



## HULL PLANNING BOARD

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**May 28, 2014**

**Members Present:** J. Timothy Reynolds, Chair, Steve Flynn, Joseph Duffy, Jen Berardi-Constable, Harry Hibbard

**Members Not Present:** Jeanne Paquin, Nate Peyton

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

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

The Board welcomed Harry Hibbard who was elected to a four year term.

- **Discussion of Site Plan Compliance**

The Board conducted a general discussion regarding the means and process currently listed in the Orders of Conditions for Site Plan Review relative to compliance. Specifically mentioned were Item #2 and #3 in the Site Plan Review Template that read:

- "2. The Planning Board or its designated agent reserve the right to inspect the site for compliance with the approved site plan, at any time, with the cost of the designated agent to be borne by the applicant. Seven-day notice of any such inspection by a paid designated agent along with the reason for the inspection must be provided to the applicant. If site conditions require field changes to the site development, including external building design, the Applicant shall submit a written request to the Planning Board specifying the proposed modifications and reasons for the modifications. The Planning Board has 21 days to meet and approve or deny the modification request."
- "3. The Building Commissioner shall notify the Planning Board, prior to the issuance of any occupancy permit, that the drainage system, driveways, curbing, sidewalks, parking, roadway and other site improvements have been installed according to accepted practices and in compliance with all applicable sections of the Town of Hull Zoning Bylaws."

The Board expressed frustration that there are compliance issues with all but one of the projects that went through Site Plan Review in the last several years. Item #2 of the Template gives the Board or its designated agent the right to inspect for compliance with the cost borne by the applicant. Present practice has been that site inspections occur only after an issue has been raised and are done by the Director of Community Development & Planning. Item #3 states that the Building Commissioner shall notify the Planning Board, prior to issuing an occupancy permit, that certain items have been completed according to the Zoning Bylaws. This has not been taking place and does not allow for the Building Commissioner to inspect other Conditions of the Site Plan Review. In addition, occupancy permits are not issued for rehabilitation projects.

Fees and amount of time required would be dependent on the size and nature of the project. R. Fultz will draft language and a procedure will be developed to utilize the option for an outside firm to provide an inspection for compliance with the Conditions of Site Plan Review.

- **R. Fultz Update**

Phase II of the Pemberton Pier Project to relocate the commuter float seaward is in process. The Order of Conditions has been received from the Conservation Commission, funding is in place and the design is done.

Work on the revitalization of the Nantasket Beach Area is ongoing with MassDevelopment, the HRA, the Town and consultants Utile and Nelson Nygaard. Utile is working on a site master plan that will include the HRA property and DCR property south of Anastos Corner. They are also working on a transportation plan to include a parking plan. At the recent public focus group meeting comments and discussion were very positive. The next focus group meeting will be with developers and local business owners.

**8:55pm** Upon a **motion** by S. Flynn **2nd** by J. Constable and a **vote** of 5/0/0  
It was **voted** to: Adjourn