

HULL PLANNING BOARD

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Hull, MA 02045

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April 27, 2016

Members Present: Jennifer Constable, Chair; Joseph Duffy; Jeanne Paquin; Harry Hibbard; and Jason McCann

Members Not Present: Stephen Flynn, Nate Peyton

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

7:30 p.m. J. Constable called the meeting to order

7:35 p.m. 225 Atlantic Ave. Major Amendment Decision of April 4, 2016, signing

Fultz presented the major amendment to the site plan review of the property located at 225 Atlantic Avenue. This amended the original site plan of February 3, 2013. After reviewing the conditions set forward, Board members signed the document, which will be sent to the property owners.

7:45 p.m. Public Hearing – Proposed Zoning Bylaw Amendments

Constable opened the public hearing at 7:45 p.m. The hearing was to discuss and vote on the language of two articles on the upcoming Town Meeting Warrant. There were no members of the public or other attendees present at the meeting.

The Board reviewed the language of the zoning bylaw amendment Article 18, which asks the town to amend Section 50-2(b) of the Zoning Bylaw. Following a brief discussion, the board voted as follows:

Motion	Paquin	Motion to approve as submitted.
Second	Duffy	
Vote	Unanimous	

Motion	Paquin	Motion to submit to Town Meeting
Second	Duffy	
Vote	Unanimous	

The Board then reviewed the language of the zoning bylaw amendment presented in Article 19, which asks the town to amend Section 34 of the Zoning Bylaw. Following a brief discussion, the board voted as follows:

Motion	Paquin	Motion to approve and to submit to Town Meeting of May 2, 2016.
Second	Duffy	
Vote	Unanimous	

Constable closed the public hearing at 7:50 p.m.

Fultz stated the Board has to submit a report to Town Meeting and that Constable can provide a brief summary of each article and state that the Planning Board approved them. If there are additional questions from the public, the Building Commissioner may speak to them at that time.

8:00 p.m. Community Preservation Act

Constable said that she had heard that people had watched the CPA forum, but she hadn't heard any further discussion or questions. She further stated that the Boston Globe CPA pro/con piece was published, along with a lengthy article on the CPA.


McCann stated that he had heard that commercial property owners might be upset about the CPA and that this might come up for the first time at Town Meeting. Hibbard noted that the Planning Board has been putting out information for several weeks and everyone has had the opportunity to become more involved. Duffy noted that it has been in the newspaper, presented to the Board of Selectmen and televised, and presented to the Advisory Board. Fultz pointed out that the CPA furthers economic growth.

The Board then reviewed and edited the CPA flyer for Town Meeting. They also discussed how it would be presented. Constable agreed to be the spokesperson, with others contributing as needed. McCann also discussed the potential video for Town Meeting. He will work on this. Paquin will make the final edits to the flyer and look into the cost of printing.

Duffy distributed a page with a list of things other communities have used to promote the CPA in their towns, broken down into true or false questions and answers. Fultz noted that nothing should be done with this until it has been reviewed by all members. Hibbard noted that it might be most useful if posted on the website.

Constable read a letter from Anne Herbst, Conservation Administrator, in support of Article 18, which allows property owners to elevate their utilities. It was agreed that this could be read or spoken to by Herbst at Town Meeting. Fultz agreed to ask her if she would be willing to do so.

At 8:55 p.m. the Board voted unanimously to adjourn, on a motion by Paquin, seconded by Hibbard.

Minutes approved:  Date: 5-25-16

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

- Agenda and revised agenda for Planning Board meeting of April 27, 2016
- Major amendment to site plan review for 225 Atlantic Ave.
- Amended Town Meeting Warrant Article 18
- CPA Town Meeting handout
- Letter from Anne Herbst in support of Article 18
- "Know your Community Preservation Act" handout