



HULL PLANNING BOARD

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June 10, 2015

Members Present: Jennifer Constable, Chair, Joseph Duffy, Harry Hibbard, Jeanne Paquin, Nate Peyton, Jason McCann

Members Not Present: Stephen Flynn

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

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

J. Constable asked the Board to stick to the agenda for all meetings and attempt to end by 9:30pm if possible. All were in agreement.

The Board brought up questions about the current status of the Zoning By-law Committee. J. Duffy had tried to get the group going last year. There are at least three entities that appoint people and that hasn't been done at a regular time. Jeanne Paquin commented that the committee became active around the time parking was an issue in the Waveland area. At that time it was determined the committee was needed to review the by-laws. The Board tasked the committee with a list of things to do. J. Paquin also stated that she hoped that any new committee would be respected by being given a specific task and then having their work used. N. Peyton commented that possibly a restructuring or different vehicle was needed if things weren't getting done under the current structure. J. Constable asked everyone to look at Section 4 Zoning By-law Committee. It was decided to table by-law discussion and committee creation for now.

Meeting minutes submitted for approval – May 27, 2015.

No vote

Discussion: The Board would like a correction to the re-organization voting to include J. Duffy's nomination and add the NBOD checklist meeting.

Director of Community Development and Planning Update – R. Fultz:

- 1. Pemberton Pier – meeting in Boston with the MBTA** Hoping to get them to agree to town control of phase 3 which is fixing up the fixed pier; putting in a building for ticket counter and waiting area; and fixing up parking area. This is a project that has been going on for 3 – 4 years. R. Fultz wrote the grant for the four phases. First phase – Rebuilding the float – town controlled this phase with MASS DOT oversight agreement. Second phase – Moving the float seaward - control shifted to MBTA but with no contingency or guarantee. MBTA does not have the capacity to do the work they are supposed to be doing. Need to open themselves to local managed projects instead of using in-house contractors.
Discussion: There will be no restrooms for this project due to a lack of maintenance money. The only way to maintain at this time is through grants. Under a fee based system users of the facility would be charged. Maintenance is normally calculated at 10% of the project cost but it could be done for less. The users are the commuters and those parking, MBTA, DCR, UMass Boston, and U.S. Coast Guard. Currently no one is paying fees for the use of this area. Excursion boat companies have also made inquiries about use. All of these groups are making money off of the facility and the Town of Hull is maintaining it. Hull seems to be the only place in Boston Harbor that doesn't charge fees. R. Fultz stated the first thing we should do is look at the coastal assets we have now and get the revenues that should be coming in. Fees equal to service. N. Peyton asked how the project was funded. R. Fultz

replied it was a grant plus a 20% match by the Town. N. Peyton thought a flat fee for use might be smarter than a per vessel docking fee since we want to encourage more service from the MBTA ferry not less. R. Fultz replied that the T currently pays in downtown Boston per dockage. J. Paquin commented that previously the DCR was coming in and using the launching ramp there with heavy trucks and equipment plus wear and tear on roads. R. Fultz stated that the Pier is a very active facility, that is very valuable - first responder value, commercial value, etc.

2. **Waveland Released** Trying to move it forward as a combined project to rebuild the road. It is a designated slums and blight area by the Town and State. Looks like we'll be using the Community Development Block Grant program and the old gas station will go thru the Brownfields program. R. Fultz has talked to the HRA and they are looking to partner on this project. Looking to see what their role will be. Possibly the match on the Brownfields grant.
Discussion: We haven't applied for a Brownfields grant yet.
3. **HRA property – 2 Way Road System Study** Ran a procurement process for the 2 Way Road Study. Hoping to relieve bottlenecks for traffic and provide more economic support. DCR and HRA both contributed \$50K. Nelson Nygaard and TEC Engineering were hired. It was voted at HRA meeting on Monday but contracts are not in place yet. Coordinating with the CTPS Corridor Study on this. Traffic count tubes and cameras were already up to establish baseline counts for off season. It counts pedestrians, bicycles and vehicles. They will come back and do this again for five days during the height of the season. This is data for the CTPS Corridor Study and the 2 Way Road System Study.
Discussion: J. Paquin asked if there has been a press release on this. R. Fultz replied he will be interviewed on Monday. N. Peyton asked how the return date for the traffic count is determined. Would like to see it during a hot summer weekend day at low tide. R. Fultz replied it will have to be weekend and week days. They are contracted to do five days during peak season but the equipment needs to be borrow from MASS DOT and needs to be used in other places.
4. **Nantasket Ave/Water St Project – Finishing up with the Banners** Received \$2,500 from MAPC to hire a graphic designer. The Surfside Banner Design Competition was published in the Hull paper and it is on the Community Development & Planning webpage. Proposals due June 22nd. Funding was last minute, so competition is also a short duration. Glad to have it out to artist community. When MAPC found out about the project they felt they would like to do a DELTA grant for Placemaking. This ties into the 2 Way Road Study. Talked about creating an event modeling the 2 way road system. Nelson Nygaard and MAPC could work together.
5. **Regulatory** – Meeting with 0 Rockland Circle on June 11th. Developing a memo for Advisory Committee for the funding for the grant for Bay Avenue East project – they are looking at next steps as they are ready to go/break ground. N. Truro Road Ext wants to move forward – need the amount necessary for the letter of credit from the engineer. John Chessia to do list of improvements and values for this.
Discussion: J. Paquin asked who will be reviewing plans for 0 Rockland Circle. R. Fultz replied that Peter Lombardo of the Building Dept will receive a set of plans and enforcement will be through that department. Both J. Duffy and J. Paquin are concerned that all specific details requested by Planning Board are completed. The details were included in a narrative done by Don Ritz of DRB. R. Fultz replied that he did go over the plans with Don and the proponent and Don agreed that the plans that the proponent was attaching to the final plan set were everything the DRB wanted changed.

Other discussion: N. Peyton asked when the Town would be looking at developers and if there would be a developer open house. How can the Board be supportive of this? R. Fultz replied the HRA gathered information from Mass Development process during the preplanning stage. Don Ritz is doing renderings to go with the RFP (Request for Proposal) package. Currently have architectural renderings and will add open space renderings. They are based on Lego site plan layout that Utile did. The 2 Way Road Study will also add information needed. N. Peyton asked if renderings included all the goals for development under the NBOD. R. Fultz stated they may add more pictures that show a trolley going by the park. N. Peyton concerned it may be a big leap for people to go from viewing this area as an open space or big parking lot to a developed mixed use area. Can there be some activities in the area that would facilitate people seeing this area differently?

R. Fultz replied that the DELTA grant – Placemaking could be used for this. It could be held on the HRA property. Possible market activity, artists, food, cultural event, music, 2 way road with cones, etc.

H. Hibbard stated that for a previous HRA project a survey was sent out for people's input. Then when the project came out according to the results people disliked it. Skeptical that the Placemaking will make people's reactions to a project any different. R. Fultz replied that there will end up being a total of 31 public meetings for the project and there was support for the Overlay district, so hopefully there will be support for the development project. J. Paquin commented that the promise for open space by the HRA needs to be followed through on. J. Duffy commented the last project proposal had over 80% open space. The newest project doesn't have this amount of open space. Will the same group oppose this? R. Fultz replied the current design has 52% open space at final build up. We can't prevent appeal but we are trying to get a good project that achieves the community's vision for its future. N. Peyton commented that Placemaking should be about activating a space. More action and less talk. Helps people see an area with a new use.

2015-2016 Goal Setting Discussion

J. Constable stated the Board should start with The Master Plan and Community Development Strategy. These documents should be reviewed by all for next meeting. A number of the priorities have already been achieved. The Board of Selectman should be reminded these documents exist. The Planning Board would like more interaction and/or attention from the Board of Selectmen.

J. McCann asked how the Planning Board communicates with the Board of Selectmen. R. Fultz communicates with the Town Manager. J. Constable suggested we invite the BOS quarterly. J. McCann thought the Planning Board could occasionally attend BOS meetings. J. Paquin stated that the Planning Board requests input from the BOS for every project that comes in and we often do not get a response. Both J. Paquin and J. Constable stated the BOS should be given an update of what the Director of Community Development and Planning is doing. H. Hibbard felt that a breaking down of existing silos within the Town Hall would help improve the functioning of town government. J. Constable felt this was an opportune time to start breaking down the silos. Think of ways to be more supportive of the Community Development and Planning office. R. Fultz agrees that meeting with the BOS is good but another way is advocate for achieving one of the goals. Currently Bay Ave East project and Waveland gas station project are being committed to by R. Fultz, the town manager and HRA. This is a good place to start as these projects are more complicated. It is something that the Town can get involved in. R. Fultz will send his Advisory Board memo to the Planning Board members.

H. Hibbard sees this as a good time to be more involved in advocating for the Director's position and the Planning Board's role since we have some major projects in the future – DCR and HRA. N. Peyton stated we need to explain our Board's value. J. Paquin agreed we should offer our services. J. Constable stated that the Board seems to agree that improving communication and Board visibility is one of our goals. R. Fultz stated that developing Board relationships is a good idea. H. Hibbard stated that while reviewing the CDS the Board needs to keep the HRA and DCR in the front of their minds – two large projects. J. Constable will get the list of Board of Selectman's goals for the next meeting. The goal discussion will continue at the next meeting.

NBOD Decision Template

The Board should review the checklist that was created by J. Constable, H. Hibbard and J. McCann for discussion at the next meeting.

J. McCann stated that the he recently created NBOD Review Checklist itemizes everything in the template. It is a first draft. Hope to identify overlapping review items. An inventory of everything the Board needs to consider. Also provided for Board are the "track" changes on the Decision template – reflects where the Board removed extra detail from the template which was discussed during the last Planning Board meeting.


H. Hibbard stated the group that met started with the Combined Special Permit and Site Plan Review decision template for the NBOD; made the changes discussed then realized the checklist was more helpful in terms of what the Board is required to do when a project comes in for approval. There are duplications in the checklists. There are conditions in the Special Permit regulations that are also in the Design regulations.

Other Business/Comments:

J. Paquin contacted P. Lombardo about the signage at Steamboat. R. Fultz stated signs were put up on the fascia of the porch roof. These are illegal signs. They would need Board approval. The signs are now hanging

on hooks under the fascia. J. Paquin commented that the mini-golf lights are quite bright. She was told by P. Lombardo that he would be taking care of these Steamboat issues.
R. Fultz stated that 7 Bay St development wanted permission to hang a temporary banner and Peter Lombardo was sending them to the Planning Board. J. Constable would like the section of the law that the Board would need to reference on any decision be sent out. J. Duffy would like a copy of the Bay St conditions email to everyone.

9:22 pm 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: 6/24/15