

## HULL PLANNING BOARD

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March 23, 2016

**Members Present:** Jennifer Constable, Chair; Joseph Duffy; Jeanne Paquin; Nate Peyton

**Members Not Present:** Stephen Flynn, Jason McCann, Harry Hibbard

**Staff Present:** Robert Fultz, Director of Community Development & Planning  
Catherine Goldhammer, recording secretary

7:35 p.m. J. Constable called the meeting to order

### 7:35 p.m. Correspondence

Chapter 91 notification for Crescent Beach

### 7:45 p.m. Community Preservation Act – Selectmen approve warrant 3/15/16

The board discussed issues relevant to the Community Preservation Act. Constable noted that the Board made a presentation to the Advisory Board (AB) two weeks ago, with four members of the Planning Board present. The Advisory Board did not at that time make a decision to recommend or not recommend the CPA article. Constable stated that most of the members were in favor of the CPA but one member had stated that he could not vote for it under any circumstances. There was a general concern by the AB that the CPA being presented in the same year as the debt exclusion.

Regarding exemptions, the Advisory Board wished to know:

- What the income levels are for exemptions for different size households.
- Who would review the applications.
- Whether assets are included and what departments would be involved in making the assessment.
- How many people would qualify for exemptions and how that would affect the amount of money the town would qualify for through the CPA.

In addition, the Advisory Board wanted to know how much money the town has missed out on by not having been a participant in the program.

Paquin stated that she was pretty sure the exemptions are based on income, not assets. Duffy added that any petitioner would be property owners. He noted that there is an exemption application form online. The Board agreed that there is no definitive way to assess how many exemptions would be granted, based on available information. Paquin noted that the Planning Board members present at the Advisory Board meeting stressed multiple times that there are many checks and balances with the CPA and that all projects have to get the approval of the community.

The Board agreed on the following actions:

- Constable will redo the CPA PowerPoint and address as many of the Advisory Board's questions as possible.
- Constable will also reach out to the Historic Commission, the Conservation Commission, Parks and Recreation, and the Housing Authority, so that they can come to a future meeting with the Advisory Board and present their project ideas. She noted that a consistent team effort will be needed between now and town meeting.
- The Board will hold a community forum on April 13 in order to present the CPA to residents, provide information, and answer questions. Representation from involved commissions will be sought so that they can provide examples of projects and goals for CPA funds. The meeting will be held either at the High

School or the Senior Center, depending on availability. Fultz will talk with Hull Community Television regarding having it televised.

- A special Planning Board meeting in advance of the public forum will be held on April 6.
- The Board will create a pamphlet or handout for this event. Jeanne Paquin will draft a public notice/press release for the event. The Board will review and contribute comments. Duffy pointed out that there are good examples online of CPA pamphlets.
- Peyton will create “Fix this with CPA” flyers for posting at relevant points in town and handout at town meeting.
- The Board will look into placing editorials and opinion pieces in the Hull Times. Constable will contact Hibbard to see if he will write an opinion piece and she will see if each relevant committee/commission can create a short piece with project ideas.
- Notification of the public meeting will also be made using Hull Community Television and Facebook.
- Duffy will formulate answers to the Advisory Board’s questions. Constable said that she will email the Board’s responses to their questions and find out on what date the Planning Board can make another presentation.

Peyton asked about the Capital Outlay Committee’s debt exclusion priorities. Constable said that the priorities have been the turf field, roads, five parks, and seawalls, and it did not seem that they were going to shift from those. Paquin noted that people also continue to suggest hydrant replacement, but that Fire Chief Russo has stated that he is very confident with the current plan. Fultz stated that the debt exclusion and the CPA combined might be able to get things done.

### **8:15 p.m. Public Hearing Schedule Zoning Bylaw Amendments- Selectmen approve on 3/15/16 and return to Planning Board**

The Board will hold a public hearing for the zoning bylaw amendments on March 27.

### **Director of Community Development and Planning Update**

#### *Waveland Gas Station*

Fultz gave an update on the Waveland gas station, stating that the town achieved the critical first step of getting access to the property. Town Counsel James Lampke was able to get the heirs to sign off on access, and Fultz sent notice to the EPA yesterday. He noted that this is a huge step whether or not the grant application is successful.

#### *Complete Streets Certification Workshop*

Fultz further give an update on the Complete Streets workshop that he and Sarah Clarren attended. He stated that the best option for the town is to submit a commitment letter in order to qualify for \$50,000 to hire a firm to develop a priority plan. He noted that Beta has already done an inventory that will be needed for this plan. A meeting on this matter with the Board of Selectmen is scheduled for April 26. He noted that there could possibly be \$400,000 available for projects. He further stated that there are three levels: Tier 1, Tier 2, and Tier 3. There are 16 communities at Tier III, and 100 communities that that have started the process. Peyton stated that 207 communities have taken the course and 108 have gone into policy development. Fultz stated that he hadn’t heard a clear process for allocating the money, but that the town’s ranking would be factored in. Constable noted that the Board should possibly say that they would like to stay with Beta. Fultz stated that if it was an RFP, Beta would definitely be the front runner. If it is technical assistance through a blanket contract through MassDOT the town has to go with whoever is assigned.

#### *Community Compact*

Fultz also addressed the Community Compact, which is on the Board of Selectmen’s agenda for April 26. He stated that there is a symbiotic relationship between the Community Compact and Complete Streets and that he changed some of the language in Section 3a of the Community Compact draft in order to bolster it in that regard. He stated that Complete Streets awards points for Community Compact. Peyton pointed out that points for Community

Compact were given if Complete Streets is listed as one of the best practices. Constable noted that the Board presented a Community Compact draft to the Board of Selectmen on February 29 with no response received.

The following motion was made by Constable, seconded by Paquin.

<b>Motion</b>	Constable	Motion to approve the Community Compact as approved originally on February 24, 2016, with the amended Section 3a, including "seeking technical assistance to become Complete Streets Certified."
<b>Second</b>	Paquin	
<b>Vote</b>	No quorum	Constable – Aye Paquin – Aye Duffy – Aye Peyton – Abstain

After discussion, the following motion was made by Constable, seconded by Paquin, and passed unanimously.

<b>Motion</b>	Constable	Motion to approve the amendment stated in Section 3a of the Community Compact previously approved on February 24 by the Planning Board, specifically adding "seeking technical assistance to become Complete Streets Certified," as well as to note that after submission to the Board of Selectmen, Town Clerk, Town Manager, and Town Counsel on February 29, there has been no response.
<b>Second</b>	Paquin	
<b>Vote</b>	Unanimous	

Fultz also asked if the Board wanted to vote to support action on Complete Streets. The Board voted as follows:

<b>Motion</b>	Constable	Motion that the Planning Board [support pursuing option 3c] such that the town would commit to adopting a policy (through a letter of commitment to MassDOT) and developing a Complete Streets prioritization plan, and to request technical assistance (up to \$50,000) in order to develop a Complete Streets prioritization plan under the Complete Streets program.
<b>Second</b>	Paquin	
<b>Vote</b>	Unanimous	

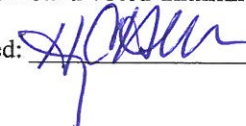
*HRA RFP for Real Estate/Marketing Consultant*

Fultz stated that there was a good article in Boston Business Journal in response to the HRA's RFP for a real estate/marketing consultant to work with them on finalizing the land development RFP and assisting with the ongoing process. The notification was made on six different media platforms with nine direct solicitations. The contract will be awarded on May 2.

**Other Business/Comments:**

Peyton noted that the South Shore Coalition will hold a legislative breakfast at the Cohasset Senior Center at 8:30 a.m. on April 8.

At 9:35 p.m. the Board voted unanimously to adjourn, on a motion by Paquin, seconded by Duffy.

Minutes approved:  Date: 5-25-16

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

- Memo regarding Complete Streets Workshop
- Memo regarding Draft Community Compact
- Draft Town Meeting articles as of 3/13/16