



HULL PLANNING BOARD

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March 11, 2015

Members Present: Jeanne Paquin, Chair, Jennifer Constable, Vice Chair, Joseph Duffy, Steve Flynn, Harry Hibbard, J. Timothy Reynolds

Members Not Present: Nate Peyton (arrived to meeting at 9:00 pm)

Staff Present: Robert Fultz, Community Development & Planning Director

7:39pm J. Paquin called the meeting to order

Community Development & Planning Director update: Opinion of Town Counsel, James Lampke, given regarding opening meeting and voting related to quorum. Members missing one meeting can listen to recorded meeting. Member missing two meetings will not be able to vote. Tonight's meeting can open but the board will not be able to vote at this time.

7:41pm **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) Letter from Touchstone Capital Partners dated March 9, 2015 in response to B. Fultz Memorandum dated March 3, 2015; and an email response from Chief Richard Billings regarding traffic
- 2) Rockland Circle Selections Specifications – 33 pages.
- 3) Preliminary Plan [Not for Construction] prepared by PennKraft Building Systems, LLC., Knox, PA. Builder: Sandcastle Group. Revision dates 3/6/15 – Removed siding from elevations, 7 sheets.
- 4) 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 March 5, 2015, prepared by Morse Engineering Co. Inc.
- 5) Cover Letter from Walter B. Sullivan of Sullivan & Comerford, P.C. dated March 10, 2015 listing items submitted by applicant for hearing.
- 6) High Friction Epoxy Resin Crosswalk – 3 pages – provided by R. Fultz.
- 7) Diagram of light pole provided by R. Fultz.
- 8) Cut sheets (2) - Rear Lot Line Fence, First Floor Siding Treatment and Building Lighting.
- 9) Memo from Robert Fultz to Walter B. Sullivan dated March 3, 2015 regarding outstanding issues from the continued public hearing of February 25, 2015.
- 10) Comment letters/emails: Barbara Connick, 28 Rockland House Road; Robin Spencer-Wellins, Hull, MA; Richard Billings, Town of Hull Chief of Police; Don Ritz, Town of Hull Design Review Board; Captain Steven Johnson, Town of Hull Fire Prevention Officer.
- 11) Memo from Robert Fultz to the Planning Board regarding clarification of notice to abutters regarding 28 Rockland House Road and Road name clarification.

Comment letters were read

Proponent Presentation:

Introduction by Walter Sullivan, Jr., Esq. Presentation by Tom Mead: Response to Memo from Robert Fultz dated March 3, 2015.

1. Issue: Review site distance analysis with Police Chief Billings.
Response: The response from the Chief was added to the record. (Email)
2. Issue: Traffic is a concern of the abutters and Board. Add a textured sidewalk.
Response: Improvements to town land need more discussion going forward including park and crosswalk. Crosswalk and "pocket park" will be part of final plans. It can be a condition for later final approval.
3. Issue: Address pedestrian access across parking lot to cross walk from "pocket park".
Response: Can't figure out how to do it. Do not have a large parking lot. It's a driveway.
4. Issue: Landscape plan needs to include details of all plantings and location. Materials for dumpster enclosure need to be submitted.
Response: Eliminated dumpster. Trash stored inside. Landscape plan has been submitted.
5. Issue: Address issues raised by DRB at February 26th meeting.
Response: They believe all relevant concerns have been addressed by prior submittals. They have not had time to respond in detail to letter from Don Ritz of DRB dated February 26, 2015. It was recently received. The letter seems to be looking for something more conceptual. They are first to come through under NBOD. Feel they have followed rules and submitted plans that are compliant.
DRB Response: Requests are to ensure an architecturally attractive building for the surrounding neighborhood and appropriate for the Town of Hull. Also, similar ideas were expressed by abutters.
6. Issue: Additional plans requested by the Board - detailed landscaping plan, detailed lighting plan, detailed signage plan.
Response: Landscaping and fence plans provided. Building light fixtures shown on cut sheet. Lighting location shown on plans. Still working on where mailboxes will be and if a light is needed. Do not yet have any site or park lighting. Detailed signage plan still requires more work. Post office has been contacted post for numbering.
7. Issue: Revise "pocket park" plan.
Response: Willing to do grading and landscaping but need to be realistic about what can actually go there. Concerned about general liability.
R. Fultz responded that the liability issues will be worked out with the town.
8. Issue: Identify number of units by size.
Response: See the handout.
9. Issue: Provide materials cut sheets for foundation, light fixtures, fencing, low flow water fixtures, etc.
Response: A color specification book with some additions was submitted at meeting.
10. Issue: Locate HVAC condensers on plan.
Response: Now shows on all the plans.
Planning Board Response: Plans not matching. Plans should also show the actual grade.
11. Issue: You have stated that your building will have a HERS rating of 60. If you are approved you will have to provide the energy audit calculating the HERS Index Score from a certified RESNET HERS Rater.
Response: They will get a third party HERS certificate.

Comments from the Public

- Gail Hall prior Park Ave resident speaking on behalf of Evelyn Lahage of Rockland Circle (senior citizen not able to make it to meeting): Evelyn has no problem with the project going forward and looks forward to the steps going into her house. Gail's sister of Valley Beach Avenue, who had to leave, and Cathy Randy from the nearby condos are both in support of the project.
- Georgette Sullivan of Design Review Board: Questions if park design is still up in the air.

Board is still looking for an alternative rendering with the garages on the back to consider. Other items requested: Architectural details that DRB has requested, architectural of what the project will look like on site with correct elevations.

9:25 pm Upon a **motion** by H. Hibbard **2nd** by J. Constable and a **vote** of 7/0/0
It was **voted** to: Continue Public Hearing to March 25, 2015

9:25 pm Upon a **motion** by S. Flynn **2nd** by T. Reynolds and a **vote** of 7/0/0
It was **voted** to: Adjourn

Minutes approved:  Date: 5/13/15