

HULL PLANNING BOARD

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MINUTES

December 14, 2016

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

Members Absent: Nathan Peyton

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

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

ANR 1153-1167 Nantasket Avenue

David Ray of Nantasket Survey Engineers was at the meeting to present the ANR for 1153-1167 Nantasket Avenue. He stated that this is a plan to subdivide 1.8 acres into eight parcels for eight single family homes that were built on the property in 1958. The subdivision will meet all existing requirements other than those regulating individual lot areas. Ray stated that this is permissible, because the homes existed prior to current zoning requirements. DiIorio stated that the project meets the standards for an ANR as far as the Planning Board goes.

Motion	Hibbard	Motion to determine that subdivision approval is not required for the plans presented for 1153-1167 Nantasket Avenue, and that this determination does not constitute an interpretation of zoning.
Second	Duffy	
Vote	Unanimous	

Minutes

The board approved minutes as follows:

Motion	McCann	Motion to approve the minutes of January 13, 2016, with the change in the title from "Agenda" to "Minutes."
Second	Paquin	
Vote	Unanimous	

Motion	Paquin	Motion to approve the minutes of November 16, 2016, adding "Minutes" to the heading.
Second	Duffy	
Vote	Unanimous	

Budget

The board reviewed its FY18 budget. [See budget on file.]

O Rockland Circle

DiIorio stated that he had contacted Tom Meade regarding the lights on the sides of the building at 0 Rockland Circle. He stated that the lights were for the visitor parking area on one side and access to the fire alarm room on the other side. Paquin said that the lights were very bright and could be seen from George Washington Boulevard. Flynn stated that these lights were not on the original plan and Meade should come to a board meeting to explain and possibly request a minor modification to the site plan. DiIorio will talk with Meade about coming in.

Community Preservation Committee Formation

The board discussed the formation of the Community Preservation Committee and made edits to a draft document. Issues discussed included:

- Term limits for members
- Administrative costs
- Minutes
- Initial funding

DiIorio said that he had sent the draft document to Town Counsel James Lampke and was awaiting his review. A finalized proposal will be put before Town Meeting for approval.

CDBG Bay Avenue East

Paquin recused herself from this discussion.

DiIorio reviewed information he had received from Linda Overing regarding the town's previous application for a Community Development Block Grant. This included feedback regarding the weak points of the application. He noted that the scoring matrix has changed this year and some of the changed components could improve the town's chances. He noted that the cost to reapply is \$3,000 and there is money to make the application. Points will be given for the town funding a portion of the project.

DiIorio stated that the impact section was the main place the town lost points. Regarding impact, Flynn noted that the application said that the road is mainly used as a shortcut, but that in fact Bay Avenue East, not A Street, is the main access to the marina and the condos. White said that the application could highlight things that could go into the area that would improve the economic development of the town. Hibbard noted that the town and the DEP already have significant resources invested in the area with the gas station clean-up and that information on the number of visitors to marina in the summer could be included to show how frequently used the road and the area are. Duffy asked if photographs and videos could be added to the application.

The consensus of the board was to go forward with the application.

Note: Hibbard left the meeting at 9:30 p.m.

New business

DiIorio noted that the Planning Board fees are very low relative to other towns and suggested that the board make some changes to their fee schedule. He provided a table with figures from other towns and will present a new draft fee schedule at a future meeting.

DiIorio also suggested that the board begin its discussion about the new marijuana law at an upcoming meeting.

McCann stated that issues being discussed by the Zoning Bylaw Committee include the clarification of language regarding the elevation of houses. He will be presenting a proposal for suggested changes to the board.

Duffy said that he went to a recent HRA meeting and that the RFP for the land development is done. Paquin said that the RFP is now out.

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

Minutes approved:  Date: 3-27-17

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

- Planning Board agenda for December 14, 2016
- Minutes for the meetings of January 13, 2016 and November 16, 2016.
- Packet regarding ANR for 1153-1167 Nantasket Avenue
- Emails regarding 0 Rockland Circle lighting
- CPA committee formation document
- Packet regarding CDBG
- FY18 Planning Board budget
- Application fee handouts