



HULL PLANNING BOARD

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July 22, 2015

Members Present: Jennifer Constable, Chair, Joseph Duffy, Harry Hibbard, Jeanne Paquin

Members Not Present: Stephen Flynn, Jason McCann, Nate Peyton

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

7:42 pm J. Constable called the meeting to order

0 Rockland Circle – Special Permit – Request for Minor Amendment

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

- (1) Letter from Tom Meade of Touchstone Capital Partners dated July 21, 2015 regarding Special Permit – Request for Minor Amendment.
- (2) Foundation Plan, Touchstone Capital Partners 5 Family Unit 0 Rockland Circle. Golemme Mitchell Architects LLC, 6 Wilkins Dr, Ste 210, Plainville, MA. Dated 7/21/15. Drawing: A1 Drawn. By: C. Mitchell. Job Number: 15143.
- (3) Comment emails: Don Ritz of DRB, dated July 21, 2015, subject: Request for Minor Amendment. James Lampke, dated July 22, 2015, subject: Amending special permit. Joe Duffy, dated July 22, 2015, subject: Tonight's meeting. Robert Fultz, dated July 22, 2015, subject: Minor modifications to special permit.

Presentation by Tom Meade, Developer: Asking for Board to identify change as a minor modification. After talking with the foundation contractor it was determined it was better to build each unit at 16 feet instead of original width on plan of 15.75 feet. The building foot print will grow by 1.75 feet. No other changes to foot print or design of the building. It is still within set back. They are ready to pour the foundation.

Discussion:

J. Constable – primary question before the Board is whether this is a minor or substantive change. Board consulted with J. Lampke, Town Counsel. Planning Board has the power without holding a further public hearing to approve a minor change. Based on the information provided, it appears to be a minor amendment. J. Paquin asked if it will change any of the other components that the Board has already approved – building, materials, design, windows, etc.

T. Meade responded no.

J. Duffy asked for email from D. Ritz to be read.

J. Constable read D. Ritz letter – it stated that if the additional inches are taken up in the walls there would be no affect to other details.

T. Meade responded that the top left corner is constant and they are going to push out each building to the right. He is glad to put the modification in the wall if that is what is desired.

J. Duffy stated that there will be a written decision. He would also like to see the unit elevation along with other changes in the stamped plan.

T. Meade replied that this is only a foundation change. He can't provide a stamped plan for every minor change. He is working off of D. Ritz's detail sketch and attached it to his set of plans. He said he would build it Don's way. This minor amendment will not change how the project is being built.

H. Hibbard commented that he thought T. Meade was a good developer for coming back to the Board with a change under two feet. Agrees that this is not a substantive change, less than two feet, within the setbacks, it does not affect any of the major decision points that the Board made decisions on previously.

J. Constable read from J. Lampke's email and noted that it referenced substantive amendments. Felt the Board did not need to go any further to discuss requirement for notice if the Board decides this is a minor amendment.

J. Duffy commented on his email and stated his concern was about notice and not about substantive versus minor change. He agrees with H. Hibbard. Sees there is good faith by the developer.

J. Paquin agrees that it is a minor change. She would like to reiterate her original concern – what we have approved is what we expect to be built. Any changes need to come to the Planning Board. This is a procedure that is in place in the Town of Hull.

T. Meade said his intent is to finalize his drawings with his architect and it will match what D. Ritz is looking for. Before the build begins, there will be another meeting with D. Ritz.

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

The Board determined the change presented was minor and it was voted to approve the amendment.

R. Fultz asked how the Board would like to show this decision of the Board – via the minutes or through a memo.

J. Duffy agreed that he would prepare a memo.

Meeting minutes submitted for approval – June 24, 2015, September 15, 2014 and October 8, 2014.

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

It was **voted** to accept the June 24, 2015 minutes with changes.

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

It was voted to accept the October 8, 2014 minutes.

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

It was voted to accept the September 15, 2014 minutes.

R. Fultz made a comment on the short term rental discussion from the June 24th meeting minutes. He stated that the item cannot be brought to Town Meeting again for two years because it failed.

The Board will confirm exactly when it can be brought up again and when it will be worked on.

Planning Board Calendar July-December 2015

The Planning Board confirmed the meeting dates for the remainder of the calendar year. J. Constable will confirm a joint meeting date with the Board of Selectmen at a later date.

Community Preservation Act & Goal Setting Discussion

CPA was discussed at the last meeting and J. Constable sent out further information for everyone to look over.

R. Fultz stated that the match from the state is down from the original amount. It may be down to 50%.

J. Constable said that you can chose to exempt the first \$100,000. The Board would need to agree that this is something it wants to pursue. Talk to assessor about what the average property assessment is, max/min and what the CPA could generate. Also figure out how many households might be exempt.

R. Fultz said that currently we have the debt exclusion going forward and it would generate one million dollars for the next ten years. It would free up money that is in the tax levy now for other purposes. A fund would be set up for capital projects. Supports both initiatives but need to think about what is acceptable to the town and what role this Board would play. Initiatives this big will need a lot of public engagement.

J. Constable would like to know what each one looks like for the residents and what the funds for each would be used for.

J. Paquin has been following up on what occurred previously when the CPA came up and who was involved. She has reached out to a few people. She heard that when the CPA previously came up the issue was that the funding for the school projects came up at the same time.

J. Constable commented that a lot has changed since the beginning of these projects and now it could be shown what is actually done with CPA funds and that the funding match has not run out.

H. Hibbard commented that if the BOS is pursuing debt exclusion then it may be more difficult for the Board to bring CPA to the priority list.

J. Paquin commented that this is something to bring up at the joint meeting with the BOS to see if it is something they are interested in. She stated that CPA funds could be used for renovations to the Town Hall and cited another town that had done this.

J. Constable stated examples of what the CPA could be used for and suggested it could be coordinated with Debt Exclusion funds -- fix the Town Hall, the Library, the Fields and the roads, etc.

R. Fultz agreed that a partnership with the Board of Selectmen is important. Doing both would double the amount of tax increase and this may be too much.

H. Hibbard is concerned about what guarantee there is that the money freed up by the Debt Exclusion will actually go to capital projects.

R. Fultz thought there may be a mechanism to lock down the money into capital funds. The money that would be spent for school debt can be directed to capital.

H. Hibbard suggested the Board help the BOS with the Debt Exclusion this year and ask for their support on the CPA next year.

J. Constable stated the Board will work on the CPA and re-initiating the Zoning Bylaw Committee. The ZBC will be given a specific charge. J. Duffy will work on ZBC re-initiation. D. Wiggin will send out notification to the Boards.

R. Fultz would like to see the ZBC be charged with straightening out the Zoning Bylaw. There are districts included that no longer exist. He would also like the Community Development and Planning Department to be responsible for keeping the Zoning Bylaw updated, with final approval by the Town Clerk. Amendments would be entered into the bylaw electronically. Town Clerk would still be record holder.

H. Hibbard left at 9:07pm

NBOD Decision Template & Checklist

To be continued to next meeting when more members are in attendance and will be moved up on the agenda.

Director of Community Development and Planning Update

Two-way Road Study – the engineers have been onsite measuring the intersections. A performance schedule has been produced. There will be a stakeholder public safety group meeting sometime in August with presentation of findings later in the month. The people doing the study will be meeting with the Central Transportation Planning staff. They have already met with them once to get their counts. The traffic and turning counts for the summer that Mass Highway is doing for the CTPS study won't be done for the meeting but will be done sometime in August. A baseline has already been done for year round.

Pemberton Pier project – Bob is working on a draft oversight agreement for the MBTA. MBTA agreed that the Town will be in charge of Phase 3.

HRA – Bob contracted with Don Ritz to do renderings for the HRA property. The Utile renderings were not acceptable or consistent with historic architecture. The HRA hired D. Ritz to do four more renderings. It is to give the developer an idea of what is wanted as it complies with the overlay. Another item needed for the RFP – Request for Proposal – should be inclusionary zoning in Bob's opinion. A policy for inclusionary zoning (affordable units) is something the Board could advocate for with the HRA. The Board could make a policy statement. The HRA are the property owners, so they could require it if they agree with the policy.

Sidewalk failure along Hull Shore Drive Extension – it is HRA property and the sidewalk is being repaired by HRA.

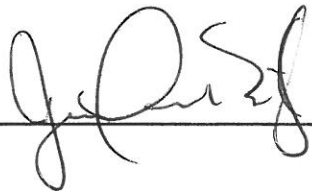
Maintenance and operation for Pemberton Pier – currently there is no funding for the maintenance except for the grant money acquired by R. Fultz. The MBTA has been paying a match for phase 2 and 3 of \$43K and \$49K. They are currently the only ones paying towards the project. There are no fees for parking in the parking lot which was paid for with state and federal funds. Also, no dock usage fees are being charged to users. The MBTA use of the pier is essentially being covered by the matching funds. There are other commercial and State users that are currently not paying. This could be changed. Parking fees are charged at any other commuter lots. Possibly charge commuters a dollar a day to park there or require an annual parking permit. Trolleys with remote parking are another solution. For three months the Hingham ferry will be out of service. We are pushing MBTA to have a trolley/shuttle between Hingham and Hull during that construction period and into the future.

Quincy Economic Target Area – doing a branding and marketing meeting. R. Fultz will be attending.

Other Business/Comments:

J. Constable would like to take a look at Community Compacts. She will share more info at the next meeting.
J. Paquin stated there are parking issues around Sunset Bay Marina/Sea Dog/Bay Avenue East.
J. Paquin asked if we are still waiting for a response on signage and planters at Steamboat Wharf.
R. Fultz responded yes.
J. Paquin stated the float and gangway at Jake's Seafood Restaurant has been installed.

10:05 pm Upon a **motion** by J. Paquin **2nd** by J. Duffy and a **vote** of 3/0/0
It was **voted** to: Adjourn

Minutes approved:  Date: 8/26/15