



HULL PLANNING BOARD

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June 24, 2015

Members Present: Jennifer Constable, Chair, Harry Hibbard, Jeanne Paquin, Jason McCann

Members Not Present: Joseph Duffy, Stephen Flynn, Nate Peyton (arrived at 8:58 pm)

Staff Present: Deborah Wiggin, Clerk

7:32 pm J. Constable called the meeting to order

ANR – Approval Not Required 101-105 Highland Ave

Paul Mirabito of Ross Engineering Co., Inc. was in attendance for the Applicant, Michael Sullivan. The purpose of the plan is to re-divide one of the lots that was approved last year. Lot 1 will now have access all the way to the water.

It was recognized that the 105 Highland Ave deed did not match the information on the application. The Board requested the application be amended at the meeting. The owner of the property has not changed. Paul Mirabito has amended and initialed the Form A – 'Application for Endorsement of Plan Believed Not to Require Approval' to complete the information for the two lots involved - correct book/page, map/lot and add address number 101.

The Board reviewed the Application and plan submitted for endorsement as "Approval Not Required" (ANR) under the Subdivision Control Law. Based on the information provided on the plan titled "Plan of Land for 105 Highland Avenue in Hull, Mass" prepared by Ross Engineering Company, Inc.; dated 5/28/2015; the Board determined that the subject lots meet the requirements of lot size and minimum frontage; and the standards of fronts in an appropriate way, minimum frontage and vital access exists were met.

Upon a **motion** by H. Hibbard **2nd** by J. McCann and a **vote** of 4/0/0
It was voted to Approve and Endorse.

Meeting minutes submitted for approval – May 27, and June 10, 2015.

Upon a **motion** by H. Hibbard **2nd** by J. McCann and a **vote** of 4/0/0
It was **voted** to accept the May 27, 2015 minutes.

Upon a **motion** by H. Hibbard **2nd** by J. Paquin and a **vote** of 4/0/0
It was voted to accept the June 10, 2015 minutes.

Engineering Service Proposal for 0 Rockland Circle

A proposal was received for Board approval from Chessia Consulting Services LLC dated June 15, 2015 for engineering services associated with the approved Site Plan for 0 Rockland Circle.

Discussion: Only one proposal was requested. Board members wondered if more proposal requests should be made even if the proponent does not request more than one.

Upon a **motion** by H. Hibbard **2nd** by J. Constable and a **vote** of 4/0/0
It was voted that the proposal is consistent with 0 Rockland Circle decision.

2015-2016 Goal Setting Discussion

- Review the CDS for possible Board collaboration

The Community Development Strategy document was sent to all the Board members for review before the meeting. The document seemed to include more “should” and “could” than actual plans. It maps out what the Town would like to be doing but very few projects went forward. The only significant thing that happened in Kenberma was privately done. As far as transportation goals, it seemed that only the placement of bicycle racks was accomplished. Not a lot is being done about affordable housing. These may be areas of development to focus on and speak up about.

- More communication

J. Constable has emailed the Town Manager for a copy of the Board of Selectman’s priorities and goals and this will be discussed and compared to our goals next meeting. J. Constable asked to meet with the Chair of the Board of Selectmen, John Brannan, and also told him that the Planning Board would like to improve collaboration and communication between the BOS and other Boards where relevant. She hopes to have the meeting or a date set before the next Planning Board meeting. The general agreed upon goal of the Board is communication and thoughtfulness of next steps.

- 2 areas with different goals

Phipps to U St. and Nantasket Beach area need to be talked about separately.

- Scope of work of a Planning Board

Clarify mechanisms for action of the Board – Approving site plans for new development; zoning by-law change; grant applications; recommendations from the Board to R. Fultz, the Director of Community Development & Planning. The Board had great success passing NBOD. Some Board members thought we should have gotten more involved in short term rental. The Board considered their involvement with bringing this item up again.

- Master Planning

Master planning is the job of the Planning Board. Starting with the CDS because it was approved by the BOS and it ties into other town dept/board plans. There are connections between grant block applications, housing rehab and accessory units. There may be problems with funding and bringing units to code. Discussion can continue on this outside of the meeting.

- Building collaboration

Re-engage connections with Chamber of Commerce, Wellspring, etc to work on Town priorities.

- Priority list - BOS

Make a list of what has already been accomplished in regards to what is on the priority list. Currently applying for Brownfields grant. Re-examine passing CPA – Community Preservation Act. Many surrounding towns are having success with it. Passing the CPA will provide additional funding for projects on the priority list which the Board is involved in and other community development projects. J. Constable will gather more resources on the subject for review. Discuss strategy and next steps at the next meeting. www.communitypreservation.org

- Special signage project

There are new Supreme Court signage laws in place that J. McCann suggested getting the Town up to date on.

NBOD Decision Template

This will be continued to next week when more members are in attendance.

Other Business/Comments:

- Review Board meeting calendar for July – December 2015: Check the Town calendar for alternative Wednesday meeting dates to reschedule missed meetings due to holidays. Discuss and confirm at the next meeting.
- Bike lanes: Is there a way to create bike lanes without doing them piece meal? People may be concerned about parking being taken away in front of businesses or homes. Best solution is to partner with communities that have done this already and worked with groups like Rails to Trails and Active Streets Alliance. We currently have Nantasket Ave Rebuild area; and the extra large sidewalk along Geo Washington Blvd which has never been signed or painted. If the Blvd and the Beach is taken care of, all we need to do is Nantasket Ave down to Hull Gut. The lane could be presented as a way to access Pemberton Point and the commuter rail without creating more traffic or parking problems.
- Parking at Pemberton Point: Hearing complaints about not enough parking. The parking is difficult after the 8:45 am boat. Use of area seems to be a mix of town and Cohasset commuters; and local people and visitors there for its scenic value or fishing. Currently there are no parking fees like other commuter

lots. There are mixed types of parking uses including overnight for Peddocks Island. We don't want to lose MBTA ferry service thru lower usage if we take away parking or cause other restrictions. There is a spill over lot behind High School. J. Paquin stated there is wear and tear to town roads and no benefit to Hull if non-residents come through only to use the Gut and not patronize local businesses.

- South Shore Coalition (part of MAPC): N. Peyton from our Board attends meetings. There are four meetings per year. It is a volunteer board. It's a place for a lot a great ideas being shared as opposed to implementation. Many tools, initiatives and implementation suggestions are shared. www.mapc.org/ssc

9:23 pm Upon a **motion** by H. Hibbard **2nd** by J. Paquin and a **vote** of 5/0/0
It was **voted** to: Adjourn

Minutes approved:  Date: 8/12/15