



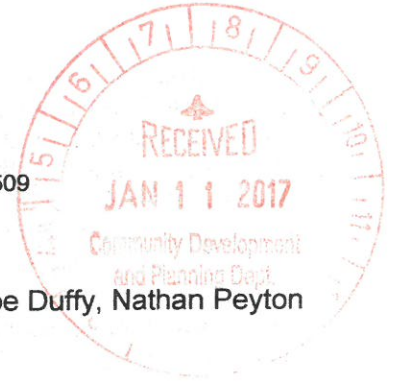
HULL PLANNING BOARD

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December 12, 2015



Members Present: Jennifer Constable, Chair, Jason McCann, Jeanne Paquin, Joe Duffy, Nathan Peyton (arrived at 8:07pm).

Members Absent: Stephen Flynn, Harry Hibbard

Staff Present: Robert Fultz, Director of Community Development & Planning
Deborah Wiggin, Clerk

7:38 pm J. Constable called the meeting to order

7:40 PM **Public Hearing** on a Major Amendment to the Original Decision on Site Plan Review filed by Steven Fitzgerald for property located at **225 Atlantic Avenue (Map 51/Lot 024)**, under Article IV, Section 40 of the Zoning Bylaw to **construct garage**. The **modifications include a decreased building size, change to setbacks, and an apartment with deck above the garage**.

Attending: Gale and Scott Fitzgerald (owners); Peter Palmieri (Merril Engineers);

J. Constable began by stating at the last meeting, the Board determined that a major amendment was needed. The Project Narrative dated 11/06/2015 was read aloud for the record. R. Fultz stated that the applicant will need to seek more clarification from the Building Commissioner regarding zoning of the property. The issue is that for the business district, residential-business mix-use is permitted, but for the zoning specifically states 'multi-family;' this being a single-residence, this will need to go before the ZBA for a variance. R. Fultz then read Section 34-1Ag aloud. The Board stated that this is a technicality in the bylaw, but even so, a variance is needed prior to the Board issuing a determination on the modification. S. Fitzgerald stated that he understood, but expressed concern that the issue with the Zoning bylaw was not stated until now.

S. Fitzgerald said that the purpose for the downsizing was to utilize the lot. Because the proposed project now has a residential component, certain aspects (i.e. signage) of previously permitted business aesthetics will be removed. P. Palmieri asked how to move forward with the project. The Board responded by stating that the Board can discuss the project and any special conditions, but could not vote until the ZBA grants a variance. S. Fitzgerald stated that he understands.

J. Constable read a letter dated 12/10/2015 from the Design Review Board. P. Palmieri stated that the architect was unable to make the meeting, but has agreed to the first seven points that the DRB made in their letter. However, P. Palmieri stated that the owners believe that having gutters on the building is vital for safety and stormwater management. P. Palmieri then asked if there are any consequences in not complying with the DRB. The Board stated that the DRB is an advisory board to the Board and therefore if a representative makes a case to not comply, the Board will take that into consideration. P. Palmieri then stated that the architect is still in the process of designing the building, so providing details on roof venting at this time is premature. R. Fultz and the Board agreed that the two items the Fitzgerald's do not wish to include at this time is understandable. R. Fultz stated that details regarding the roof will need to be provided when the owners are seeking final approval of the plan and that the DRB must also review the final plan.

P. Palmieri continued to discuss the project. The property is on the corner of Atlantic Ave. and South Ave. The structure is a reduction from what was previously approved by the Board. The structure is 34'x28' deep instead of 34'x 50' deep. There will be a deck with a carport underneath. There is a stormwater infiltration system which will gather all water from the roof. Landscaping is the same as what was approved by the Board before. Minor grading is proposed for the driveway with a retaining wall which will be 3' at its highest. R. Fultz stated that the only outstanding issue is that there is no business sign and it is zoned in the business district. The

Board said that this is a unique situation as it is not a traditional store; the owner will be conducting business from his home. The Board suggested it be conditioned if the property use changes in the future, a business sign will be installed. R. Fultz said that he would provide details regarding the minimum sizing of a business sign. P. Palameri asked if the three parking spaces shown on the plan is adequate; the Board said that the amount of parking is sufficient. J. Paquin asked what the lighting in the rear of the building is; P. Palameri said that lighting was conditioned to be examined by the Building Inspector. The Board agreed that is the case, but stated that normally they receive specs of lighting to approve and that down-lighting is preferred.

The applicants then requested a continuance. The request was made in writing, signed by the applicants and J. Constable, on behalf of the Board, and goes as follows: "The Applicant agrees that the date for the Planning Board to render a decision and file with the Town Clerk of Hull shall be extended to the expiration of the appeal period on the applicant's petition for zoning relief before the Hull Zoning Board of Appeals." Prior to the next hearing on this project, R. Fultz will touch base with the DRB and Building Department.

Upon a **motion** by J. Duffy **2nd** by J. McCann and a **vote** of 5-0; It was **voted** to: **Continue** the Public Hearing.

9:05 PM Community Preservation Act updates

J. Constable stated that three members of the Board attended the Historic Commission to present the CPA. The Historic Commission voted to support the CPA and will provide the Board with a letter of support. J. Constable then said that the HRA met and discussed the CPA. The HRA seemed quite excited about potential projects that could be eligible for CPA funding. The HRA stated that they would provide a list of projects they are interested in pursuing if the Town votes to enact the CPA. The next presentation of the CPA to a Town Board/Commission will be before the Conservation Commission. The Board then discussed the website promoting the CPA in Hull.

9:45 PM Nantasket Beach Overlay District, Template
Tabled to next meeting

8:30 PM Community Development & Planning Updates and Announcements: Update from December 15th Public Hearing – Selectmen's Meeting regarding approval of the CDBG grant application and the Community Compact.

R. Fultz stated that on 12/15/15, a public meeting on the CDBG Grant was held. 35 people were present at said meeting. At the meeting, the grant application was signed.

R. Fultz stated that during his presentation to the Selectmen regarding the Community Compact, an HRA member spoke up against the affordable housing aspect. R. Fultz stated that the member was not authorized by the HRA to speak out against it, but did so to state that he is worried that by selecting the housing aspect of the Community Compact, it may affect what can be constructed on the HRA lot. R. Fultz will give a presentation to the HRA on 1/04/16.

At 10:05p.m. the Board voted unanimously to adjourn, on a motion by J. Duffy, seconded by J. Constable.

Minutes approved:



Date:

1-11-17