

HULL PLANNING BOARD

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Minutes
November 30, 2016



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

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

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

Minutes

The board approved minutes as follows:

Motion	Paquin	Motion to approve the minutes of January 27, 2016
Second	McCann	
Vote	Unanimous	

Motion	Peyton	Motion to approve the minutes of February 10, 2016
Second	Paquin	
Vote	Unanimous	

Motion	Peyton	Motion to approve the minutes of August 10, 2016
Second	White	
Vote	6/0/1	Peyton: Abstain

Motion	Peyton	Motion to approve the minutes of October 26, 2016
Second	Paquin	
Vote	Unanimous	

Land Conservation Trust Appointee

DiLorio stated that the Land Conservation Trust meets quarterly and is requesting a representative from the Planning Board. Duffy volunteered for the position.

Motion	Flynn	Motion to nominate Joe Duffy as the Planning Board's liaison or member of the Land Conservation Trust.
Second	McCann	
Vote	Unanimous	

O Rockland Circle construction

DiLorio stated that the 0 Rockland Circlepark is coming along well, but there is an issue regarding a floodlight on the side of the building, which wasn't on the approved plans and is quite bright. Paquin stated that people were promised downlights that were focused only on the property. She further stated that the board was very specific regarding lights and that it had wanted to approve all fixtures. She suggested removal or a different type of fixture after finding out the purpose of the floodlights.

DiIorio will talk with Tom Meade regarding the lights. He will also look into two spotlights at the hotel, as suggested by the board.

49 Edgewater Road Chapter 91 filing

The board discussed a matter regarding 49 Edgewater Road, the owner of which is seeking Chapter 91 relief because of a deck that overhangs mudflats. DiIorio said that a hearing was being held on December 1, but written comments would be accepted until December 9 if the board would like to make a statement, although it is not required to do so. Hibbard said that the filings indicate that no structures or uses were changed by the renovations that were done. The owners' argument to DEP is that because there was no fundamental change in the uses, they are entitled to relief. DiIorio said that they also need to provide a strolling easement for the mudflats. After discussion, the board decided that it would not make an official comment.

Economic development and store-front improvement discussion

Potential grants

DiIorio stated that he was looking into a grant program that funds the hiring of a consultant to produce branding signs for downtown areas in order to create a sense of place. The town has applied for a matching grant of about \$30,000. Massachusetts Development has a similar place-making grant and he has had initial conversations with them. He also spoke with Linda Overing, who worked on the Community Development Block Grant for Waveland and Bay Avenue East, about possible funding for a store front improvement program. She thought that since the area hasn't been designated an area of blight, a CDBG would not be a possibility.

Brewery news

White pointed out that breweries seem to be in remote places and yet they are extremely popular destinations and seem to get business no matter where they are located. He was put in touch with an individual in Hull who is on the verge of creating a brewery and is affiliated with other well-known small breweries in the region. The individual expressed an interest and White referred him to DiIorio, who suggested that he put together a proposal. DiIorio further said that he has tried to contact the owners of the former aquarium, which could be an interesting location. Others suggested the old laundromat building, the brick DCR building, or the old jail.

Community Development Block Grant

DiIorio said that the Community Development Block Grant needs to be refiled and resubmitted, as it has been denied. Breezeway Farms Consulting, LLC is asking for \$3,000 to refile it. He stated that former Director of Planning and Community Development Robert Fultz had indicated that it might not be good to move forward with further CDBG projects because the town's low score decreases its chance of success. The score has been based in part on average resident income. However, a new scoring matrix is now in place. Flynn noted that the town's low-moderate need percentage is 32%, which should put it right in the middle of the pack. He further said the town should continue to pursue the grant, considering the amount of time it has put into it already.

Peyton said that he would support paying the additional money if the scope of the work included information on why the application did not succeed, what the failure points were, and how the application can be changed to improve the town's chances. He further suggested getting more information as to what kinds of projects succeeded and why. Hibbard added that the consultants should tell the town what they think the chances are, based on the new scoring system. White asked if DiIorio could find out what the fee includes and whether the town can resubmit without the consultants. Flynn noted that the deadline is in March.

CPA Committee Formation

DiIorio presented a Community Preservation Committee formation document, initially from Norwell, but edited with Hull's needs in mind. McCann asked if Town Counsel James Lampke was also working on this. DiIorio said that he would check on this. The board suggested edits to the document. [See document.]

Town Meeting Discussion

DiIorio noted that the Town Meeting warrant closes on February 9 and Town Meeting is on May 1. Peyton asked if the board wanted to have a timeline for the CPA committee formation document. It was suggested that the board finalize the document at the next meeting.

New business

Peyton stated that he has been working with the South Shore Coalition and there will be a legislative breakfast in Hull in January. This is a chance for the town to talk with legislatures about its priorities.

Hibbard noted that there will be a DCR meeting on December 15 about the proposed repairs to the seawall.

There will be a South Shore Climate Change and Sea Level Rise Symposium on December 1. Peyton stated that this would be a large event and a good networking opportunity.

At 9:05 p.m. the Board voted unanimously to adjourn, on a motion by Flynn, seconded by Paquin.

Minutes approved:  Date: 1-11-17

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

- Planning Board agenda for 11/30/16
- Minutes for the meetings of January 27, 2016, February 10, 2016, August 10, 2016, and October 26, 2016
- Photographs of 0 Rockland Circle park and floodlights
- Packet regarding 49 Edgewater Rd.
- CPA committee formation document

