

HULL PLANNING BOARD
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February 8, 2017

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

Members Absent: Jeanne Paquin

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

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

195 North Truro Street ANR

The board considered an ANR for 195 North Truro Street. This involves subdividing two land court lots by eliminating the lines between lots 383 and 384, which, according to a memo submitted by DiIorio, "are both currently incorporated into the property at 195 North Truro Street. The square footage for the combined lots 383 and 384 would be divided to create two new lots (1115 and 1116). Lot 1115 would have a 1,868 SF and Lot 1116 would have 1,680 SF. The new Lot 1115 would be combined with the property at 197 North Truro Street and the new Lot 1116 would remain with the property at 195 North Truro Street."

The frontage is on North Truro Street for the whole lot.

The board approved the ANR and signed the required documents.

Motion	Duffy	Motion that the Board approve the ANR as presented.
Second	Flynn	
Vote	Unanimous	

0 Rockland Circle

The board discussed issues related to 0 Rockland Circle. DiIorio said that he is holding three checks from developer Tom Meade for sureties for the crosswalk, the maintenance of the park, and the parking lot paving. He stated that Meade has a question about the condition regarding the two-year maintenance surety. Meade was under the impression that he was supposed to provide surety of \$6,000 for two years and that after two years he would get the money back. DiIorio stated that he didn't read the condition that way. He read aloud from condition 4D as follows: "The applicant shall provide surety in a form acceptable to the Planning Board, Town Counsel, and Town Treasurer for the cost of two years of maintenance of the pocket park." Peyton and Duffy noted that the intention of the language was clear.

Hibbard said that the condition regarding the surety is to ascertain that if the pocket park isn't maintained in the future, the town will have the money to do so. DiIorio said that in the covenant the town can lien the condo owners to get the money and that Meade believes that is the surety. Hibbard noted that a bond wouldn't run in perpetuity and would expire. He said that the board's consensus will be communicated to Meade.

Regarding the light poles in the pocket park, which the conditions said had to be moved, Meade has said that former Director of Planning and Community Development Robert Fultz previously told him that he didn't have to move one of them. Hibbard said that this was never formalized and never came before the board for an amendment. He said that the issue is whether Meade could rely on a statement made by a town official. DiLorio said that he was still waiting to get an estimate from Hull Light on the cost of moving the pole. Hibbard noted that the time it would take for the utility companies to move the wires was an important factor.

CDBG Bay Avenue East Application

DiLorio said that he is going to hold a public hearing regarding the CDBG application at the Board of Selectmen's meeting on February 16, in order to get their authorization to file the application, which is due on March 10. He said that he sent out a letter asking people in the area to write support letters for the project. Peyton asked if there would be meetings with abutters. DiLorio said that there had been several meetings over the past two years, but there may be time for more, and he also noted that the hearing at the Selectmen's meeting will take comments from abutters.

12 Sunset Avenue Chapter 91 License

This is a public notice of an application by Scott Prouty to construct and maintain a proposed 16x16' pier/dock at 12 Sunset Ave. pier. This requires no action on the part of the Planning Board and will have to be approved by the EPA and DEP.

Zoning By-law Amendments and Warrant Placeholders

The board discussed necessary placeholders for the Town Meeting Warrant, which will be due on the following Monday. Hibbard suggested that the board discuss this at the next meeting with some documentation in front of them. Duffy said that in the meantime he will try to convene a meeting of the Zoning Bylaw Committee.

The board decided to have six placeholders regarding the following:

- CPA committee formation
- Site plan fees
- Special permit sections of the zoning bylaw
- Zoning regulations regarding height changes
- Home occupation language in the zoning bylaw
- Building permit extensions

Hibbard suggested sending an email to members of the Zoning Bylaw Committee stating that the Planning Board would be meeting to discuss these items and would welcome their participation.

McCann said the committee met about five times in the past year and out of a list of potential bylaws requiring attention had decided to focus on the edits to tables regarding building height changes as these were deemed the most imperative. Other matters on the list were the sign ordinance, the preexisting nonconforming section of the bylaw, issues regarding storage containers, short term rentals, and adult entertainment. He said noted that the issue with the Zoning Bylaw committee is that the bylaw is hard to rewrite by committee. He suggested that anyone with suggested bylaw changes mark up the section of the bylaw in track changes in a Word document and send it to the committee.

DiLorio asked the board if it was interested in hiring a consultant to look at the entire zoning bylaw, as now there are funds to do so. Duffy noted that every time an issue comes up it is hard to find the appropriate bylaw in the

document. He said that most towns have had their bylaws rewritten in the past twenty years. DiIorio will look into using funds to do so.

New business

Hibbard stated that Selectman Jennifer Constable is looking for someone to sit on an Economic Development Committee she is organizing. It will consist of representatives from the Planning Board, the Board of Selectmen, and the Chamber of Commerce. DiIorio will also be on the committee. McCann said that he would be the Planning Board's representative. White said that he would be an alternate.

There was an update on the task force empaneled to discuss a potential moratorium on the town's implementation of the retail sale of marijuana law that was enacted by the state on January 1, 2017. The task force consists of DiIorio as well as representatives from the Fire Department, Police Department, Board of Selectmen, and Board of Health, as well as Hibbard as the representative from the Planning Board. The committee will solicit community input before making its recommendation.

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

Minutes approved:  Date: 3-22-17

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

- Planning Board agenda for 2/8/17
- Public notice regarding a pier at 12 Sunset Ave.
- Memo and map for 195/197 North Truro Street ANR