



## HULL PLANNING BOARD

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**September 9, 2015**

**Members Present:** Jennifer Constable, Chair, Joseph Duffy, Harry Hibbard, Stephen Flynn, Jeanne Paquin, Nate Peyton (arrived at 8:17pm)

**Members Not Present:** Jason McCann

**Staff Present:** Deborah Wiggin, Clerk

**7:33 pm** J. Constable called the meeting to order

J. Constable asked if there were any other boards present with a quorum that needed to call their meeting to order. The answer was no.

### **Review of Zoning Bylaw Committee designees and citizen letters of interest**

The Planning Board would like to reconstitute the Zoning Bylaw Committee. The composition of this committee per Section 4 of the Zoning Bylaw was read. The terms of the members was read. In addition to the listed Board designees, three citizen positions are open. Correspondence was read – two letters of interest for the citizen positions on the ZBC.

- Letter of interest dated August 13, 2015 from Mark Gladstone
- Letter of interest dated August 28, 2015 from Jason McCann

Mark Gladstone was present at the meeting and the Planning Board was given the opportunity to ask him questions.

Jason McCann was not in attendance. His letter expressed interest in two positions – the Planning Board representative and as a citizen representative.

Introductions of members from other boards in attendance were made. Building Commissioner, Peter Lombardo, stated he is designating Bartley Kelly, but will also attend meetings. John Brannan stated that he was the Board of Selectmen designee, but will bring the goals of the ZBC back to his board to see if there are others willing to represent the BOS. Alana Swiec from the Zoning Board of Appeals has agreed to be the designee. Roger Atherton will be her back up and he was also in attendance. J. Constable stated Joe Duffy had expressed interest in being the Planning Board representative.

### **Zoning Bylaw Committee – Appointments and joint meeting**

Upon a **motion** by J. Paquin **2nd** by H. Hibbard and a **vote** of 5/0/0

It was voted to appoint Joe Duffy as Planning Board representative to the Zoning Bylaw Committee.

Upon a **motion** by H. Hibbard **2nd** by S. Flynn and a **vote** of 5/0/0

It was voted to appoint Mark Gladstone for a three year term as a citizen representative to the Zoning Bylaw Committee.

Upon a **motion** by J. Duffy **2nd** by S. Flynn and a **vote** of 5/0/0

It was voted to appoint Jason McCann for a two year term as a citizen representative to the Zoning Bylaw Committee.

It was stated that one of the tasks the ZBC could be charged with is confirming that the most up to date copy of the Town's Zoning Bylaws is available to all and posted online. Review that all amendments to the bylaw have been correctly incorporated. Another possibility is to look at FEMA bump out for elevated utilities to make

homes flood compliant. Peter Lombardo and Bart Kelly gave details on what is required. They will bring more information to the first ZBC meeting.

It was agreed that the Zoning Bylaw Committee would meet on the second Thursday of the month at 7pm with the first meeting being October 8th.

It was stated that there is still one citizen opening on the Zoning Bylaw Committee. The Planning Board will need to receive letters of interest and make the appointment.

The Zoning Bylaw Committee members were excused at 8:10pm.

**Presentation discussion for 9/24 joint Board of Selectmen meeting**

The Board listed and discussed the items that they would present at the Board of Selectmen meeting.

J. Constable will incorporate all the items into a PowerPoint presentation.

- Introduce members
- General update: Board accomplishments – NBOD template/improve process/Rockland Circle - NBOD project, reconstituted Zoning Bylaw Committee – directive for group to study, communication with other boards for items to study and review priorities.
- Community Preservation Act (CPA) – what it is/how it works/what can be accomplished, open space/recreation, present community with an opportunity to generate funds, present surrounding community rates/results, possible exemptions. It's an initiative that the Planning Board would like to be part of.
- Community Compact – recommend a best practice. J. Constable will speak to R. Fultz about the possibility of filling out a Compact Form with a plan we are working on.

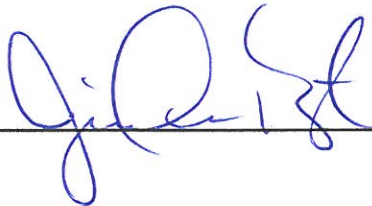
Nate Peyton arrived at 8:17pm.

**Other Business/Comments:**

A Special Town Meeting is coming up mid-October for Fort Revere. Additional items are getting tacked onto this meeting – turf fields, dogs. J. Constable brought it up in case the Planning Board wants to bring an item to the meeting.

It was agreed to meet again on September 23rd in preparation for BOS meeting.

**9:35 pm** Upon a **motion** by H. Hibbard **2nd** by J. Constable and a **vote** of 6/0/0  
It was **voted** to: Adjourn

Minutes approved:  Date: 10/14/15