



HULL PLANNING BOARD

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November 4, 2015

Members Present: Jennifer Constable, Chair, Joseph Duffy, Harry Hibbard, Jason McCann, Jeanne Paquin, Nathan Peyton (arrived 8:55pm)

Members Not Present: Stephen Flynn

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

7:32 pm J. Constable called the meeting to order

Zoning Bylaw Committee – Interviews & Appointment

Two letters of interest received. Individuals could not attend. The Board agreed to table until next meeting.

Community Compact

Revision not completed.

Community Preservation Act Presentation

Moved to end of meeting.

Community Development Advisory Group

Planning Board acting as Community Development Advisory Group (CDAG), Review Community Development Strategy possible inclusion of Housing Rehabilitation Projects and Bay Avenue East Rebuild Project for the FY 2016 CDBG CDF-1 Grant Application

Handouts: Meeting agenda, Timeline, DRAFT Budget, Community Development Strategy

R. Fultz gave a brief summary for the people that were not at the previous CDAG meeting.

The Town is pursuing the Community Development Block Grant and a couple of advisory groups have been developed. The CDAG consists of the entire Planning Board and two additional members. Unfortunately, R. Fultz has been unable to find additional members, preferably from the Hull Housing Authority and someone from the target area. R. Fultz said that the Town can still proceed with the Planning Board acting as the advisory committee (CDAG). The CDBG program is run by the Department of Housing and Economic Development. Under the program, the Town is asked to identify a target area where they'd like to focus resources to revitalize an area. The current target area is from Malta Street to U Street. The consultants, Breezeway Farms Consulting, Inc., will look at the most recent census statistics to confirm the target still meets the requirements and is an area that needs help. Another requirement of the grant is that we do a "windshield survey" of the condition of the homes in the area - a drive through is done thru the determined area and they photograph and inventory homes, and state the condition of the properties. Every road must be surveyed. NeighborWorks of Southern Mass will be completing this "windshield survey".

The CDBG program will cover: (1) housing rehab: low deferred loan payments \$30K to \$35K – sanitary code improvements (ex.: plumbing and roof repairs), not beautification projects; (2) Rebuild of Bay Avenue East. The CDBG is just one of the programs that can be used to revitalize the Waveland area. R. Fultz stated that we've done or initiated pretty much everything a municipality can do for revitalization; we've created the framework, consensus goal, zoning, and the infrastructure project.

The Community Development Strategy (CDS) is another component of the grant application. The CDS we have was approved in 2012 and it needs to be revised and updated. Part of the CDS is the Economic Development Strategy which is a two prong strategy to help strengthen a destination economy and year round economy. The Bay Avenue East project will make a better connection between the marina and restaurant, and the rest of the business district in that area.

Another component of the revitalization effort is the Waveland gas station, which will be addressed by an EPA Brownfields grant. There is also a forced drainage system in the neighborhood, so another program project would be getting a pipe from Bay Avenue East to the D Street pump station. The pump house and other main pipes also need upgrading.

DRAFT Budget – R. Fultz said that ideally, the program could fund at least six housing rehab projects and do the rebuild for Bay Avenue East. R. Fultz believes the limit is about \$850,000 for an individual community in the CDBG program. R. Fultz directed the Board's attention to the Timeline handout, which includes seven additional public meetings regarding the grant. There is a general public hearing scheduled on November 23rd at the Senior Center and the hearing on December 15th will be for the Board of Selectmen's approval of the application.

R. Fultz asked for any comments on the Community Development Strategy and the project priority list. Comments can also be sent via email. The floor was opened to any questions.

J. Constable recused herself.

J. Duffy asked about the possibility of rezoning in the Bay Ave East area from commercial to residential and if that is something R. Fultz would like the Planning Board to look at. R. Fultz responded that it is up to the community. There has been some residential interest in the business district, which wouldn't be allowed. It's a possibility of something to look at.

J. Duffy asked about how the people are chosen for the CDBG deferred loans. R. Fultz responded by stating that it is income limits and within the target limits and that it is 'first come, first served.' 100+ people are on the waiting list already. A letter will go out to all people on the list to see if they are still interested and still qualify. Audience:

Alana Swiec stated that she was interested in volunteering for the group. She is available to help out and has experience. She lives in the target area. R. Fultz stated that he would send her the schedule and encouraged her to attend meetings and bring friends.

Joe Berkeley asked about the number of empty storefronts and options available to the community, especially if the town does not own the property/building. He stated that the XYZ Street Laundromat is all boarded up. R. Fultz stated that the laundromat has been sold. He then said that the HRA can purchase and rehab properties and that the HRA may partner with the Board in the revitalization area, especially with the Waveland gas station. J. Berkeley asked about the amount of money spent on Waveland gas station. R. Fultz said that roughly \$900,000 has been spent by DEP on the property and DEP has a lien on the property. The Town also has a tax lien of over \$100,000. The heirs must grant permission for access and then an assessment for clean up and demolition can occur. Currently the CD&P Department is searching for grants to accomplish this. Ultimately, it depends on the property as far as what can be done by the Town.

Gerry Whelan stated that he found the presentation very interesting and is excited about the revitalization. He said that it sounds like a lot of state and federal resources have been called upon and then asked what the budget is for the CD&P Department. R. Fultz said that the Department runs about \$3.5M worth of projects with himself and two part time administrative people. This is done with a town department budget of \$102,000. The \$3.5M is not Town money. G. Whelan asked if Bob could use more Town resources to which R. Fultz said yes. D. Clinton stated that the Advisory Board would love to see a larger budget for the Department, but there are budget realities. He stated that the work that the CD&P Department, in association with the Planning Board, the ZBA and associated Boards and Commissions is exemplary and the amount of work that is done with the limited budget is incredible. R. Fultz thanked D. Clinton and stated that the Advisory Board has always been very supportive.

J. Paquin asked how many grants have been received in the past few years and what projects have been completed/stated. R. Fultz said that roughly \$3.5 million has been funded by grants. The Department is working on a Ferry Compact which has a total of 3 phases (received \$980,000 for this project); Sidewalks at C and D Street have been redone, the A Street ramp was completed, 19 houses have had rehab projects completed; with working with the HRA, MassDevelopment, and Utile, a revitalization plan for Nantasket Beach was completed (\$105,000 project); Rebuilding a section of Nantasket Ave (\$2M project); a \$700,000 dredging project; the planning project for 2 way road system (\$100,000); a CTPS study (\$100,000); a number of small technical assistance grants from MAPC (\$50,000). R. Fultz said that the biggest thing for the community is to build partnerships and that has been happening and part of the reason we are seeing so much change. The HRA is working very closely with the Town and put in \$250,000 for the design of the Nantasket Ave project. We also have a better partnership with DCR, which helped fund the 2 way road study. The Planning Board has been very good about reaching out to other boards/committees. The next partnership process is to work more

closely with the Board of Selectmen. D. Clinton stated that the Director position for the Community Development & Planning Department was part time for a long time and that half of the position's salary was paid by the grants the Director obtained. After recognizing the importance of that position, the Town established enlarged the Department budget to make it a full time position paid fully by the Town. R. Fultz stated that the Capital Outlay Committee will consider the need to leverage funds. Economic Development is an important expenditure for the Capital Outlay Committee to consider.

8: 08 pm Community Preservation Act Presentation

J. Constable presented a powerpoint of the CPA and stated that over the next few months, there will be many outreach events. CPA is a community development tool which creates a local fund for advancing historic preservation, preservation of open space, creation/preservation of affordable housing, and development of outdoor recreational facilities. Benefits extend well beyond actual projects; job creation, elimination of blight, influx of state funds, funds projects that are often illegible under other federal and state funding. CPA works through two sources of funding; the first being taxpayer contribution and state match. Statewide there is a CPA Trust Fund provides annual distributions to all communities eligible. Revenues that go into the state funding for CPA are generated through documents recorded at the Registry of Deeds, which means that Hull has been contributing to the CPA trust fund. The Town has proposed establishing the CPA before and the main concern nine years ago was that there would not be any matching funds to contribute to match. Match amounts have varied; originally starting at 100% and are currently at 26%. Recently, the Baker Administration has authorized up to \$10 million state surplus to be transferred into the CPA Trust Fund. The actual amount has not yet been determined. H. Hibbard said that the impact of the average homeowner would be three percent of that home's annual tax; the average value of a home in Hull is \$375,000 and the current tax on that is \$5,227. 3% of that is \$156 per year; 3% of the amount currently taxed the town would be \$779,438. If the State provided a 15% match, the Town would receive \$116,915. If the State provided a 25% match, the Town would receive \$194,859. Either way, the Town would receive nearly annual funds to complete projects. There can be exemptions (low income, senior), but those would have to be requested individually and then approved by the Town. Projects would be selected by a CPA Committee which would consist of 5 to 9 members. The Committee must contain members of the Conservation Committee, Planning Board, Housing Authority, Historic Commission, and Parks Commission. The Committee would create a Plan which must be approved by citizens at Town Meeting. At least 10% of funds must go to historic preservation, open space, and affordable housing projects. The Town doesn't need to spend all of the money in one year and the Town can leverage other funds to fund projects. Funds can be used for administrative funding. Hingham, Cohasset and Scituate have all passed CPA. Priorities discussed by Boards in Town and the Selectmen include bike trails, Pemberton Pier renovations, repair/replacement of playgrounds and fields, Town Hall renovations, library renovations, Fort Revere renovations, and Senior/Veteran housing.

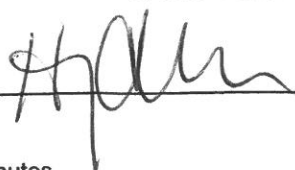
The Board will continue to conduct informational sessions throughout the next couple of months. At Town Meeting, the CPA must be approved. After that, it would go to the ballot at the next Town election. J. Wayland asked how long the CPA will last, to which J. Constable said that it is an ongoing levy, unless the Town revokes the CPA. She stated that 158 communities are involved with CPA, including most of the South Shore. S. Connor of the Conservation Commission said that it is unwise to walk away from free money and suggested looking into finding the exact amount that Hull residents have put into the fund through the Registry of Deeds. H. Hibbard said that it is difficult to determine the exact dollar. J. Constable said that residents should keep an eye on the CPA website; any additional information will be posted there.

9:10 The CPA section of the meeting concluded

Other Business/Comments:

The Board discussed how to move forward with educating the public and other boards/committees about the CPA and its benefits. It was agreed that the powerpoint be revised and posted on the Planning Board's webpage.

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

Minutes approved:  Date: 1-25-17