

HULL PLANNING BOARD

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May 11, 2016

Members Present: Joseph Duffy; Jeanne Paquin; Nate Peyton, Stephen Flynn, Jason McCann, Harry Hibbard

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

7:33 p.m. Hibbard called the meeting to order.

7:35 p.m. Board Reorganization

Following discussion, board members conducted a post-election reorganization as follows:

Motion	Paquin	Motion to appoint Hibbard as Chair and McCann as Vice-Chair
Second	Duffy	
Vote	Unanimous	

Motion	Flynn	Motion to appoint Flynn as secretary
Second	Peyton	
Vote	Unanimous	

The board then discussed the process of adding a new member to fill the vacancy left by Jennifer Constable, who has left the board to serve on the Board of Selectmen, and whose term on the Planning Board would have ended in 2019. The vacancy will be filled by appointment until the next town election, at which time a new member will be elected.

The board voted as follows to authorize Fultz to contact Town Manager Phil Lemnios about starting the process.

Motion	Paquin	Motion that we instruct Bob Fultz to get in touch with Phil Lemnios to start the process of filling Jennifer Constable's seat on the Planning Board. If there is any correspondence that needs to be signed, the Chair has our approval to go ahead and do so.
Second	Peyton	
Vote	Unanimous	

7:50 p.m. Next steps regarding the Zoning Bylaw Amendments (Articles 18 and 19)

Warrant Articles 18 and 19, regarding zoning bylaw amendments, were approved at Town Meeting. Fultz explained that the results of the Town Meeting votes, plus supporting documentation, will be submitted to the Attorney General's office for approval. This usually takes about two months. The amendments will then be integrated into the zoning bylaw, distributed to all of the boards that enforce it, and posted on the town website. The latest updated bylaw is from 2014.

7:55 p.m. Next steps regarding Community Preservation Act

Fultz discussed the Town Meeting passage of Article 14, which allows the Community Preservation Act question to be placed on the ballot at the next town-wide election. The board discussed whether the question should be put on the ballot for the September or the November elections and which would be most advantageous. Fultz will look into whether both are possibilities.

The board then discussed ways in which they can continue to increase public awareness and support of the CPA. Suggestions included inviting town boards and committees, as well as other town organizations, to Planning Board meetings to discuss the CPA, and seeking support and advice from the CPA Coalition and MAPC. Peyton noted that the board needs to publically celebrate the Town Meeting success and further invite support and partners. He will draft a letter to the Hull Times. McCann will work on a promotional video that will focus on historic preservation, affordable housing, recreation, and open space. *informational*

The board also discussed how or whether to involve turf field proponents in the CPA conversation going forward. Hibbard suggested an unofficial meeting with Stephanie Peters of the School Committee. McCann noted that the board should be cautious about tying the turf field to the CPA in a direct manner. He noted that field proponents are aware of the CPA and its potential. Fultz said that the board needs to be clear that there is no linkage and that decisions on any projects will come after the CPA is approved and that all projects will be approved at Town Meeting. McCann suggested also meeting with a representative from ACT in order to have conversations that are inclusive of various viewpoints.

8:20 p.m. Next steps regarding Waveland Gas Station, Article 20, as passed at Town Meeting

Fultz stated that following the Town Meeting passage of Article 20, regarding the taking of the Waveland Gas Station, Town Counsel James Lampke has sent documents to the heirs regarding proceeding with the process of gifting the property to the town. He stated that the town won't move forward until they have the assessment of the property. The EPA has indicated that its approval is underway.

8:30 p.m. Complete Streets and Community Compact meeting with Selectmen

Fultz stated that he has spoken to Town Manager Lemnios regarding scheduling a meeting about Complete Streets and Community Compact with the Board of Selectmen. This will occur on May 24.

At 8:50 p.m. the Board voted unanimously to adjourn, on a motion by Duffy, seconded by Paquin.

Minutes approved: *[Signature]* Date: 5-25-16

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

- Annual Town Meeting Warrant and Special Town Meeting Warrant (excerpts containing Articles 14, 18-20"
- "RE: Waveland Gas Station Hull (email thread) – Alan Peterson and Robert Fultz – 4/28/2016
- "RE: Waveland Gas Station Eminent Domain Article 20 (email, with attachment) – Jim Lampke – 5/2/2016

