pipe as part of new fryolator equipment for Lobster Express. Mr. Gould stated that he had met with D. Ritz of the DRB and received suggestions and favorable recommendations. Additionally, Mr. Gould met with P. Lemnios, P. Lombardo and R. Fultz to discuss the changes.

Due to building code regulations, the exhaust vent pipe must be installed on the North side of the Building and extend above the roof line verses extending through the roof. The Board reviewed color photographs of the existing conditions and the proposed conditions. The proposed galvanized exhaust vent pipe is approximately 14" wide and will exit the building behind the covered Lobster Express porch at an elevation of approximately 8'. This will be a straight pipe side mounted to the building with elongated struts extending above the roof line and will have a weather cap at the top. The pipe will be painted the same color as the building to help it blend in to the wall until it reaches the roof where it will remain unpainted. The make-up air duct will be located at approximately elevation 4' behind the existing fence screening. The duct will be cleaned twice a year as required by code. The vent pipe will be painted annually.

The installation of the vent pipe necessitated relocating the Lobster Express sign that will now be centered above the farmer's porch area. The Steamboat Wharf Marina sign will be relocated to the rear half of the building above their shop. There are no plans to install any lighting for the signs.

S. Flynn Motioned to accept as a minor change, N. Peyton 2nd; voted 5/0/0 that changes are considered minor as presented in the documents listed above that shall be noted as the plans of record for the file.

(As a point to procedures; J. Duffy stated that the verbiage regarding minor/major changes is not stated in the Site Plan Review Section of the Zoning Bylaw.)

- Planning Board Report on Rental Bylaw and Related Draft Article Amendments

The Board reviewed a memo from R. Fultz dated 4/22/2014 regarding Results of the April 16, 2014 Public Hearing and offered guidance for the next steps to be taken by the Board. The Board discussed the procedures of how the Zoning Article would be presented at Town Meeting. The memo included language for a draft amendment to be submitted to the Selectmen and J. Lampke. The Board agreed that if the Selectmen did not vote on April 30th to incorporate the Board's recommendations for changes to the Rental Bylaw, the Planning Board would be ready to make an amended motion at Town Meeting. The memo also included suggested language to be incorporated in the Board's report to the Town Moderator and Board of Selectmen.

J. Paquin made a motion to approve the report with recommendations to Town Meeting for Article 23 dated April 24 for the Short Term Rental General By-law as written; N. Peyton 2nd, voted 5/0/0

8:30pm Upon a **motion** by S. Flynn **2nd** by J. Paquin and a **vote** of 5/0/0
It was **voted** to: Adjourn