



HULL PLANNING BOARD

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May 13, 2015

Members Present: Jeanne Paquin, Chair, Joseph Duffy, Nate Peyton, J. Timothy Reynolds

Members Not Present: Harry Hibbard (arrived at 7:57 pm), Jennifer Constable, Stephen Flynn

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

7:36pm J. Paquin called the meeting to order

Meeting minutes submitted for approval – April 22, March 11, February 25, and February 11, 2015. November 12, October 22, July 23, July 9, June 11, February 19, and February 18, 2014.

Upon a **motion** by T. Reynolds **2nd** by J. Duffy and a **vote** of 4/0/0

It was **voted** to accept all the minutes.

Discussion: Minutes can be amended if the members later find something missing or incorrect. J. Duffy felt the minutes were thorough but would like to see more Planning Board comments. More discussion will be included in future minutes.

Review Request for Bids for Professional Engineering Services for N. Truro Street Extension project

Presentation of bids – R. Fultz

- A request for bid for professional engineering services was made to three engineers: John Cavanaro of Cavanaro Consulting, Rob Cahoon of CHA Companies, John Chessia of Chessia Consulting Services.
- CHA did not bid. Chessia Consulting was the low bidder by \$800.
- R. Fultz recommends awarding the bid to Chessia Consulting.

Upon a **motion** by T. Reynolds **2nd** by N. Peyton and a **vote** of 4/0/0

It was **voted** to accept Chessia Consulting's bid.

Discussion: The lawyer for N. Truro Street Extension project and W. Horne were copied on the bids. No response was received. Chessia knows the project.

R. Fultz will contact B. Horne and A. Brodsky and let them know Chessia was approved. A check is needed from B. Horne and then J. Paquin will sign the final endorsement plan.

Discuss goals of Planning Board relative to NBOD and Discuss NBOD Decision template

- R. Fultz saw the original template as an educational tool for the board as this was the first time going through a decision under NBOD. The decisions that have to be made by the board under the hotel special permit section should stay in the template. They are the decisions that impact the community.
- J. Duffy felt we could pair down some of the sections, specifically the regulations. Meetings should not have to be four hours to go through decision document.
- R. Fultz suggested the board go to Town Meeting next year to remove duplicity between Site Plan Findings and Hotel Special Permit. We don't need Site Plan Review as it is covered under Special Permit.
- N. Peyton asked if there were other ways to structure the vote in regards to the duplicity.
- R. Fultz mentioned the board could make the process simpler short of going to Town Meeting and amending the Overlay.
- J. Duffy prefers going to Town Meeting to eliminate duplicity. Felt we need to keep the Site Plan Review in there. Review is done along with any Special Permit needed for use. The Special Permit section is

where the facts would be added. There are simpler documents available. It's difficult to make a decision based on how the current document is lined up. If a section is already stated in the town by-laws then add one line to document and refer to the by-law.

- H. Hibbard questioned whether the planning board had the authority to issue rules. As an example, government department issues regulations on how a legislative statute will be enacted.
- J. Duffy stated that it was substantive. It supposed to be procedural.
- R. Fultz stated most of what he sees planning boards do is procedural.
- J. Duffy felt the decision document should be made more readable and comprehensible for citizens to read.
- N. Peyton suggested the board determine what steps can be done now and what will be brought to Town Meeting at a later date. Figure out what the process is that the board wants to go through to allow us to be more effective and less painful for proponent and then look at by-laws and what actions we might want to take.
- J. Paquin asked that the NBOD template and decision be sent to board members. Zoning By-laws available on town website. Members to review for next meeting. Doesn't feel the board wants to change the overlay just the mechanics of it seem to need some tweaking. Board needs to be prepared for future projects.
- R. Fultz stated there has been a pre-application with the Beach Fire location and it would be a much larger project under the NBOD.
- J. Duffy brought up the question as to why would people chose the NBOD over other processes if they weren't required to. Process needs to be a good experience.

Director of Community Development and Planning Update:

- 1. 2 Way Road System Study** – This is out for bid. Bids are due June 2nd. Many great companies have it out for bid. It is a \$100,000 project. Based on existing counts but they will be doing some. The next study on the list will also be doing traffic counts. This will be coordinated so no one is overlapping.
Discussion: J. Paquin asked what the deliverables are on the 2 way study.
R. Fultz replied it is an engineering analysis of the concept provided by Nelson Nygaard. Presented on an engineering level as to whether the numbers are going to work. What was originally done was just a concept. Look at turning movements at different intersections. More detailed analysis of data. We will then receive a recommendation of whether they think it will work or not.
- 2. CTPS Transportation Corridor Study, George Washington Boulevard to Hingham Rotary**
Discussion: N. Peyton asked it the study is focusing only on the cars in the roadway. Will it be expanded to walkways, parking, bicycling and transit stops. What are the design options available?
R. Fultz stated the kick-off meeting occurred today in Hingham. This study is narrowly focused on vehicular transportation and pedestrian and bicycle access. Other idea shared by R. Fultz was a suggestion to have visitors park at the MBTA parking in Hingham and take ferry to Nantasket Pier in the summer months. Put in a trolley system as well that connects to Nantasket Junction. Felt that this was not a comprehensive study but should be as Hull has over 500,000 seasonal visitors plus 300,000 that visit the hotel. Hotel has 83% vacancy.
For the traffic study both N. Peyton and J. Paquin would want a visualization and better presentation for the public; something that the general public could understand.
R. Fultz will send out the documents from the CTPS meeting to the board.
- 3. Climate Change Risk Assessment Study** – Specific computer modeling being done; different scenarios of elevation and sea level rise; increasing frequency and intensity of storms; what types of infrastructures will be at risk; where capital funding should be prioritized to protect infrastructure – sewer, lights, roadways, all community facilities. This information is being sent to the other studies, such as CTPS, so that they will possibly oversize the storm drain system for the 100 year storm so it can be more resilient.
- 4. Nantasket Avenue Rebuild Project Update** – Punch list was done last week. Contractor figures they will complete everything on punch list within a week. Two light poles/ utility poles are being taken out by Hull Light – two hundred feet on conduit. A couple things are outstanding because materials are

needed. Signal lights are being replaced and will match the historic lights. During winter plowing one of the historic lights was knocked over. This will be replaced. Heavy equipment running on sidewalk cracked the panels. This will also be replaced. There was \$35,000 of damage that was done to the project. Received a grant that will pay for damage. Planning for a ribbon cutting ceremony. Hoping to get new Director of the Executive Office of Housing and Economic Development and possibly even the Governor.

Discussion: Dunkin Donuts intersection is outside of the project. Lots of complements have been received on the project. Team that did project was excellent.

- a. **Place Making Workshop 5/19** – This relates to the banners. Workshop is in Lowell. Hoping to meet someone to help with design of banners. Received \$6,000 to buy 86 banners – two for each pole.

Other Business/Comments:

- J. Duffy has received inquires on Wellspring. Issues of parking were raised. R. Fultz replied that they have changed their charter to educational non-profit, so they won't need to come before the Planning Board. It's under the Dover Amendment. They are in compliance. In terms of process, the Planning Department should have been notified.
- J. Paquin received complaints about Mezzo Mare parking. This is not under the Planning Board. Will put the question to the Selectman.
- This is T. Reynolds last meeting. Five years have been served. He will be missed. We hope to see him back in a year.
- Jason McCann will be a write-in on Monday's vote.

9:02 pm Upon a **motion** by N. Peyton **2nd** by H. Hibbard and a **vote** of 5/0/0
It was **voted** to: Adjourn

Minutes approved: _____



Date: _____

