



HULL PLANNING BOARD

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February 25, 2015

Members Present: Jeanne Paquin, Chair, Joseph Duffy, Steve Flynn, Harry Hibbard, Nate Peyton

Members Not Present: Jennifer Constable, J. Timothy Reynolds

Staff Present: Robert Fultz, Community Development & Planning Director

8:00pm J. Paquin called the meeting to order

Continuation 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 since the last meeting and are part of the official records:

- 1) Plan set with 11 sheets entitled "Proposed 5-Unit Townhouse Development, 0 Rockland Circle (Assessor's Map 38 Parcel 42)" dated November 25, 2014, as revised through February 18, 2015, prepared by Morse Engineering Co. Inc.
- 2) Rockland Circle Selections Specifications – 33 pages.
- 3) Preliminary Plan prepared by PennKraft Building Systems, LLC., Knox, PA. Builder: Sandcastle Group, as revised through February 18, 2015; and architectural rendering – front and back - 8 sheets.
- 4) Pocket Park Plan, dated February 18, 2015.
- 5) Alternative Concept 1, dated February 18, 2015.
- 6) Alternative Concept 2, dated February 18, 2015.
- 7) Response by applicants to B. Fultz Memorandum dated February 12, 2015, 6 pages.
- 8) Cover Letter from Walter B. Sullivan of Sullivan & Comerford, P.C. dated February 23, 2015 listing items submitted by applicant for hearing – 2 pages.
- 9) Comment letters/emails: Ruth Graves, 31 Rockland House Road; Trevor Nelson, 12 Rockland Circle; Maria Argos Barber, Atherton Road; Dennis Riley, Chairman of the Hull Historical Commission; Chief Billings, Town of Hull.

Comment letters were read

Proponent Presentation:

Introduction by Walter Sullivan, Jr., Esq. – Review of background and procedure for proposal. Responded to comments from Historic Commission – This property is not in the historic district.

Jeff Hassett, Morse Engineering – Review of revision to plans: Sight distance, additional parking space, pocket park walkway, alternative layout concepts.

Tom Meade - Response to **Memo from Robert Fultz sent February 12, 2015 regarding outstanding issues to be addressed concerning application for 0 Rockland Circle.**

1. Issue: Site lines noted by the Police Chief, guest parking spaces and dumpster location.
Response: Sight Distance Plan (sheet 11 of 11) has been added. Loading zone has been widened for guest parking spaces - Jeff Hassett presented the revision for parking spaces and dumpster location. This information has not been reviewed by Chief Billings.

2. Issue: Traffic at the site is a concern. Crosswalks, bike lanes and related signage were requested.
Response: There will be less traffic than the previous restaurant parking created. One crosswalk is shown on plan. Difficult to create crosswalks on the south side. Not clear where the bike lane would go.
3. Issue: Clarify the approved road list includes Rockland Circle from Park Ave to Rockview Rd and Rockland House Rd from Nantasket Ave to Park Ave
Response: Confirmed that it is Rockland Circle. All historic plans researched at registry all say Rockland Circle.
4. Issue: Attend a meeting of the Historical Commission.
Response: The plans were presented at February 23rd meeting.
5. Issue: Address design issues raised by the DRB.
Response: See six page response letter submitted.
Response from DRB: Hard to make recommendations on the alternative site plans without more work. Agrees with H. Hibbard that if the building is stepped and angled, a central element is not needed. Other discussion: Regarding alternative energy, the orientation is not right for solar.
6. Issue: Submit detailed landscaping plan, detailed lighting plan, and detailed signage plan.
Response: Sheet 6 of 11 has been updated. Hoping that some of the detail items brought up can be written up as conditions.
7. Issue: Provide a "pocket park" plan.
Response: Additional work is needed for there to be more details and receive community input.
8. Issue: Would like to see an alternative site design with garages to the rear.
Response: This was handled during presentation.
9. Issue: Identify number of units by size.
Response: This will be worked out.
10. Issue: Provide materials cut sheet for siding, foundation, light fixtures, fencing, etc.
Response: Spec books have been provided. We now know we need to add light specs.
11. Issue: How does project comply with Green Building definition in the Overlay?
Response: Details are included on 6 page applicant response letter.

Comments from the Public

- Trevor Nelson, 12 Rockland Circle: Proponent for project – It is a conscientious developer willing to work with town and do what is right. Pocket Park – walkway could be same material as Park. Need access for neighborhood to get to Park. Building at a angle is the only way it would work. Rear drive is the worst location to exit and make a turn because of traffic. His driveway is right next to this location. A condo in this location is better than a parking lot. Accidents happen when traffic is coming up the hill. Police drive fast up the hill. Concerned about lighting, roof access boxes, garages, and location of condensers.
- Dan Quail, 5 Rockview Road: Angled units are the way to go. Traffic is issue on this road. Elevations are starting to go in the right direction by introducing the stone. The stone on bottom story reduces the scale so it better matches homes in the area. Agrees that the back needs more work. Maybe roof lines to go across and dormers.
- Francine Townsend: Not an abutter but would like to make note that there are several people in attendance at the meeting that are in favor of the project.

J. Paquin commented that the board is unable to vote this evening due to a board member needing to listen to a missed meeting.

The board needs more information from the proponent before closing the Public Hearing. Robert Fultz will summarize the issues in a memo for the proponent and the board.

10:16 pm Upon a **motion** by H. Hibbard **2nd** by S. Flynn and a **vote** of 5/0/0

It was **voted** to: Continue Hearing to March 11, 2015 at 7:40pm.

10:17 pm Upon a **motion** by H. Hibbard **2nd** by S. Flynn and a **vote** of 5/0/0

It was **voted** to: Adjourn.

Minutes approved:  Date: 5/13/15