

HULL PLANNING BOARD
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October 19, 2016



Members Present: Harry Hibbard, Chair; Steve White, Steve Flynn, Nathan Peyton; Jeanne Paquin; Joseph Duffy

Members Absent: Jason McCann

Staff Present: Chris DiIorio, Director of Planning and Community Development; Sarah Clarren, Clerk, Department of Planning and Community Development

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

0 Rockland Circle

Tom Meade, developer of 0 Rockland Circle Condominiums, was present at the meeting to ask the board to sign off on the following documents for the development:

- Agreement for Partial Certificate of Occupancy
- Condominium Documents
- Covenant for Construction

He said that he is closing on the first unit (Unit 16) tomorrow (October 20, 2016) and as conditioned by the Planning Board, the above documents must be approved and recorded at the Registry of Deeds prior to a Certificate of Occupancy being issued by the Building Department.

The documents had previously been reviewed and edited by DiIorio and Town Counsel James Lampke. [Note: The edited and final documents are on file with the town and can be reviewed in the archives of this meeting.]

Other conditions that are supposed to be met prior to a Certificate of Occupancy being granted include completing the pocket park and crosswalk and paying the balance of any fees due the Town's consulting engineer for the project. The Board stated that these conditions must be met prior to the Board approving any additional Certificates of Occupancy.

After discussion and review, the board voted as follows:

Motion	Flynn	Motion to accept the terms of the covenant for 0 Rockland Circle [Withdrawn]
	Hibbard	Motion to approve the changes to the covenant of construction of the pocket park, including maintenance obligations, as shown on the document before us titled Pocket Park Covenant for 0 Rockland Circle, Hull MA [jbl 101716]
Second	Paquin	
Vote	Unanimous	
Motion	Paquin	Motion to approve the condo documents with edits as reviewed by the chair.
Second	Peyton	
Vote	Unanimous	
Motion	Duffy	Motion that we accept the proposed partial agreement of occupancy before us tonight for unit 16.
Second	Flynn	
Vote	Unanimous	

CPA Discussion

Selectman and former Planning Board Chair Jennifer Constable was at the meeting to present the board with a list of the amount the state CPA fund has generated from the town of Hull from 2001 to 2015. This totals \$853,320. These are funds that the town has paid into the Community Preservation Act fund without receiving benefits from the program because the town hasn't been a participating community. Hibbard noted that he would relay the information to an independently operating CPA Committee.

7 Bay Street Passive Park Update

Steven Buckley, the developer of 7 Bay Street, was present at the meeting. He stated that there was never an official pocket park discussion with the Board. Instead, a passive park with benches was conditioned. He noted that the land in question is very small and is located next to an Area of Critical Environmental Concern (ACEC). He believes that the current locations of the two benches shown on the Plan of Record are not advantageous locations and is therefore requesting a change to the Plan of Record. He then said that it would be nice to have stone or cement under the benches to allow for easier maintenance. The Board said that due to the location of the project, Buckley should speak to the Conservation Department to see what is allowed. Buckley said that he would talk with the Conservation Administrator about the best placement. Paquin said that at that time, the board will look at amending the site plan relative to the placement of the benches. Buckley then stated that there is a large amount of trash constantly blown over from the Dunkin Donuts dumpster. He stated that he has spoken to the manager there to no avail and thus has his own people clean it up. The Board suggested speaking with the Health Department about that issue. The Board asked about the status of the development, to which Buckley said that he has sold three units, but his bank was sold and his construction loan cancelled so he is now in court with the bank. He concluded by stating that he would provide the Board with an update regarding the location of the benches in a week or so.

North Truro Update

Clarren provided the board with an update on North Truro Street. In the previous meeting she had informed the board that an abutter was concerned because an additional utility pole was being installed when they thought that all of the utilities were supposed to be underground. After reviewing the Plan of Record and speaking with Light Plant Director, Panos Tokadjian, it was determined that a new utility pole was supposed to be installed. There was some discussion on the exact location, but Tokadjian provided a letter stating that the pole would be installed in the location as shown on the Plan of Record. However, Clarren stated that the pole has since been installed in the wrong location and will have to be moved. Clarren will speak to Tokadjian and provide an update at the next meeting.

New Business

Flynn provided an update on the Capital Planning Committee, which met on Tuesday, October 18. He noted that the capital expenditures to be focused on are roads, playing fields and playgrounds, and seawalls. He also stated that the road repairs will be funded by Chapter 90 and that Nantasket Avenue and Atlantic Avenue will be done under the TIP program. He added that approval for this program by the state is a lengthy process and has been affected by the expansion of the Green Line.

Paquin stated that she attended the previous meeting of the HRA and suggested that the board continue to have someone attend HRA meetings, noting that there is a lot of activity and a lot of complexity being handled. Duffy stated that he would attend the next meeting.

Peyton discussed an upcoming MAPC meeting that could provide useful information to the town regarding MAPC priorities. The date of the meeting has yet to be announced and he will update the board when it is.

At 9:25 p.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:

- Planning Board agenda for 10/28/16
- Letter from Panos Tokadjian regarding North Truro Street utility pole
- Agreement for Partial Certificate of Occupancy for 0 Rockland Circle
- Hull Community Preservation Summary 2001-2015
- 7 Bay Street site plan
- Site plan review decision for 7 Bay Street
- HRA RFP schedule
- Planning Board minutes for 9/28/2016 – not reviewed
- Meade condo documents
- Nantascot Cove Townhomes Condominium Master Deed, first draft
- Nantascot Cove Townhomes Condominium Declaration of Trust, first draft