



## HULL PLANNING BOARD

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509



**March 25, 2015**

**Members Present:** Jeanne Paquin, Chair, Jennifer Constable, Vice Chair, Joseph Duffy, Stephen Flynn, Harry Hibbard, Nate Peyton, J. Timothy Reynolds

**Members Not Present:**

**Staff Present:** Robert Fultz, Community Development & Planning Director  
Deborah Wiggin, Clerk

**7:42pm** 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) Letter from Tom Meade of Touchstone Capital Partners dated March 23, 2015 regarding response to outstanding issues memo.
- (2) Exterior rendition of foundation veneer and property signage.
- (3) Information sheet on PlyGem Vinyl windows.
- (4) Information spec sheets of interior and exterior lighting from Sea Gull Lighting.
- (5) Preliminary Plan [Not for Construction] of Proposed 5-Unit Townhouse Development, 0 Rockland Circle. PennKraft Building Systems, LLC., Knox, PA. Builder: Sandcastle Group. Revision dates 3/6/15 – Removed siding from elevations, 3/32\*/15 (\*date per drawing) – Elevation changes. 7 sheets – Front elevation, Rear elevation, Left side elevation, Right side elevation, 1<sup>st</sup> Floor plan, 2<sup>nd</sup> Floor plan, 3<sup>rd</sup> Floor plan.
- (6) Architectural Renderings – front and back. 2 sheets.
- (7) Comment letters/emails: Evelyn Lahage of Rockland Circle, Pam Sinton-Coffman of 41 Valley Beach Ave
- (8) Marked up Preliminary Plans reviewed by Don Ritz of the Design Review Board (Same Preliminary Plans referenced above.

### **Proponent Presentation:**

Review of revised plans for 0 Rockland Circle: Introduction by Walter Sullivan, Jr., Esq. Presentation by Jeff Hassett of Morse Engineering. Also in attendance – Paul Townsend, Ray Laughlin.

Jeff Hassett: Discussion of **alternative concept # 1 - rear access for garage**. This is not feasible for this project due to engineering, aesthetics and safety reasons. A retaining wall would be needed. Driveway navigation would be difficult. Water would pool in the area. There would be a safety issue due to exiting in a steep area. The neighbors have requested that this design concept not be pursued.

Walter Sullivan: Response to **Memo from Robert Fultz dated March 17, 2015 regarding outstanding issues to be addressed concerning application for 0 Rockland Circle.**

1. Issue: Traffic and pedestrian traffic is a concern. Textured crosswalk, bike lanes and related signage requested.  
Response: Will bear the cost of crosswalk. An information sheet for textured crosswalk material has been submitted. Applicant asked for bike paths to be waved as a condition of its approval. Bike racks have been indicated on the plans and will stay the same.
2. Issue: Address issues raised by Design Review Board in a point by point response. Representations must be consistent and consistent with DRB recommendations.  
Response: Renderings and elevation sketches have been submitted that is consistent with the DRB letter and the spirit of the NBOD. Jeff Hassett has walked us through the plans. Paul Townsend discussed details of revised site plans.
3. Issue: Board would like to see an architectural rendering of the alternative with the garages in the back including retaining walls.  
Response: Plans have been submitted and presented. The alternative is not feasible due to access, safety, grading and drainage issues. The abutters are opposed to the alternative design.
4. Issue: The Board would like to see a rear architectural elevation depicting the actual grade in relation to the porches and stairs.  
Response: Updated elevation sketches and renderings submitted. Paul Townsend discussed during presentation on revised site plans.
5. Issue: The Planning Board and DRB would like to see the following plans: Detail Landscaping Plan, Detailed Lighting Plan, Detailed Signage Plan.  
Response: Sand Castle submitted materials in response to DRB request – landscape, lighting, sign, cut sheet, gutter and downspout detail.
6. Issue: The Planning Board and DRB request continued work with them to revise “pocket park” plan. The proponent will design and build and the condo association will maintain.  
Response: The Applicant looks forward to working with the town and our neighbors.
7. Issue: Provide materials alternative cut sheets for foundation veneer.  
Response: Applicant is proposing using Boral product for which details have been provided. They will come back to the Board with any changes.
8. Issue: The Board would like to see gutter and downspout details and the consideration of rain barrels for irrigation.  
Response: Gutter and downspout details have been provided. No irrigation needed, due to a proposed landscape plan that seeks to minimize water usage, in accordance with green building practices and the intent of the NBOD.

### **Comment letters were read**

**Comments by Don Ritz - Design Review Board:** Don Ritz stated there will be a DRB meeting on March 26, 2015 to address the design issues brought up at tonight’s meeting. He went over his review of the recently submitted drawings. Don presented a “red line” mark up of the plans.

Discussion: Minor differences between renderings and plans. Board is not clear on what is being approved. A list of at least nine points was brought up to be discussed in detail and resolved at the DRB meeting. They include the following:

1. Bay layout and window location.
2. Detail of entry canopies – differing roof lines between plan and rendering.
3. Reference to spec/catalog cuts.
4. Panel trim on bays.
5. House numbers.

6. No shingles on gable. Shingles on dormers are okay.
7. Window casing and sills.
8. Show gutters and downspouts.
9. Show deck to grade stairs.

**Comments from the Public**

- Marie \_\_\_\_\_, Atherton Road: Overdevelopment with condos. Maintenance of condos is important.
- Barbara Connick, 21 Rockland House Road: Too many condos, ecological problems, sinking peninsula.
- Trevor Nelson, 12 Rockland Circle: Concerned about any changes. Will build match overlay? Town access to Park.
- Dave Ellis, 30 Park Avenue: Small lot. Will there be enough room? Condos block views – another yellow wall. Stop light needed. Wetland across street.

S. Flynn motion to close Public Hearing. S. Flynn withdraws motion if Planning Board meets April 1, 2015.

Jeanne Paquin stated the hearing would be continued April 1, 2015 at 7:40pm.

**9:43 pm** Upon a **motion** by J. Duffy **2nd** by N. Peyton and a **vote** of 7/0/0  
It was **voted** to: Continue the hearing in 7 days.

**9:45 pm** Upon a **motion** by S. Flynn **2nd** by N. Peyton and a **vote** of 7/0/0  
It was **voted** to: Adjourn

Minutes approved:  Date: 4/22/15