



HULL PLANNING BOARD

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April 22, 2015

Members Present: Jeanne Paquin, Chair, Jennifer Constable, Vice Chair, Joseph Duffy, Stephen Flynn, Nate Peyton

Members Not Present: Harry Hibbard, J. Timothy Reynolds

Staff Present: Deborah Wiggin, Community Development & Planning Clerk

7:35pm J. Paquin called the meeting to order

7:40 PM **N. Truro St. Extension, Review** of Condition 8 Tree removal and recommended new tree location, and 9 review of DEP approval of revised storm water system.

The following documents were submitted since the last meeting and are part of the official records:

- (1) Letter dated January 23, 2015 from Joseph Stigliani, Town of Hull Department of Public Works Director approving removal of public shade tree with conditions.
- (2) Letter dated April 14, 2015 from Joseph Stigliani, Town of Hull Department of Public Works Director recommending a replacement tree for tree being removed.
- (3) Letter dated January 14, 2015 from Elizabeth Kouloheras, Bureau of Resource Protection, Department of Environmental Protection regarding the revised stormwater plans.
- (4) Memo from Robert Fultz to William Horne dated April 7, 2015 regarding compliance with conditions prior to final endorsement of the North Truro St. Extension plans by the Planning Board's designee.
- (5) Proposal and scope of work for professional engineering services from Chessia Consulting Services, LLC.
- (6) Proposal and scope of work for professional engineering services from SLB Group, LLC – submitted by Atty. Adam Brodsky as an example of a lower priced proposal.

Proponent Presentation:

Presentation by Adam Brodsky, attorney for William Horne – Condition 8 has been satisfied. Doesn't believe Condition 9 needs to be on the agenda as DEP approved stormwater drainage back in January 2015. The other issue is the required deposit for construction inspection. Provided an estimate done by their engineer, SLB Group. Looking for an agreement on what reasonable engineer costs should be. In some town projects the DPW does the inspection. Presentation by Paul Grotta, contractor: Summary of the work that would need to be done and reviewed in relation to engineer review and cost. Others in attendance William Horne and father of William Horne.

Board response and discussion:

Condition 8 and 9 will be voted on. Board can vote for the Chair to sign the final endorsement of the plans once the engineering issue is resolved and a check is received for the engineer inspection deposit. J. Duffy requested two more estimates for an engineer.

Condition 8 – Tree removal and recommended new tree location

Upon a **motion** by S. Flynn **2nd** by N. Peyton and a vote of 5/0/0

It was voted to accept recommendation of the tree warden for species and placement of new tree.

Condition 9 – DEP approval of revised storm water system

Vote not needed. The last paragraph of the letter from the DEP (referenced above) read into the record:

“In the Department’s judgement, the changes to the design of the stormwater system are insubstantial. Therefore, in accordance with General Condition #14 of the Superseding Order of Conditions, the Department has determined that the plan change is not significant enough to require the filing of a new Notice of Intent. As a result, the revised plans entitled: Roadway Plan for North Truro Street in Hull, Massachusetts (3 sheets), dated November 4, 2014 shall become the plans of record for the above-referenced file number.” File No. SE 35-1216.

Upon a **motion** by J. Constable **2nd** by S. Flynn and a vote of 5/0/0

It was voted to authorize Jeanne Paquin on behalf of Planning Board to evaluate and make a determination of reasonableness of engineer cost, and sign the plan upon payment of engineering fee.

Break

8:05 PM Other Business

Meeting minutes for March 25, and April 1, 2015 submitted for approval.

Upon a **motion** by J. Constable **2nd** by J. Duffy and a vote of 5/0/0

It was voted to accept the minutes.

Review of NBOD Decision template

- Cumbersome and long to go through.
- Question necessity of saying yes/no for each line item.
- Possible solution – check list.
- Still need to create a defensible decision.
- Expensive for proponents lawyer to sit through.
- It’s difficult in application.

General discussion on proponent process

- Proponent not understanding the process. They only submitted a concept when the board needs a final plan.
- Can we make it easier for Planning Board to be the gate keepers?
- More time spent with DRB before the Planning Board meetings.
- DRB and proponent may not agree.
- The board shouldn’t be part of the design process. Proponent should come to the board when the plans are final.
- J. Duffy attended DRB meetings and thought they seemed to go well. When the DRB submitted a narrative with the redline plans it was helpful.
- Want the proponents to have a good experience.
- Board needs to know what they are basing their standard on – how should it look?
- Form Base Zoning was discussed.
- Planning Board should make appointments to DRB since it was difficult for Don to get people appointed.
- Invite Don and DRB to next meeting and take time to look at template to work better with this piece of zoning.

Jeanne Paquin left before meeting end. Discuss goals relative to NBOD will be on the next meeting agenda.

8:58 pm Upon a **motion** by S. Flynn **2nd** by J. Constable and a **vote** of 4/0/0

It was **voted** to: Adjourn

Minutes approved:  Date: 5/13/15