

**HULL PLANNING BOARD**  
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**September 14, 2016**

**Members Present:** Harry Hibbard, Chair; Steve White, Steve Flynn, Nathan Peyton, Jason McCann, Joseph Duffy

**Members Absent:** Jeanne Paquin

**Staff Present:** Sarah Clarren, Acting Director of Planning and Community Development

7:30 p.m. H. Hibbard called the meeting to order.

**Minutes**

The board approved the following minutes:

<b>Motion</b>	McCann	Motion to approve minutes presented of the meeting of August 24, 2016  Hibbard amended the motion to include an amendment removing Steve Flynn as absent.  McCann accepted the amendment
<b>Second</b>	Flynn	
<b>Vote</b>	Unanimous	

**Update on recent Board of Appeals cases**

Duffy reported on the Board of Appeals hearing regarding property at 822 Nantasket Avenue. He said that he had looked at the property, which had an abandoned usage that the applicant was seeking to restore. Duffy stated that the board granted the request for zoning relief, but he noted that some parking issues were not addressed.

A second case involved 11 Rockland Circle, where the former Sapporitos restaurant was situated. He said that the people who had been in opposition to the 0 Rockland Circle development were also in opposition to this project. The hearing had been continued pending a site visit.

**CPA Discussion**

McCann said that he had met with a member of the Hingham Community Preservation Committee and that they had spoken about the limitations of the actions which the Planning Board can take in regard to the CPA prior to the election. McCann stated that the next step and the only next step that the board can take is to create a position statement and an informational piece, but that as individuals they can participate in creation of a campaign committee. McCann further said that there may be restrictions on the use of CPA funds for state-owned property such as the local Housing Authority buildings. Duffy said that the director of the Hull Housing Authority is also director of the Weymouth Housing Authority and had indicated that Weymouth had been able to utilize CPA funds for Housing Authority projects.

White noted that there was a lot of support for the CPA at Town Meeting, even from people who were against the debt exclusion, and wondered if too much outreach could create problems rather than solve them. Hibbard noted that Town Meeting draws a limited number of people and Duffy pointed out that the CPA has gone to ballot twice before and not passed. Flynn asked if the Community Preservation Act Coalition could put an ad in the paper on an educational basis. Peyton said that the CPAC has a limited ability to involve itself. Duffy noted that at the presentation in the spring the CPAC provided great information but the presentation was very sparsely attended.

Duffy asked if there was any information about the turf field, stating that he had been asked by people whether the CPA would fund part of that initiative. White said that the field proponents are aware that the CPA could be of help with that project, but are concerned that if the field is given too much weight, it could sink the CPA.

McCann asked when the composition of the CPA committee gets decided. Duffy said that that language was not in the Town Meeting article and therefore has to be done strictly by state statute. Peyton noted that in most towns the members at large are usually appointed by the selectmen.

Hibbard, McCann, and Flynn said that they would help with the position statement.

### **Board liaison**

Hibbard raised the issue of having a board member attend HRA meetings. McCann suggested that the board try to have the new town planner be the board's liaison. Clarren said that the town had done a second round of interviews and planned to hire someone by the end of the month. Hibbard also stated that he thought that the Planning Board should have been involved in the recent meeting between the town, the HRA, and the DCR. He said that he would draft a letter to Town Manager Philip Lemnios regarding the board's involvement in such meetings.

**At 8:20 p.m. the Board voted unanimously to adjourn, on a motion by Flynn, seconded by Peyton.**

Minutes approved:  Date: 10/26/16

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

- Planning Board agenda for 9/14/16