

HULL PLANNING BOARD
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MINUTES: February 22, 2017

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

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

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

ANR Request for 18 Lafayette Road

The board reviewed an ANR request for a property at 18 Lafayette Road. A memo from DiIorio described this as follows:

“According to the Town of Hull Zoning Map this lot is located in a Single Family B Zoning District. According to Zoning Bylaws Section 50, the minimum frontage requirement is 75’ and the total required lot size is 12,000 SF.

“The applicant is proposing to divide the lot at 03-110 Crest Road into Parcel A and Parcel B. Parcel A would have 112.80 feet of frontage and 13,215 square feet. Parcel B would have 25 feet of frontage and 2,553 square feet. Parcel B would then be combined with the property at 18 Lafayette Road.

“No new building lots are being created by this plan. Frontage for 03-110 Crest Road would be reduced to 112.80 feet and frontage for 18 Lafayette Road would be increased to 166.80 feet.”

The memo also noted that both properties would still comply with frontage requirements and that vital access would continue to be provided.

The board voted to approve the request and members signed the necessary documents.

Motion	Duffy	Motion that we approve the request for the ANR and that the vehicle access is adequate and that the frontage continues to meet zoning requirements.
Second	Flynn	
Vote	Unanimous	

Public Hearing 0 Rockland Circle

The hearing was called to order at 7:40 p.m. This was a public hearing to decide whether to require the developer of 0 Rockland Circle, Tom Meade, to move a light pole in the pocket park as stipulated in the conditions to the site plan, prior to releasing the final Certificate of Occupancy, or whether to amend the conditions to the site plan.

Meade was present at the hearing. No abutters were present, but DiIorio said that one person had stopped by his office to ask if they were going to remove the light poles that had already been put in, which is not the case.

DiIorio noted that the conditions stated that the pole at the exit near the crosswalk was to be moved across the street, but that, in conflict with the conditions, the plan that the board approved said that it could stay.

DiIorio stated that he had talked with Light Plant Operations Manager PanosTokadjian, who said that it would cost a few thousand dollars to physically move the pole, but that the bigger problem would be to get all of the utilities to move their wires. Without talking with a contractor, Tokadjian did not know the cost of that aspect of the project.

Meade stated that in an earlier conversation with then Director of Planning and Community Development Robert Fultz, as soon as it was realized that there was anything involved other than electricity, Fultz had stated that the wiring would have to go underground and it would cost in the six figures. According to Meade, Fultz stated that the town would not make him do that. Meade said that he did not get this statement in writing, but once Fultz said it, Meade had dropped the plan to move the pole. He stated that the condition referred to light poles, not utility poles. He further stated that to move the remaining pole was as much a matter of time as it was cost, in terms of getting coordination among the utility companies.

McCannmade a motion as follows:

To modify condition 4A of the site plan approved on April 6, 2015, to modify the language that says “construction of the pocket park will include the removal of the existing three light poles around the town property and installation of historic lighting consistent with type and quality installed in the town’s Nantasket Avenue project” to say “construction of the pocket park will include the removal of one light pole around the town property and installation of historic lighting consistent with type and quality installed in the town’s Nantasket Avenue project.”

Hibbard made a substitute motion, which was passed as follows:

Motion	Hibbard	Move that we modify section 4A of the conditions of the combined special permitsite plan review at Nantasket Beach Overlay by removing from the last sentence the language “the existing three light poles around town property” and inserting “the light pole at the entrance to the property.”
Second	Flynn	
Vote	Unanimous	

The board then discussed the matter of the remaining surety for the paving of the parking area. DiIorio stated that the issue was how the town could accept a surety for something that is on private property. Flynn noted that a surety on private property doesn’t work because even if it is defaulted on, the town would not go on private property to pave. Meade said that as a substitute he had a signed contract with HubConstruction for the paving to be done in the spring. The contract was marked paid and was signed by PaulGratta, president of Hub. The board reviewed this document. Hibbard noted that the contract contains a provision that the paving will be done as soon as the asphalt plant is open in the spring.

The board voted to accept the contract and release the final Certificate of Occupancy. The requisite documents were signed. Paquin will meet DiIorio at Town Hall in the morning so that the documents can be notarized.

Motion	Hibbard	Motion that we’ve accepted a contract from Hub Construction as basis for releasing the last Certificate of Occupancy.
Second	Flynn	
Vote	Unanimous	

Following this discussion, McCann suggested that the board might consider making a list of issues that come up regarding site plans and including it as part of the board’s internal site plan checklist. Hibbard suggested putting the checklist back on the agenda prior to the HRA property development and that the board have Town Counsel review it before the board finalizes it.

Zoning By-law Amendments

The board reviewed and discussed the proposed bylaw amendments that will be on the Town Meeting Warrant.

In addition, Duffy distributed material regarding a potential home occupation bylaw that the board should consider putting in next year's Warrant. The suggested changes were based on a case that recently came before the Board of Appeals. He noted that the existing bylaw does not include specifics on what can and cannot be allowed in a home business in a residential area.

Annual Report

The board reviewed and discussed its annual report written by DiIorio.

New business

Duffy mentioned the possibility of using some of the Planning Board's funds to create a new master plan. DiIorio said thus far it appeared that that some of the funds would go to a bylaw update, some to the Bay Ave. East project, and some to the Waveland project.

DiIorio stated that the town recently got two grants from the Seaport Council, one for the Nantasket area and one for the Pemberton area.

He also noted that at the Bay Avenue East public hearing conducted at a Board of Selectmen's meeting, one abutter was present in opposition to the project, which the abutter felt would adversely affect parking in front of his business. DiIorio said that he had received some letters of support for the project and was trying to collect more.

McCann stated that a seat for an at-large member on the Zoning Bylaw Committee was still vacant and asked if there was still a posting for this spot.

At 9:10 p.m. the Board voted unanimously to adjourn, on a motion by Peyton, seconded by McCann.

Minutes approved:  Date: 3-27-17

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

- Planning Board agenda for 2/22/17
- Planning Board annual report
- Packet regarding ANR for 18 Lafayette Rd.