

**HULL PLANNING BOARD**  
 253 Atlantic Avenue, 2nd floor  
 Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509



**October 26, 2016**

**Members Present:** Jason McCann, Vice-Chair Steve White, Steve Flynn, Nathan Peyton; Jeanne Paquin; Joseph Duffy

**Members Absent:** Harry Hibbard

**Staff Present:** Chris DiIorio, Director of Planning and Community Development

7:30 p.m. McCann called the meeting to order.

**Minutes**

The board approved minutes as follows:

<b>Motion</b>	Paquin	Motion to table approval of the minutes of 2/26/2014 and 3/26/2014
<b>Second</b>	White	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Peyton	Motion to approve the minutes of 9/14/2016, 9/28/2016, and 10/19/2016, as amended
<b>Second</b>	Paquin	
<b>Vote</b>	Unanimous	

**0 Rockland Circle**

The board reviewed a maintenance estimate for the 0 Rockland Circle park, as provide by Chessia Consulting Services. This delineated a maintenance schedule and estimates for the following:

- Sweeping walkways
- Cleaning benches and monuments
- Cutting grass
- Pruning bushes and trees
- Edging/mulching plants
- Trash pick-up

Peyton noted that there was no line item for vandalism. DiIorio stated that this was probably the town's responsibility.

<b>Motion</b>	Paquin	Motion to approve maintenance estimate presented by Chessia Associates for maintenance of 0 Rockland Circle park.
<b>Second</b>	Flynn	
<b>Vote</b>	Unanimous	

**CPA Discussion**

The board discussed the upcoming CPA ballot vote. Paquin noted that there was a lot of misinformation on social media and fear in town that CPA will be used to circumvent the debt exclusion. DiIorio noted that projects still have

to be approved through Town Meeting. McCann stated that there are pro-CPA yard signs and there have also been people holding signs at Riddles. McCann and White stated that they had heard from a few people who are writing support letters to the Hull Times. Flynn agreed to write a draft of a letter and forward it to Duffy for input. This was approved as follows:

<b>Motion</b>	McCann	Motion to approve a position statement in favor of the CPA in principal as amended and finalized through the Town Planner
<b>Second</b>	Paquin	
<b>Vote</b>	Unanimous	

**Planning Board priorities discussion**

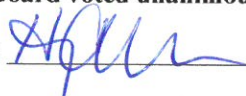
Dilorio stated that he put this on the agenda in order to get direction from the board as to where they wanted to focus in the future.

- White suggested a plan to utilize boarded up or vacant store fronts on a short term basis. He stated that Pittsfield has been active in this kind of program. Paquin noted that there have been quite a few improvements in town, citing 822 Nantasket Avenue, Wellspring, and the remodeled Cumberland Farms. The board questioned the status of the former aquarium. Peyton stated that he knows someone who is active and knowledgeable in space activations, and he will try to set up a meeting with the board and that individual.
- Duffy updated the board on a recent HRA meeting, including information on the RFP for development and the two-way road RFP. Peyton said that it will be useful to get on the same page with other boards and with the HRA. McCann stated that rather than focus on going to HRA meetings, the board could let Dilorio be the bridge to them so the board can focus on current planning.
- McCann stated that the Zoning Bylaw Committee will be focusing on the bylaws regarding preexisting nonconforming properties. Duffy noted that these are very confusing and that many Board of Appeals cases involve them.
- Peyton noted that there is a concern among neighboring communities about not being able to sustain visitors during off-season weekends and they are trying to figure out a cross-community approach to attracting visitors by packaging activities available in different communities.

**Meeting schedule**

A meeting schedule was presented to the board. Dilorio will revise in order to keep all holidays and school vacation dates in mind.

**At 9:14 p.m. the Board voted unanimously to adjourn, on a motion by Flynn, seconded by Peyton.**

Minutes approved:  Date: November 30, 2016

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

- Planning Board agenda for 10/26/16
- Minutes for the meetings of 2/26/14, 3/26/14, 9/14/16, 9/28/16, and 10/19/16
- Maintenance estimate for 0 Rockland Circle park
- Meeting schedule
- Handout for bylaw procedures course