

**HULL PLANNING BOARD**  
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May 25, 2016



**Members Present:** Harry Hibbard, Chair; Jeanne Paquin; Nate Peyton; Stephen Flynn

**Members Not Present:** Joseph Duffy; Jason McCann,

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

7:40 p.m. Harry Hibbard called the meeting to order.

**Correspondence**

A letter was received from the law office of Lisa Gould regarding an application for a simplified license for Stephen Nash, 160 Cadish Ave., regarding a seawall. Fultz explained that there was a temporary approval and when ownership was transferred they need a new Chapter 91 license, and are able to apply for a simplified version. Originally this would require a certified plan, but the simplified version can use a sketch. No action is required on the part of the board.

**Community Preservation Act: Next steps, election date**

The board discussed issues relevant to the Community Preservation Act. The primary subject of the discussion was material that the board has received regarding the State Ethics Commission's conflict of interest regulations. The document notes that there are limitations on what the board can do regarding ballot questions. Based on this material, it appears that the board cannot use town resources to advocate for the CPA, but can inform and educate about its position.

The following were some of the questions raised by board members:

- What are the options for the board and for members operating as residents?
- Can board members gather outside of building as a group to campaign?
- Can the board supply flyers or other materials to public interest groups that might be interested in campaigning for the CPA?
- Is the CPA related to the board's particular area of official responsibility? (In which case there appears to be more leeway.)
- Is it advantageous for the board to support the CPA, or better to have a special interest group do so?

Fultz noted that three members of the board can't meet for discussion unless it is a posted meeting. They can act individually, but not deliberate as a board. He also noted that the document may need a lawyer's interpretation. He will seek the opinion of Town Counsel James Lampke.

In regard to which ballot the question would appear on, Fultz stated that Lampke said it would probably be in the November election. This will be further clarified.

**Minutes**

The board voted to approve the minutes of 3/9/16, 3/23/16, 4/20/16, and 4/27/16 as follows.

<b>Motion</b>	Paquin	Motion to approve the minutes of 3/9/16
<b>Second</b>	Peyton	
<b>Vote</b>	Passed 2/0/2	Flynn and Hibbard abstained, as they were not in attendance at the meeting in question

<b>Motion</b>	Paquin	Motion to approve the minutes of 3/23/16.
<b>Second</b>	Peyton	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Paquin	Motion to approve the minutes of 4/20/16.
<b>Second</b>	Peyton	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Paquin	Motion to approve the minutes of 4/27/16.
<b>Second</b>	Peyton	
<b>Vote</b>	Unanimous	

**Member appointment process**

Regarding the appointment of a new member to take the place of Jennifer Constable, who is now serving on the Board of Selectmen, Fultz explained that the position has been advertised and applicants will have to submit their materials to the Selectmen’s office by June 2. If Board members have people in mind for the vacancy, they should pass this information along. Hibbard will reach out to board members not present at this meeting with a reminder of the deadline.

Hibbard read aloud an email from Kiley Clapper, who is applying for the position. She has experience in a variety of nonprofit organizations and works at MIT as an academic advisor in the Department of Civil and Environmental Engineering.

### **Concept plans for 0 Rockland Circle pocket park**

The Board reviewed the plans for a pocket park at 0 Rockland Circle. The park is being built as mitigation for the condominium project at that location. The park includes stone-scaping and historical plaques for Paragon Park, steamboat and railroad sites, and Rockland House Hotel. Fultz will recommend that details on lighting, benches, and vegetation be included on the plan, and that Tom Meade come in to talk with the Board with as much detail as possible. Paquin suggested also including information on walkway materials, and final designs of the signs and plaques.

### **Report on Complete Streets and Community Compact meeting with Board of Selectmen**


Fultz stated that he presented the Complete Streets and Community Compact materials to the Board of Selectmen on May 24, 2016 and both were approved. He noted that when his office started to file the documentshe found out that the Community Compact only allows three best practices, so he took out the practice regarding housing with the approval of Board of Selectman Chairman Kevin Richardson. Fultz also drafted a letter on Complete Streets, and will file it tomorrow. It states that the town has attended the workshop; created a policy; received approval of the Board of Selectmen;is now ready to create the prioritization plan; and isasking for up to \$50,000 for assistance in doing so.

### **Other Business/Comments:**

Fultz noted that the job posting for his position will be on the Mass. Municipal Association site, the American Planning Association Massachusetts site, and in the Patriot Ledger. Hibbard and Paquin also recommended listing it on Craigslist. Fultz said that he would continue to be involved in the Waveland and Pemberton pier projects.

In addition, the position of office assistant has been reposted.

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

Minutes approved:  Date: November 16, 2016

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

- Agenda for Planning Board Meeting of May 25, 2016
- Letter from Attorney Lisa Gould regarding 160 Cadish Ave.
- Email from R. Fultz regarding Planning Board vacancy
- Materials regarding pocket park at 0 Rockland Circle
- Communications regarding State Ethics Commission conflict of interest regulations
- Notice of public hearing regarding 101 Highland Ave.