



## HULL PLANNING BOARD

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**May 27, 2015**

**Members Present:** Jeanne Paquin, Chair, Joseph Duffy, Stephen Flynn, Harry Hibbard, Nate Peyton, Jason McCann

**Members Not Present:** Jennifer Constable (arrived at 8:10 pm)

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

**7:30 pm** J. Paquin called the meeting to order

**Welcome** to the newest member of the Planning Board, Jason McCann.

**Thanks** to J. Timothy Reynolds for his service to the Planning Board.

**Meeting minutes** submitted for approval – May 13, 2015.

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

It was **voted** to accept the minutes of May 13, 2015.

**Discussion:** The Board liked the additional discussion and details in the minutes and would like this format in the future.

### **Director of Community Development and Planning Update:**

- 1. MAPC Grant for Place Making special event** – R. Fultz attended a workshop on Place Making in Lowell. Technical new urbanism – form new relationships, new organization, have education around the issue and if applicable a small demonstration project. They model what you would like a streetscape to look like, fabricate facades, and create special events. MAPC wants to give us a grant up to \$2,000 to do some Place Making but money must be used by June 30<sup>th</sup>.

Currently we are working on 86 banners for the Surfside project and we'd like to use the money for a graphic artist from town to design the banners. A Place Making meeting will take place May 28<sup>th</sup> to discuss possibilities. If the working group would like to do a pop-up event, R. Fultz will help facilitate but with so much going on hopes the money will be used for banner design.

**Discussion:** J. Duffy asked if there will be more than one banner design displayed this summer for various events. R. Fultz replied that there will be one banner design that will be used this summer. The banners that are being purchased have a 3 year guarantee.

J. Paquin and J. Duffy asked for further details on what a pop-up event is. R. Fultz explained that it is a model of a streetscape similar to a rendering of a streetscape. It shows the people, the street, what's going on, the landscaping, how it supports bicycle/pedestrian access, the architecture, and the type of shops you might have. It could include a temporary fake façade of store fronts, temporary painted bike lanes, street artists, performers, and a band. Then people that attend the event are surveyed to see what they like or dislike. It is determined if what people want actually falls within town zoning or any other laws. The hope is to generate some interest. J. Paquin thought the "Whole in the Wall" space would be a good place to draw attention to. N. Peyton shared a website that has examples of something similar – Livable Streets Alliance. <http://livablestreets.info/> It allows people to try things without permanence. N. Peyton suggested adding a pop-up event to an event that is already going on in Hull instead of creating a separate event. J. Paquin mentioned the Mezzo Mare parking area could be used as a pop-up event area.

2. **Nantasket Avenue / Surfside Project Update** – Only the punch list is left to work on. Many local owners came out to say how good everything looked but mentioned a few remaining details they would like to see completed. Waiting for Hull Light to put in remaining poles and for Comcast and Verizon to bury the conduits. Issues: 1. Hull Light is waiting to be reimbursed by Comcast for work already done. This is holding up installation of remaining poles. 2. Parking meters go into effect June 1<sup>st</sup>. Nail Salon is concerned that beachgoers will feed the meters so there is no parking for customers. There is discussion about stickers being purchased to put on meters that state after an hour the car must leave this block or you will get a ticket. Then it will be an enforcement issue with the police. There is already signage there for one hour parking.

**Discussion:** J. Paquin said thanks for the extra crosswalk striping done at Dunkin Donuts intersection even though it's outside of the project. S. Flynn complemented the crosswalk material and is glad the Board chose these type of crosswalks for a recently approved project.

3. **CTPS Transportation Corridor Study, George Washington Boulevard to Hingham Rotary**  
We continue to give them info.

4. **2 Way Road System Study** – Bids are due Tuesday, June 2<sup>nd</sup>. Interviews will be held June 3<sup>rd</sup>. The award will be the following Monday or Tuesday and work will start immediately thereafter. There are good firms that are interested. They will be analyzing from an engineering level, the advisability of turning the road system into a two-way system. Having a parallel system as opposed to the current one-way system. Provides the driver with a lot more alternatives and choices. The capacity is the same. Hope to answer whether it will help the traffic jams at Anastos' Corner, at Phipps, and will it help the economic and commercial activity in the area. DCR is a partner in this. HRA is also a partner in this. They have both contributed funds.

**Discussion:** J. Paquin felt the DCR should recognize they are a huge stakeholder in Hull. They can stymie us in things. R. Fultz replied there has been no integrated planning. The work through Mass Development project was something all agreed on was important, a better roadway system for everybody. S. Flynn feels the DCR is not investing as much effort into Nantasket Beach as for other State Parks because it's just a beach and only used three months.

## Re-Organize

Jennifer Constable arrived at 8:10 pm. All members are present for Re-Organize.

Joe Duffy and Jennifer Constable were both nominated for Chair of the Planning Board.  
Upon a **motion** by S. Flynn **2nd** by N. Peyton **to nominate J. Duffy** and a **vote** of 2, and  
Upon a **motion** by J. Paquin **2nd** by H. Hibbard **to nominate J. Constable** and a **vote** of 5  
It was **voted** to accept Jennifer Constable as Chair.

Harry Hibbard was nominated for Vice Chair of the Planning Board.  
Upon a **motion** by J. Paquin **2nd** by J. Duffy and a **vote** of 7/0/0  
It was **voted** to accept Harry Hibbard as Vice Chair.

Jason McCann was nominated for Secretary of the Planning Board.  
Upon a **motion** by S. Flynn **2nd** by H. Hibbard and a **vote** of 7/0/0  
It was **voted** to accept Jason McCann as Secretary.

**At this point J. Constable led the remainder of the meeting**

## Discuss NBOD Decision template

- J. Constable stated that the Board as a group agreed that the first use of the template for the first decision was a bit painful and difficult. Previously, the Board attempted to create a template and did not get very far with it.
- R. Fultz stated the template he gave to the Board was to guide and educate the Board in decisions it needed to make. The decision was then reduced in size as the Board went through the process by H.



Hibbard stepping in and requesting approval of major subsections instead of minor subsections in many places. The decision is smaller than the template. Maybe we can reduce the decision points even further and make the decision document smaller and easier to manage. Another step could be to go to a town meeting next year to modify the zoning for the overlay so we could eliminate the redundancy between site plan special permit and the overlay site plan.

- J. Paquin questioned what the Board would be going to the town meeting with. Concerned that it should be specific so as not to open up the whole NBOD for change.
- R. Fultz stated the point was to reduce the number of hearings that people would have to go to. The concept is to go through both processes at once – Site Plan and Special Permit, and have a single set of public hearings. Simplifying the template would still be a good place to start. Stated for our newest member – the overlay has three components to be looked at: special permit conditions and findings, site plan findings and conditions and its own conditions under the overlay. The template comes from our overlay. It is originally from the work of MAPC.
- J. Paquin commented that the Board was well within its required deadlines when using the template on the last decision. The time crunch felt was due to the proponent's expiring purchase and sale agreement. J. Constable noted that there may have been less preparation on the part of the proponent as the Board is used to. H. Hibbard also noted that the process was longer because of the number of delays due to snowstorms and the DRB added delay to the process. Better connection between these two Boards may help. R. Fultz replied that the process in general was not long. The Design Review Board agreed about delay and thought it would be more efficient if they had been brought into the project and the proponent's design process earlier. The proponents were already well into the design. J. Constable commented that a checklist could be given to the proponents at the start of the process.
- Refer to Page 1 and 2, 3.a-h. R. Fultz stated the listing of procedures in S. 34-1 A.1 A. regarding what needs to be submitted with an application does not need to be listed. J. Paquin commented that we should not be accepting incomplete applications. The Board shouldn't be reviewing list at decision time. R. Fultz concurred with J. Constable that the list could be part of a guidance document. Staff could review if all items are submitted and complete before presenting to the Board for review. H. Hibbard stated that we still need a finding for this section that all submittals by proponent comply. The consensus is to delete this section except for a one line finding.
- Refer to Page 2, S 3.5. This section will remain as it is an important Board decision. Minor editing will be made. New wording - "In reviewing this application for Special Permit, the Planning Board finds that the proposed development shall not be substantially more detrimental to the established character of the neighborhood and town and makes the following findings pursuant to S. 34-1A. 9."
- Refer to Page 2, S 3.5. S. 34-1 A.1 A. 9 a-k. After much discussion it was decided to keep all of this section in (a – k). The Board needs to make a finding on each point.
- Refer to Page 3, S. 34-1 A.1 A. 12. a-g. Delete from template.
- Refer to Page 3 and 4, 3.8 S. 40-3. It was suggested that the only thing that needs to be kept in this section is B. 2. (page 4) Keep as a citation and add to page 1 as a reference. New wording - "The Planning Board finds that all submittals by the proponent comply with S. 34-1 A. 1 A. and S. 40-3 Site Plan Review of the Town of Hull Zoning By-laws".

#### Other Business/Comments:

- Discussion of NBOD Decision template will continue at next meeting with Design Guidelines.
- J. Constable, H. Hibbard, and J. McCann agreed to meet and review the NBOD checklist format.

**9:19 pm** Upon a **motion** by H. Hibbard **2nd** by S. Flynn and a **vote** of 7/0/0  
It was **voted** to: Adjourn

Minutes approved: \_\_\_\_\_

Date: \_\_\_\_\_

6/24/15