



HULL PLANNING BOARD

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February 11, 2015

Members Present: Jeanne Paquin, Chair, J. Timothy Reynolds, Joseph Duffy, Harry Hibbard, Nate Peyton

Members Not Present: Steve Flynn, Jennifer Constable

Staff Present: Robert Fultz, Community Development & Planning Director

8:30pm J. Paquin called the meeting to order

8:35 pm First Order of Business: **ANR Application for Endorsement – 930 Nantasket Ave – Plunkett**
Document: Memo prepared by Pam Curtin regarding ANR Endorsement Request – 930 Nantasket Ave – Map 09/Lot104.
It was stated all requirements have been met.
Upon a **motion** by T. Reynolds and 2nd by N. Peyton and a vote of 5/0/0, it was voted to approve ANR Endorsement.

8:51 pm **Opening** of a Public Hearing filed by **Walter B. Sullivan** which seeks to **construct five condominiums on property at 0 Rockland Circle** in an application under Article III, section 39A Nantasket Beach Overlay District of the Zoning Bylaw for **Special Permit/Site Plan Review**.

The following documents were submitted for this meeting and are part of the official records:

- 1) Site Plan of Proposed 5-Unit Townhouse Development, 0 Rockland Circle (Assessor's Map 38, Parcel 42), Hull, Massachusetts. Owner/ Applicant: Touchstone Capital Partners, 225 Franklin Street, Suite 2600, Boston, MA 02110. Prepared by Morse Engineering Co., Inc., 19 Union Street, Scituate, MA 02066. Revision 1 dated 12/23/14 Per Pre-Application Meeting, 9 sheets.
- 2) Architectural Plans – Builder: Sandcastle Group, Marshfield, MA – Revision 4 dated January 26, 2015. Architect rendition: front and back; originally submitted architect rendition of front; sheet 3 – 1st floor plan; sheet 3a – 2nd floor plan; 3b – 3rd floor plan; sheet 5 – front elevation; sheet 5a – elevations. 8 sheets.
- 3) NBOD Application.
- 4) Project Narrative by Tom Meade – Touchstone Capital Partners – “Proposed Townhouse Development, Rockland Circle, Hull, MA”.
- 5) Design Review Board drawing of the project dated December 17, 2014.
- 6) Comment letters/Responses to Public Hearing Notice: Joyce Sullivan, Health Director of Hull Board of Health; Ronit Goldstein, Community Relations Manager of Aquarion Water Company; Richard Billings, Police Chief Town of Hull – letter and follow up email clarification; John Brannan of 11 Merrill Road; Anne Herbst, Hull Conservation Commission; Christopher Hidell of 9 Rockland Circle; Don Ritz, Chairman Hull Design Review Board; Panos Tokadjian, Assistant Operations Manager Hull Municipal Light Plant.
- 7) Memo from Robert Fultz dated February 11, 2015 regarding Information on Implementation of the Nantasket Beach Overlay District.
- 8) Corrected Notice of Public Hearing.

Proponent Presentation:

Review of revised plans for 0 Rockland Circle: Introduction by Walter Sullivan, Jr., Esq. Presentation by Gregory Morse, registered engineer. Also in attendance – Paul Townsend, Design Consultant, Tom Mead, Developer -Touchstone Capital Partners, and property owners.

Site plan: Sheet 2 - Existing Site - 15,591 sq ft., upland area, no wetland or flood plans, located within overlay district. Bordered by residential properties to east, frontage on Rockland Circle. Run off drains in a westerly direction. No drainage improvements currently. Gravel parking surface. No structures.

Sheet 3 – Site Layout Plan proposal. One building with five units, townhouse style building. Architect rendition – front and back; Three floors of living space; 1st floor Basement – garage level; One way in and one way out; Turning space for fire trucks; 18 ft access way; interior of site – Cape Cod Berm; Each unit has own driveway and two parking spaces; size typically 1400 to 1500 sq ft.; common area dumpster pad; bicycle rack; utility room; full sprinklers.

Sheet 4 – Grading and Utility Plan – proposed elevation and proposed utility services. Utilities are almost all municipal. Municipal sewer, potable water supply, fire water supply, underground electric, gas service.

Topography maintains grades. Underground recharge chambers, catch basin, particle separator – mitigation for storm water. Storm water calculation and maintenance plan. Construction and long term maintenance plan.

Sheet 6 – Landscaping plan – replace fence; plant arborvitae, deciduous and evergreen trees.

Architectural plans: Roof line feature changed, layout of garage, lower level façade changed.

Comment letters were read with an opportunity for proponent response.

Issues discussed:

Entry and exit from the site. Guest parking spaces. Restricted street parking. Concerns about traffic, pedestrian access and bike lanes. Color palette of the units. Issues raised by DRB and design issues need to be addressed in detail. Additional plans need to be submitted – lighting, landscaping, signage. Historical Commission should also look at the building. The Board and DRB request a “pocket park” plan. Need a draft alternative site design with garages and drives at the rear of the property. Identify number of units by size. Provide materials cut sheets. Clarify street name on plans. Articulate compliance with Green Building definition in the Overlay.

Other discussion points:

It was confirmed that abutter letters were mailed according to procedure. Property will never be needed as parking for previous restaurant; restaurant building is in bad shape. There may be funding for a historical plaque that will be park of the “pocket park”.

Comments from the Public

- Polly Roe, 9 Rock View Road: Concerned about traffic congestion and any street parking in this area. Small area when there is snow. Sunset condos owners may not have been notified. Their driveway is across the street. Traffic speeds coming up Rockland Circle. Montessori School traffic.
- Joanne Capone, 21 Rockland House Road: Traffic dangerous for pedestrians. It's an emergency access road. The current condo vacancy rate in Hull is 65 percent. Living near a condo is negative.
- Andrew Boothroyd, 0 Rockland Circle property owner: Understands traffic concerns but this is only a 5-unit condo which would create much less traffic than the restaurant that was there. There are issues that have always been there but they won't be changed by this project.
- Barbara Connick, 28 Rockland House Road: Not notified about project. Neighbors have not been notified. No parking on this road. Hull is overbuilt with condos with a high vacancy rate. Condos take away from the charm of the town. Against project. Believes that her elderly neighbors were denied submitting a comment letter.
- Linda Hetue, 9 State Park Road: Questioned the square footage required for building and the height. Got confirmation the size was allowed. Commented that the sunlight and views are lost by condos. Parking is an issue. A deck should be on the front. Concerned about lighting being too bright. No against it, but thinks five units is too many.

The issues discussed must be addressed before the next hearing date. Robert Fultz will summarize the issues in a memo for the proponent and the board.

Robert Fultz will follow up with the Chief of Police and reach out to Hull Fire Department.

Don Ritz will try to coordinate a DRB meeting on February 25, 2015.

Jeanne Paquin stated the hearing would be continued February 25, 2015 at 7:40pm

9:50 pm Upon a **motion** by T. Reynolds **2nd** by H. Hibbard and a **vote** of 5/0/0
It was **voted** to: Adjourn

Jeanne Paquin *5/13/15*