



HULL PLANNING BOARD

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509

September 30, 2015

Members Present: Harry Hibbard, Vice Chair, Joseph Duffy, Stephen Flynn, Jeanne Paquin, Nate Peyton

Members Not Present: Jennifer Constable, Jason McCann

Staff Present: Deborah Wiggin, Clerk

7:41 pm H. Hibbard called the meeting to order

ANR – 84 & 88 Cadish Ave, Map 14/Lot 071, 073, 074

Attending: David Ray and Mark Mullaney

David Ray presented the request.

The Board reviewed the submitted plan. As is stated in the ANR Summary dated 9/30/15 each new lot meets the requirements for lot size, frontage and that vital access exists.

The Plan information is as follows:

Plan Title: ANR Plan

Prepared for: Mark & Kathy Mullaney

Prepared by: Nantasket Survey Engineering, LLC

Signed and Stamped by: David G. Ray #35412

Dated: 9/28/2015

Upon a **motion** by J. Paquin, **2nd** by N. Peyton and a **vote** of 5/0/0 the Board Endorsed the Plan subject to standard endorsement – “The endorsement of the Planning Board is not a determination of conformity with zoning regulations”.

Appointments to the Design Review Board

Appointing Committee for the Design Review Board. Members in attendance: Paul Paquin, designee of Conservation Commission; Dennis Riley, Chairman, Historical Commission; Harry Hibbard, designee of Planning Board. Absent: John Brannan, Chairman, Board of Selectmen.

7:58pm Harry Hibbard called the meeting to order.

The candidates for re-appointment and new candidates for appointment that were in attendance were given a chance to introduce themselves – Don Ritz, Thomas Burns, Fulvia Quilici Matteucci, Georgette Sullivan, Teresa Simmons, and Tory Lam. A letter of interest received from Herbert Gerald Zeller was read. Carol Lincoln was not in attendance; her request for re-appointment was included in the Committee’s packet.

Upon a **vote** of unanimous: It was voted to appoint Don Ritz, Thomas Burns, Fulvia Quilici Matteucci, Carol Lincoln, and Tory Lam as regular members of the Design Review Board.

Upon a **vote** of unanimous: It was voted to appoint Georgette Sullivan and Teresa Simmons as alternate members of the Design Review Board.

Upon a **motion** by Paul Paquin **2nd** by Dennis Riley and a **vote** of 3/0/0
It was **voted** to: Adjourn the DRB Appointing Committee

Review of 9/24 joint Board of Selectmen meeting

The Planning Board discussed their meeting with the Board of Selectmen regarding the Community Preservation Act. Confirmation of the data and information promised to the Board of Selectmen was made. The tasks and necessary research was divided up among members. Information to include: what it would cost the average tax payer, what percentage should be used, data for all percentages, exemptions, how much will it generate for the town and how other towns are using CPA. The Planning Board got the impression from the BOS meeting that they were being asked to do more research on the topic, and then bring the findings back to the BOS for approval. The Planning Board would like to get the support of boards and committees, and other groups in town.

Other Business/Comments:

J. Duffy commented that over the years Don Ritz has struggled to get an appointing committee together to appoint members to the Design Review Board. There would be people in place waiting to be appointed to expired terms, but because it took so long for an appointing committee to convene (6 mos. or more) the candidates would lose interest. The process and bylaw should be changed. The Zoning Bylaw Committee could work on this.

S. Flynn commented that it should be the Planning Board making the appointments since we work with the Design Review Board more closely.

N. Peyton and H. Hibbard commented that Don Ritz should be on board with the change.


H. Hibbard commented there should also be more structure as to how we have the DRB give input on a project.

J. Paquin commented that the applicant should be asked up front at the beginning of the process to meet with the DRB. Then there needs to be clarification of the DRB changes and whether or not the proponent is making the requested changes. The recent applicant changed between modular and stick built, so the plans seemed to be constantly changing.

J. Duffy commented that this is an issue with modular builds.

8:51 pm Upon a **motion** by S. Flynn **2nd** by J. Duffy and a **vote** of 5/0/0

It was **voted** to: Adjourn

Minutes approved:  Date: 2/24/14