



## HULL PLANNING BOARD

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509



**October 28, 2015**

**Members Present:** Jennifer Constable, Chair, Joseph Duffy, Stephen Flynn, Jason McCann, Jeanne Paquin, Nathan Peyton

**Members Not Present:** Harry Hibbard

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

**7:34 pm** J. Constable called the meeting to order

**Meeting minutes** submitted for approval – August 12, 2015 and September 23, 2015

Upon a **motion** by J. Duffy **2nd** by J. Paquin and a **vote** of 6/0/0

It was **voted** to accept the minutes of August 12, 2015 and September 23, 2015.

### Correspondence

- A tentative calendar for January – June 2016 meetings was distributed. It was agreed that the Board will meet on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday for these months at 7:30pm. The Louis C. Costa room will be reserved. It was confirmed that the Board will meet the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday for November and December.
- Email from R. Fultz to interested parties regarding a meeting for pocket park at 0 Rockland Circle dated 10/26/15. J. Constable read the email. The design for the pocket park is being developed. Some possible elements being considered are benches, commemorative feature, flag pole, walkway, light poles. The building of the pocket park is one of the conditions of approval for the 0 Rockland Circle project. R. Fultz stated it was a good meeting and the contractor will be providing a preliminary survey plan with the discussed features. The process includes the plan going to Design Review Board, Planning Board and Board of Selectmen for approval.
- D. Wiggin noted communication with the engineer and proponent for the 225 Atlantic Ave project. A timeline was discussed for submittals and public hearing notice. No dates have been confirmed yet.

### Community Development & Planning Updates

- R. Fultz stated that Breezeway Farms Consulting was hired to provide grant writing and guidance in the application process for the Community Development Block Grant. R. Fultz drafted a schedule for the application timeline and the required community participation meetings. An email from R. Fultz dated 10/28/15 regarding the CDBG program and grant development and the draft application timeline were handed out. R. Fultz stated that the priority project for the Slums and Blight area/“Waveland” neighborhood is the rebuilding of Bay Avenue East. The project has already been designed and permitted. The other main component of the grant will be housing rehab – which could allow 6 homes to be brought up to sanitary standards with deferred repayment loans. R. Fultz asked the Planning Board to serve as the Community Development Advisory Committee. He stated that there will also be a committee from the Waveland area. The next push will be for a year round business district in the Waveland district. The Waveland Advisory Group would support the revitalization.

Upon a **motion** by J. Constable **2nd** by S. Flynn and a **vote** of 6/0/0

It was **voted** to establish the Community Development Advisory Group consisting of the Planning Board and two citizens at large.



- R. Fultz stated that Breezeway Farms Consulting has recommended the Town do a Community Compact. A draft Community Compact application prepared by R. Fultz was handed out.

**Waveland Gas Station**

- R. Fultz provided an update regarding Waveland Gas Station. An email from DEP states that if the Town takes over the property, the liens totaling \$850,000 will be forgiven only if cleanup happens and is sold to beneficial reuse. When the property sells, DEP should be due a percentage of the proceeds. R. Fultz said that in order to get onto the site for assessment, a letter from the heirs must be received.

**Zoning Bylaw Committee discussion**

J. Duffy said that an initial Zoning Bylaw Committee (ZBC) meeting was held. In the past, the ZBC would take three or four things that they had worked on and bring them to the Planning Board. Peter Lombardo will collect the information and provide it to the Board before the next Planning Board meeting. J. Constable stated that R. Atherton has expressed interest in the last citizen position, but he is a member of the ZBA. R. Fultz stated that the ZBC is an advisory board to the Planning Board and that any changes to the bylaw would need to go to Town meeting.

**Capital Outlay Committee**

S. Flynn provided an update on the Capital Outlay Committee's first meeting which was held 10/27. The purpose of the Committee was to list public projects to be completed with monies from the debt exclusion, if passed, over the next five years. A summary of projects was provided from FY2014-2018 at the 10/27 meeting. S. Flynn then stated that a summary of capital projects was given and it was concluded that if the debt exclusion does not pass, the group will still list project priorities. Currently, seawalls and roads are prioritized. In order for citizens to give input, a survey is available via surveymonkey.com. At the beginning of March, a report on priorities will be due. He then stated that the next meeting will be held on 11/10/16. R. Fultz stated that he had not been invited to the meeting; J. Constable added that the Planning Board has not been approached for input either. S. Flynn stated that he would not be able to make the next Capital Outlay Committee and J. Constable offered to fill in as his alternate.

Upon a **motion** by J. Paquin, **2<sup>nd</sup>** by J. McCann and a **vote** 6/0/0 it was voted to have J. Constable serve as S. Flynn's alternate at the Capital Outlay Committee's 11/10/16 meeting.

**Community Preservation Act**

The Planning Board discussed inviting Boards and Committees to a presentation on the CPA. If any Board or Committee cannot attend, a presentation can be given at one of their respective meetings. J. Constable stated that at minimum, the CPA should have endorsements from the Advisory Board, Beach Management Committee, Conservation Commission, Council on Aging, Design Review Board, Fort Revere Preservation, Historical Commission, Historic District Commission, Hull Library Board of Trustees, local cultural council, Parks and Recreation, Board of Selectmen, War Memorial Commission, and the Weir River Estuary Committee. Other Boards/Committees should get an invite, but the Planning Board should focus on those that would be directly affected if the CPA passes. It was then stated that the CPA brochure should be revised to be specific for Hull and an article should be published in the Hull Times. J. Constable suggested that CPA presentations should be covered by Community Cable. J. Constable stated that she would invite various Boards to the next Planning Board meeting for a presentation on the CPA.

**9:49 pm** Upon a **motion** by J. Constable **2<sup>nd</sup>** by N. Peyton and a **vote** of 6/0/0  
It was **voted** to: Adjourn

Minutes approved:  Date: 10-14-17