

HULL PLANNING BOARD
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February 24, 2016

Members Present: Jennifer Constable, Chair; Stephen Flynn; Jason McCann; Jeanne Paquin; Nate Peyton

Members Absent: Harry Hibbard; Joseph Duffy

Staff present: Robert Fultz, Community Development and Planning Director; Debbie Wiggins, Clerk

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

Meeting Minutes submitted for approval – September 30, 2015

Upon a **motion** by J. Paquin 2nd by S. Flynn and a vote of 3/0/2, it was voted to approve the minutes.

Correspondence

D. Wiggins informed the Board that there was no correspondence.

Review and Approval of Zoning Bylaw Article for Town Meeting

There are two Zoning Bylaw Articles currently proposed. The first article, section 34 was reviewed by R. Fultz and then again by J. Duffy. Minor suggestions were added and included in the handout provided to the Board. The Board agreed that the changes were thorough and comprehensive.

The second article was previously reviewed and edited by J. Duffy and then R. Fultz. Changes were made to clarify the article. Members of the Board had met with Peter Lombardo, the Building Commissioner, who had provided his suggestions. The Board discussed the fact that utilities are getting smaller and smaller, so in the future, an amendment may need to be added.

- Upon a **motion** by J. Paquin 2nd by S. Flynn and a vote of 5/0/0, it was voted to have R. Fultz send a final revised copy of the articles to the Selectmen for inclusion in the warrant.

Review of DCR Master Plan Discussion

The Board reviewed two letters regarding the DCR Master Plan. The first was drafted by J. McCann and R. Fultz drafted the second one.

J. Paquin expressed concern that no matter how the DCR manages the reservation, it affects the Town daily, especially in the summer. J. Constable agreed and said that she would like to see more community recognition in the DCR's Master Plan. She then stated that transportation does not seem to be a priority and it should be. J. McCann asked how long the development of the Master Plan has been going on and J. Constable said that it has been in the making for nearly ten years. The Board expressed concern that no copy of the DCR's Master Plan was given to the Board for review prior to the presentation to the public. The Board agreed that the area needs to be revitalized and should be done so as a partnership between the Town and DCR.

The Board expressed concern that the lack of monetary resources would leave many priorities listed in the plan will not be addressed. The Board felt that beach re-nourishment and updating recreation facilities should be primary priorities, but as presented by DCR, only the installation of a revetment and the expansion of the maintenance facilities will happen in the first three years that the Plan is implemented. The Board notes that the Priority projects in the Master Plan, specifically the revetment and the expansion of the maintenance facility neither enhances the visitors' recreational experience, nor the economic revitalization of the Town. N. Peyton suggested that the letter drafted by R. Fultz should also be sent to the Lieutenant Governor.

- Upon a **motion** by J. Constable 2nd by J. McCann and a vote of 5/0/0 it was **voted** to endorse R. Fultz and the Town's comments/response to the DCR Master Plan.
- Upon a **motion** by J. Paquin 2nd by J. McCann and a vote of 5/0/0 it was **voted** to approve J. McCann's letter, with the discussed changes, and send it to DCR.

Community Preservation Act discussion and planning

J. Constable stated that the CPA Forum was rescheduled to Wednesday March 9th at 7pm. She had spoken to Peter Seitz about televising the meeting, but it was determined that due to the table discussions, it may be difficult to televise. P. Seitz suggested that the forum in April be televised instead.

J. Constable then mentioned that she had forwarded an article regarding Boston ^{and} ~~passing~~ the CPA to members of the Board.

Discussion of Legislative Priorities

R. Fultz said that between the comments regarding the DCR's Master Plan and the Community Compact, the Planning Board has a few legislative priorities.

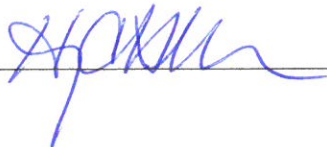
Update from Director of Community Development & Planning – R. Fultz

After receiving comments from the HRA, R. Fultz said that he had made minor changes to the Community Compact. R. Fultz stated that the HRA will support the Community Compact as long as it doesn't negatively impact the HRA property.

- Upon a **motion** by S. Flynn 2nd by J. McCann and a vote of 4/0/1, it was **voted** to approve the letter with changes to advance the 2/24/16 letter the Selectmen. N. Peyton abstained.

The Planning Board thanked D. Wiggins for her time assisting the Planning Board, as this will be her last meeting.

At 9:37p.m. the Board voted unanimously to adjourn, on a motion by J. Constable, seconded by S. Flynn.

Minutes approved:  Date: November 16, 2016