



HULL PLANNING BOARD

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509



April 1, 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

7:41pm 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 Touchstone Capital Partners dated April 1, 2015 regarding adjustments made during Design Review Board meeting.
- (2) Information spec sheets – Rockland Circle Selections Specifications – 34 pages.
- (3) Sand Castle Group builder plan set entitled “Custom 15’-6” x 32’-0” Two Story 5-Plex” with 8 sheets dated February 28, 2015, as revised through March 31, 2015, prepared by PennKraft Building Systems, LLC. Revision dates 3/6/15 – Removed siding from elevations, 3/31/15 – Multiple Floor Plan Revisions.
- (4) Architectural Renderings – front and back. 2 sheets.
- (5) Comment letters/emails: Stephen White of Hull, MA, Paula Young of 53 Park Ave., Karen Gravina of 69 Park Ave., Jodi Lewis of 2 Island View, Camille Lombardi of 29 Rockland Home Rd., Garry Prime of 99 Clifton Rd.
- (6) Design Review Board Meeting Agenda, March 26, 2015.
- (7) Design Review Board – Comments to March 31, 2015 Rockland Circle submittal: Summary of “Redline” Drawings.
- (8) Design Review Board – List of Drawings and marked up “Redline” Preliminary Plans reviewed by Don Ritz of the Design Review Board (Same Plans referenced above plus three additional pages drawn by Don Ritz including Eave/Soffit, Bay/Trim, Entry Canopy).

Comment letters were read

Proponent Presentation:

Review of Letter submitted by Touchstone Capital Partners for 0 Rockland Circle: Introduction by Walter Sullivan, Jr., Esq. Presentation by Paul Townsend – all items brought up at last week’s meeting plus items brought up at DRB meeting have been updated as requested.

Comments by Design Review Board (DRB): Don Ritz provided a memo and drawings based on last week’s meeting. All info is provided for a vote.

The plans and narrative provided by Don Ritz are accepted by the proponent.

Ray Laughlin stated his agreement and committed to make the changes. The Board agreed to require the proponent to make the changes recommended by the DRB on the final plans for endorsement.

Comments from the Public

- Joan Capone, 21 Rockland House Road: No condos, prefer open space.
- Dorothy Kimball, 8 Rockland Circle: Aesthetics is a concern and the water table.
- Barbara Connick, 28 Rockland House Road: Concerned about overdevelopment and the water table.
- Caryl Carol, 43 Park Avenue: Lose view and breeze. Don't trust developer to not use cheap Home Depot lights. Never notified of project.
- Sean Gallagher, 45 Park Avenue: No notice received. Space too small.

H. Hibbard commented that the Planning Board has found the required notice to be adequate. Remedies to this complaint are not at this meeting.

8:36 pm Upon a **motion** by H. Hibbard **2nd** by J. Timothy Reynolds and a **vote** of 6/0/0
It was **voted** to: Close Hearing to the Public.

Jennifer Constable not voting due to lack of attendance at all Public Hearing meetings for 0 Rockland Circle.

Draft Decision Letter – Combined Special Permit and Site Plan Review, Town Zoning Bylaw S.39A the Nantasket Beach Overlay District, Hull, MA – was voted on by the Planning Board. Additional ruling and conditions were provided and voted on. The Board approved the project with conditions. See the decision document for specific findings and conditions.

12:00 am Upon a **motion** by H. Hibbard **2nd** by N. Peyton and a **vote** of 6/0/0
It was **voted** to: Adjourn

Minutes approved:



Date:

