



HULL PLANNING BOARD

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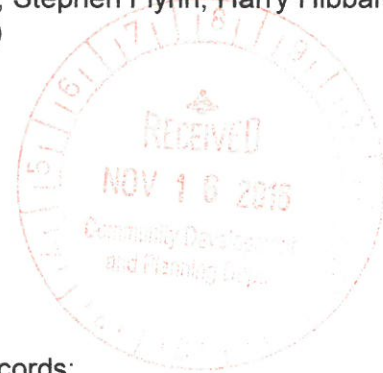
October 14, 2015

Members Present: Jennifer Constable, Chair, Joseph Duffy, Stephen Flynn, Harry Hibbard, Jeanne Paquin, Nathan Peyton (arrived 7:38pm)

Members Not Present: Jason McCann

Staff Present: Deborah Wiggin, Clerk

7:35 pm J. Constable called the meeting to order



Modified Site Plan - 225 Atlantic Ave

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

1. Letter from Peter Palmieri, Director of Engineering, Merrill Engineers and Land Surveyors dated September 28, 2015 regarding request for minor amendment.
2. Copy of the original plan approved by the Planning Board 2/13/2013. Site Plan dated June 26, 2012, revised January 17, 2013.
3. Modified Site Plan, Proposed Business Service Garage, 225 Atlantic Avenue, Hull, MA. Applicant: Steven Fitzgerald, 48 Valley Beach Avenue, Unit 3, Hull, MA. Merrill Engineers and Land Surveyors, 427 Columbia Road, Hanover, MA 02339. Dated September 24, 2015. Drawn by: VC/MC. Job No. 08-154.

Additional Handout: Copy of original Site Plan Review Decision – Order of Conditions signed March 13, 2013.

J. Constable read the letter from Peter Palmieri. The modifications were listed.

It was noted that the plan of record on file was signed by the Planning Board 3/13/2013.

Presentation: Peter Palmieri introduced himself and the applicants Steve and Dale Fitzgerald. He gave a summary of the original plan and a brief overview of the modifications he hoped the Planning Board would view as minor. Architectural plans were not included, other than the addition of a shed dormer the basic exterior architecture will remain the same. It is a significantly smaller building.

Steve Fitzgerald stated the use will remain the same – storage of vintage autos.

Discussion:

J. Duffy asked if there was a second floor in the original plan and its use.

P. Palmieri responded that it was for storage.

J. Paquin asked about the title of plan – Business Service Garage. Is service being done?

P. Palmieri responded no service will be done, it is storage of vehicles. He didn't change naming as that was the title of the original plan.

J. Constable asked if there was commercial signage.

Proponent responded he would add it if needed.

J. Paquin stated she is concerned that in the original approved plan there was no habitable space and in the modified plan there is habitable space. Abutters should be notified of this change. She would like to see new architectural drawings as the previous approved drawings were reviewed by the DRB; and she would like to see elevations. It is a substantial change that is being requested.

J. Duffy commented that we did receive communication for R. Fultz that the two uses, storage and residential, are both permitted uses. The impact to the neighborhood appears to be less, but he would like to see it opened to abutter comments.

S. Flynn commented that he has no objections to the new plan but one of the orders of condition stated that the unused attic space as shown in the plan shall be used for storage only. There should be a hearing on the change.

J. Constable stated usage is potentially different; residential use has been added to original plan. Our decision is to vote minor or major change to the plan.

Upon a **motion** by J. Paquin **2nd** by H. Hibbard and a **vote** of 6/0/0
The Board determined the change presented was a **major change**.

Meeting minutes submitted for approval – September 9, 2015.

Upon a **motion** by J. Constable **2nd** by S. Flynn and a **vote** of 6/0/0
It was **voted** to accept the minutes.

NBOD Decision template and Checklist

J. Constable read J. McCann's email regarding his process of creating the checklist. There was discussion about the need for two checklists – an NBOD checklist and a site plan checklist.

J. Paquin and J. Duffy both thought Jason did a good job.

J. Constable asked everyone to look at Jason's results and bring comments back for next time.

Community Preservation Act and Community Compacts

Handouts: (1) Email from Robert Fultz regarding Draft Community Compact Application. Copy of DRAFT, 10/12/15. (2) CPA Impacts on Taxpayers, CPA Funds Raised by Tax.

The Board discussed the draft Community Compact Application. R. Fultz will be submitting the application to the Board of Selectmen for approval. The general consensus was that the draft was too specific and limiting. They would like it to be broader and more general.

D. Wiggin was asked to tell R. Fultz to hold the Compact application.

J. Constable shared the positive feedback being received on the Community Preservation Act (CPA).

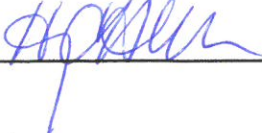
H. Hibbard read the CPA handout that summarized the cost to taxpayers based on different residential values and varying CPA percentage rates, 1% thru 3%. The second page listed the money that could be raised based on the total taxable properties in Hull. It also listed the funds that could be raised thru the match from the state.

The Board discussed other research that would be done before the data was presented to the Board of Selectmen. There was further discussion on educational materials on the CPA that could be handed out. A plan was made to outreach to other boards and groups in the community and to request time on their agenda for representatives of the Planning Board to do a presentation on CPA.

Other Business/Comments:

- S. Flynn stated that he would like to be the Planning Board's representative on the Capital Overlay Committee.
- J. Constable mentioned Citizen Planner Training that was available and asked if there was money in the budget for Planning Board members to go to training.
- A letter from the Design Review Board to the Hull Building Department that the Planning Board was copied on was provided. It is in regards to Nantasket Liquors, 307 Nantasket Avenue at Bay & Water Streets.

9:43 pm Upon a **motion** by H. Hibbard **2nd** by S. Flynn and a **vote** of 6/0/0
It was **voted** to: Adjourn

Minutes approved:  Date: November 16, 2016