

HULL PLANNING BOARD

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April 6, 2016

Members Present: Jennifer Constable, Chair; Joseph Duffy; Jeanne Paquin; Nate Peyton, Jason McCann

Members Not Present: Stephen Flynn, Harry Hibbard

Staff Present: Robert Fultz, Director of Community Development & Planning

7:30 p.m. J. Constable called the meeting to order

7:35 p.m. Correspondence

Correspondence was received from the Hull Historic District Commission regarding an application for a certificate of appropriateness for a property at 101 Highland Ave. The proposed work includes a new 46' x 44' house with a detached garage. The hearing will be on April 13, at 7 p.m., at the Hull Public Library.

7:40 p.m. Continuation of public hearing for 225 Atlantic Ave.

At their last meeting with the Planning Board, the applicant was asked to go the Board of Appeals, as the proposal was for a single residential unit in a multi-family district. The Board of Appeals granted the appellants a variance on March 17, 2016, which was received by the Town Clerk on March 30, 2016. Fultz stated that he had sent around the decision for the denial of the special permit, but the Town Clerk could not find the decision for the granting of the variance. Fultz stated that Pat Finn, Board of Appeals Clerk, had confirmed that the variance had been signed.

Constable noted that correspondence from Steven Fitzgerald to Robert Fultz was received on April 4, 2016 regarding modifications requested by the Design Review Board. The following requests have been addressed:

- Closed soffit
- Catalog cut for soffits
- Freeze boards
- Roof ridge venting
- Decorative shingling on the Atlantic Avenue side
- Remove canopy on southwest side
- Light fixtures mounted on wood block
- Mail slot in front door
- Sign at the left of the entryway on the Atlantic Ave. side
- Cut sheets for all external lights

The DRB requested crown molding rather than gutters, but the applicants prefer to have gutters. Fitzgerald stated that there is no need for a sign unless the town wants them to have one. Colleen Otis of 219 Atlantic Avenue asked if this is going to be a working garage and whether there would be vehicles parked outside. Fitzgerald confirmed that this is for storage purposes and that no work will be undertaken on the vehicles. Fitzgerald also said that there will be a driveway for personal vehicles and there are two parking spaces under the deck.

Duffy expressed concern about the Board of Appeals' decision, stating that there is no residential use in a business district. Fultz stated that mixed use in a business district is allowed, as are residences above commercial space. However, he said, a flaw in the bylaw specifies multi-family residences and should probably be changed to reflect that single family residences are also allowed.

McCann made the following motion.

Motion	McCann	Motion to approve the major amendment to the site plan review for the site plan that was approved on February 3, 2013, provided the original conditions of approval of February 13, 2013 continue to attach; that the appropriate zoning relief required from the Zoning Board of Approval be provided; and that the design conditions as agreed to by the applicant in the letter dated April 4, 2016, be reflected in the plans; and provided that the required sets of full-sized drawings be provided that reflect the designs submitted by the applicant regarding the major amendment to the site plan.
Second	Paquin	
Vote	Unanimous	

Paquin noted that a copy of the variance could be attached to the decision.

Fitzgerald stated that he wants to be sure they have a green light to go forward. Fultz noted that the variance appeal window will be over on April 20. Constable suggested that Fitzgerald check with the Town Clerk on April 21, to see if there have been any objections.

The hearing was closed at 8:20 p.m.

8:20 p.m. Sunset Bay Marina regarding determination of whether major or minor amendment

Fultz stated that this is an amendment to an existing site plan review and that the board needs to first determine whether it is a major or minor amendment and then, if minor, whether to approve it. The requested amendment relates only to the signage. Constable noted that the Design Review Board met to review the changes on March 24, 2016, and approved the design for the graphic details, the sign material, the awning, and the lighting. She further noted that the item was not originally on the agenda, but there was correspondence from Town Counsel James Lampke stating that in his opinion it could be added.

Sherry Plot, one of the managers at the marina, was present at the meeting.

Peyton questioned whether there is an outstanding punch list for that property. Fultz stated that there are some things that haven't yet been completed. Town Manager Lemnios has asked the Building Commissioner to go over everything to ascertain compliance.

Following discussion, the board voted as follows:

Motion	Paquin	Motion that this is a minor change to the plan
Second	Jason	
Vote	Unanimous	
Motion	McCann	Motion to approve the minor amendment as requested by the applicant, to approve the signs as shown on the documents, consistent with the photographs received by the Community Development Department on April 6, 2016.
Second	Peyton	
Vote	Unanimous	

CPA Updates

Constable informed the board of a pro/con piece on the CPA that would be running in the Sunday Boston Globe this week. She had been asked to write the "pro" section. A member of the Advisory Board who is against the CPA was asked to write the "con" section. In spite of Constable's reservations, the piece was going to go forward. She had contacted David Clinton, the Chairman of the Advisory Board, who stated that there was nothing he could do to

prevent it. Fultz noted that the Advisory Board member has to be clear that they are not speaking on behalf of the Advisory Board. Constable asked if she could present on behalf of the Planning Board and the board voted as follows:

Motion	McCann	Motion to approve a draft submitted to the Boston Globe on behalf of the entire Planning Board in support of the Community Preservation adoption for the town of Hull.
Second	Duffy	
Vote	Unanimous	

Constable further stated that the Advisory Board was not going to have the Planning Board back in before Town Meeting, but she had sent answers to their outstanding questions to Chairman David Clinton. She noted that she has talked with Lemnios about having the town be more vocal about the CPA as another funding source and that Lemnios did address it at the most recent Board of Selectmen’s meeting.

The CPA forum will be held on April 20, at the High School, and will be televised. Constable noted that she has heard from the Housing Authority, the Conservation Commission, and the Historic Commission that they will be at the forum. Paquin has reached out to the library and the Hull Times, and posted on town Facebook pages. Constable will send notices to school class pages. She will do the piece for the Globe and redo the presentations slides. Members will contact the various commissions regarding the forum and Hull Times articles as follows:

- Paquin - Conserations Commission
- Duffy - Housing Authority
- McCann - Historic Commission
- Peyton- Parks and Recreation

Peyton presented the flyer he had created for the forum and a group revision was attempted. Members would send further edits to Peyton for integration.

Director of Community Development and Planning Update

Zoning Bylaw warrant article

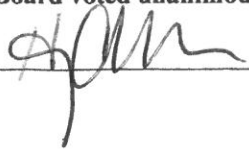
Fultz stated that Building Commissioner Peter Lombardo has recommended additional zoning bylaw changes for the Town Meeting warrant article. Since the warrant has already been finalized, the article will have to be amended at Town Meeting.

Other Business/Comments:

Duffy brought up the eminent domain warrant article regarding Burr Road and suggested that the planning Board should be involved in this matter. He said that he would write a letter to Lemnios to get more information.

Duffy further said that he would like to explore a process by which the Planning Board would receive copies of the applications for zoning relief that go to the Board of Appeals in order to review them to see where the town might need to amend bylaws. McCann suggested that Duffy draft a letter to the Board of Appeals for review by Planning Board members. Peyton suggested starting a conversation with the Board of Appeals and perhaps inviting them in for a meeting.

At 10:10 p.m. the Board voted unanimously to adjourn, on a motion by Peyton, seconded by Paquin.

Minutes approved:  _____ Date: 6-28-17