

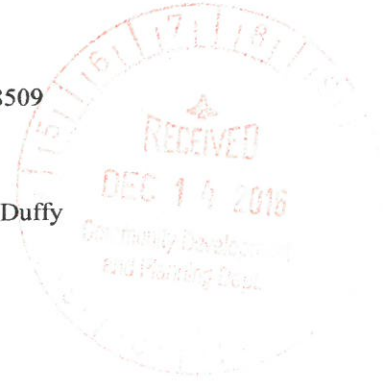
HULL PLANNING BOARD

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-2117

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minutes of
November 16, 2016



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

Members Absent: Jason McCann, Vice-Chair; Steve Flynn

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

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

ANR 11 Willow Street and 169 Spring Street

Attorney Michael Nuesse was present at the meeting to ask the board to approve a land swap for 11 Willow St. and 169 Spring Street. He explained that the Willow Street property has a shed that encroaches on the Spring Street property. The Spring Street property will be sold after the land swap is made. Duffy noted that there is adequate frontage and access.

Motion	Duffy	Motion to approve, subject to the standard condition that our approval is not a statement on zoning.
Second	Paquin	
Vote	Unanimous	

A copy of the document was signed by the board.

Minutes

The board approved minutes as follows:

Motion	Paquin	Motion to approve the minutes of February 26, 2014
Second	Peyton	
Vote	Unanimous	

Motion	Paquin	Motion to approve the minutes of March 26, 2014
Second	Peyton	
Vote	Unanimous	

Motion	Paquin	Motion to approve the minutes of October 14, 2015
Second	Duffy	
Vote	Unanimous	
Motion	Paquin	Motion to approve the minutes of 2/24/2016, with the edit on page 2 as follows: "J. Constable then mentioned that she had forwarded an article regarding Boston passing the CPA to members of the board." will be changed to: "J. Constable then mentioned that she had forwarded an article regarding Boston and the CPA to members of the board"
Second	Duffy	
Vote	Unanimous	

Motion	Duffy	Motion that we approve the May 25, 2016 minutes
Second	Paquin	
Vote	Unanimous	

Motion	Duffy	Motion that the board approve the June 8, 2016 minutes
Second	Paquin	
Vote	Unanimous	
Motion	Paquin	Motion to approve the minutes of July 13, 2016
Second	Peyton	
Vote	Unanimous	
Motion	Duffy	Motion that the board approves the October 26, 2016 minutes
Second	White	
Vote	Unanimous	

CPA Discussion

The board discussed the passage of the CPA in the recent election. The warrant will now be sent to the tax collector and the rate set for each property. A seven-member board will be created and put before Town Meeting for approval.

Dilorio also noted that there has been a request from Judeth Van Hamm that the board appoint a representative to the Land Conservation Trust. The board will take this matter up at the next meeting.

Store-front improvement program discussion

The board continued its discussion of store-front improvement programs. DiIorio stated that he worked on a program in Somerville in which businesses could apply for grants from town for the utilization of building fronts. Hibbard said that in the case of the buildings across from the DCR beach, there is a divisive family trust that prevents any progress or action. He stated that perhaps the Board of Health could play a role. Paquin suggested that Town Manager Lemnios and former Director of Planning and Community Development Robert Fultz might have some ideas on how to proceed with that situation. DiIorio said that he will initiate these discussions. White said that Pittsfield has made connections between property owners and nonprofits that had an interest in using vacant store fronts.

Community Compact update

Dilorio said that he had a conference call with two members of the Governor’s staff, Joel Barrera and Abbi Vladeck, regarding the Community Compact and the revitalization effort with the HRA and DCR properties. They recommended that the town apply for a grant from the Seaport Economic Council for a unified work plan. The town has done so. In addition, Vladeck came to Hull to tour the area with DiIorio and Town Manager Phil Lemnios. They further discussed the DCR properties, the land swap, and the DCR’s garage plan. DiIorio said that Vladeck seemed to think that they will be able to do something about these issues through the Community Compact and the Governor’s office. Paquin said that she would like town to have a conversation with the DCR before they start building on that property. DiIorio said that the conversation with the representatives from the Governor’s office is meant to facilitate that dialog.

Meeting schedule

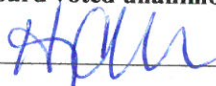
A revised meeting schedule was presented to the board.

New business

Paquin asked about the status of the gas station. DiIorio said that tests were being conducted.

Peyton said that there would be a Metropolitan Planning Organization meeting on Thursday to explore transportation projects. He also said that there would be a Water Transportation Advisory Council meeting in January and a work group in December.

At 8:54 p.m. the Board voted unanimously to adjourn, on a motion by Peyton, seconded by White.

Minutes approved:  Date: 12-14-2016

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

- Planning Board agenda for 11/16/16
- Minutes for the meetings of 2/26/2014, 3/26/14, 10/14/15, 2/24/16, 5/25/16, 6/8/16, 7/13/16/ and 10/26/16
- Revised meeting schedule
- Packet regarding 169 Spring Street and 11 Willow Street land swap