



HULL PLANNING BOARD

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August 12, 2015

Members Present: Jennifer Constable, Chair, Joseph Duffy, Harry Hibbard, Stephen Flynn, Jeanne Paquin, Nate Peyton (arrived at 8:02pm)

Members Not Present: Jason McCann

Staff Present: Deborah Wiggin, Clerk

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

Meeting minutes submitted for approval – July 22, 2015.

Upon a **motion** by J. Paquin **2nd** by J. Duffy and a **vote** of 4/0/1

It was **voted** to accept the minutes of July 22, 2015 with changes.

S. Flynn commented on the wait period statement about bringing short term rental to Town meeting again (originally noted on June 24th minutes and referenced again on July 22nd minutes). He said that short term rental cannot be brought up again by citizen petition within two years but can be brought up by the Planning Board. The Planning Board does not have to wait two years.

J. Duffy brought up the Boston Globe article showing an illegal Airbnb in Hull. He said the article showed other towns are having the same problem. He stated a number of cities and towns support a hotel tax bill that would allow them to tax Airbnb and similar websites that refer short term rentals to homeowners.

J. Constable stated that R. Fultz did follow up with J. Lampke on the comment made on the July 22nd minutes regarding short term rental being brought to Town Meeting again after recently failing. She read an email dated August 10, 2015 from James Lampke to Phil Lemnios, Jen Constable and Robert Fultz – essentially yes, at the next town meeting it can be brought up. If it is going to be the same as before and within two years of the rejection then it would need Planning Board approval to come up within the two years. If it is different substantively, it could come up any time including within the two years.

J. Paquin thought this should be put on the agenda for another meeting or possibly the joint BOS meeting.

J. Duffy felt that all important emails of this type should be forwarded to all members.

J. Constable agreed and will make sure to do so.

NBOD (Nantasket Beach Overlay District) Decision Template with focus on Checklist

H. Hibbard explained that he and J. McCann worked on a template that attempted to include all the requirements that could be applicable to a project in the NBOD. It was taken from the Special Permit and NBOD requirements. It is to be used during a hearing and while contemplating a project.

J. Duffy commented that final decisions from other towns include much fewer pages. Many times all of the items listed in the template do not apply.

J. Constable mentioned that the Board previously discussed addressing whether each of the items were applicable or not.

J. Paquin stated there should be a master list that would include all items that could be applicable in a project. The list is needed for those not familiar with the NBOD.

J. Duffy stated that the Decision should have less content and reference appendices.

J. Paquin commented that the NBOD was a compact with the town and that she wants to make sure people are aware that the Board will honor the deal made with the public. When a project comes in, we're going to

look at and consider the items in the NBOD zoning. We need to have an effective way to use the tools that we have – checklist and template.

H. Hibbard stated that the checklist is to be used while in the process of reviewing a project. Once the project is reviewed then a decision must be written. This is when the template would be used by choosing the sections relevant to the project and everything that requires a finding; and then including these items in the decision document.

Board agrees that the checklist appears to be a complete and workable tool. The Decision template will continue to be worked on by J. McCann and H. Hibbard. Discussion will be continued at a future meeting.

N. Peyton arrived 8:02pm

Community Compacts

J. Constable forwarded information about Community Compacts to Phil Lemnios and Robert Fultz. Both showed interest. Jen referenced the website link that was sent out. <http://www.mass.gov/governor/press-office/press-releases/fy2015/first-community-compact-applications-launched.html> She gave a brief explanation about Community Compacts to the group. A community pledges to implement a best practice in the areas of education, energy and environment, financial management, housing and economic development, and / or transportation, etc. Up to three best practice areas can be selected. Technical assistance will be available from the Commonwealth to work with the community. The information is very new and currently broad but is a good opportunity.

N. Peyton gave some additional details of the process and steps. The Town comes up with what it wants to work on and figures out some metric in which it wants to improve. Then the Administration partners and works with the Town to help them improve that. The goal is to match the problems with a solution tool set that the Administration can provide. There is possibly funding to help the Town.

J. Constable suggests discussing the three best practice areas with the Board of Selectmen at the joint meeting. It is something the BOS should decide. She suggests Housing and Economic Development as something for the Planning Board to give input on. This best practice area category includes: preparing for success, housing, infrastructure, competitiveness, and job creation and retention. R. Fultz is currently working on Brownfields grant; we've been talking about a Block grant; and the MassWorks grant is something we can look at for infrastructure and job creation. These are things that are already happening that we can look for advancement on.

Discuss Goals – Community Preservation Act

CPA – J. Constable thought an obstacle for the CPA would be the Debt Exclusion which is likely going forward at the next Town Meeting. Would people go for two increases in one year? A description of how the two would complement each other would be needed. Would like to see the Planning Board move forward helping the CPA be enacted if all agree it would be a benefit to the Town, such as needs that would be covered by CPA funding.

H. Hibbard commented that the Town Manager and Board of Selectmen might not want both.

J. Constable stated the CPA is an annual surcharge on real estate tax of up to 3%. There are various exclusions. Jen is still waiting to contact the Assessor for property value information. The CPA funds cover needs that are specific to Hull such as open space, housing, and ball fields.

J. Duffy commented that the Town may not want both because of concerns about how it might be managed even if the benefits stated are good for the Town. The timing of presenting it may be off. If it goes forward, the Board may want to consider a lower percentage.

H. Hibbard commented that this is an issue that should be raised with the Town and brought to the attention of the Board of Selectmen as part of the Planning Board's presentation to the BOS. Give details of the benefits and what the cost to taxpayers would be. There is a match by the State on the amount collected. Let the BOS know that the Planning Board would like to take the lead on this with their approval.

J. Paquin agrees that it should be brought up at the meeting and would like feedback from the BOS. It seems that not acting on CPA sooner could be seen as years of missed opportunity.

S. Flynn commented that people won't vote for two taxes. They will choose one or the other. If the Planning Board supports CPA it will need to give examples of other towns like Hull and what they have been able to accomplish with the added funding. A decision needs to be made whether the Town can afford the opportunity.

H. Hibbard commented that Hull is changing and there is a different population that may be more amenable to paying a tax to have better town facilities. Prefers CPA since Town is not responsible for 100% of funding because of State match – get more for the dollar.

N. Peyton commented that he would like the group to be clear that the timing is right before expending a large amount of effort to attempt to pass CPA when more homework could have been done to make it more palatable. Even if there is agreement to go forward the Board needs to be realistic about the effort required to work towards success.

J. Constable summarized what the Board had accomplished to date as far as information gathering about the CPA, Board priorities, BOS priorities, and knowing what CPA could fund from these lists. Next steps could be to outreach to other Committees and determine what projects they hoped to see accomplished. There is not a commitment to projects as this is something a separate Committee would determine. Educating the Town about the benefits is also part of the process. She asked for consensus from the Board that they would like to add CPA to the Planning Board's presentation to the Board of Selectmen and that this is something they support bringing to Town meeting.

The Board talked about moving forward with CPA as a discussion topic with the BOS but would like to work through details about what would be presented, their approach and to firm up data points.

Zoning Bylaw Committee

D. Wiggin gave an update on the progress of reinitiating the ZBC. Public notice has been posted regarding the request for citizen volunteers and it has been advertised in the newspaper, website and cable. Contact has been made with Boards and Committees for their appointments to the ZBC. A date for the meeting to appoint members needs to be confirmed.

Discussion points for meeting with BOS

J. Constable summarized what was stated earlier in the evening indirectly and directly – Community Preservation Act, Community Compact, Zoning Bylaw Committee, and solid communication between Board of Selectmen and Planning Board in matters relating to community and economic development.

H. Hibbard commented that the Board should have a recommendation for better communication regarding the last item.

J. Paquin stated that the Planning Board has always reached out to Boards for their comments on large projects. Maybe the BOS is unaware that they have input per the bylaws. We could remind them.

Short term rentals were brought up as a possible topic.

Other Business/Comments:

J. Duffy commented about major/minor decision on modification to a site plan. He would like to see more work done on the procedure of how we will deal with a modification to a Special Permit particularly in the NBOD.

9:35 pm Upon a motion by S. Flynn 2nd by H. Hibbard and a vote of 6/0/0

It was voted to: Adjourn

Minutes approved: _____



Date: _____

10/29/15