

HULL PLANNING BOARD

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Minutes: March 29, 2017

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

Minutes

The board approved minutes as follows:

Motion	Duffy	Motion to approve the minutes of March 8, 2017.
Second	McCann	
Vote	Unanimous	

Public Hearing: 2017 Zoning Bylaw Amendments – Marijuana Moratorium

The board considered Town Meeting Warrant Article 25, which proposes an amendment to the zoning bylaw for purposes of imposing a moratorium on retail marijuana sales. This is intended to “provide restrictions that will allow the Town adequate time to consider where and under what conditions to allow the operation of marijuana establishments and the on-site consumption of marijuana and marijuana products, to the extent that such establishments and such consumption are permitted under state laws and regulations.”

DiIorio stated that the only thing that had changed since the board had last seen the article was that the date had been pushed out to September 30, 2018.

Hibbard was a member of the town task force which recommended the moratorium. He said that Town Counsel James Lampke had presented the task force with information on the bill and the legal repercussions of not having a moratorium in place. The board voted 8 to 1 in favor of recommending a moratorium, with Hibbard voting no as the representative of the Planning Board. He stated that he thought it was duplicative and could result in the loss of an economic opportunity. The task force will now put together a plan to get community input, and the Planning Board will make its own recommendation on whether it supports the article. Flynn said that the Planning Board’s recommendation should be in the Town Meeting Warrant. DiIorio will check with the Town Manager to see if there can be a short paragraph explaining the board’s reasoning.

Hibbard said that it is hard to figure out whether there is support in the community. He noted that the vote was 60% in favor of the ballot question, but that just because people voted in favor of the law, it does not mean that they want a shop in their town. He further stated that the argument is that the town needs time to find out whether the community supports having a retail store in town and where they would want to restrict it to. Duffy said that some towns are going to put it in the adult entertainment district. He also said that the vote to ban the sale of marijuana in town for one year at an election is a nonbinding referendum. He will look into this further. Flynn proposed voting to support unfavorable action on the moratorium article and let Town Meeting vote on it. McCann agreed.

Hibbard noted that Hull is a town that struggles economically and that this is a potential source of revenue. Paquin pointed out that the town is trying to improve and gentrify and that if Hull is the only town in the area that says yes to a marijuana shop, it goes against that image. Dilorio pointed out that this is just a moratorium, not a ban, but that it is important to have control over where an establishment would be located. McCann stated that only 70 communities in the state have voted for a moratorium and other South Shore communities have not, including Scituate, Quincy, Weymouth. Flynn said that there are regulations about where liquor stores can be situated. Hibbard said that there are no current regulations about retail marijuana stores. Paquin said that this will be an important issue for people in town with families and children. Hibbard pointed out that communities that prohibit the sale of marijuana cannot prohibit the delivery of it.

mlm

Dilorio stated that the moratorium gives the town time to prepare and that there will probably be a number of options on the table from different groups in town.

The board voted as follows:

Motion	McCann	Motion to vote to recommend unfavorable action, with no other official comment from the Planning Board on the issue.
Second	Paquin	
Vote	Unanimous	

Planning Board Quarterly Report

The board reviewed its Quarterly Report, with edits from Duffy. This covers the period from January 1, 2017 to March 31, 2017. Hibbard noted that the submission of quarterly reports was implemented in order to improve communication between boards and town officials. The board made additional changes to the report. [See edited document.]

Motion	Paquin	Motion to approve the letter for the Board of Selectmen with the three amendments as discussed.
Second	McCann	
Vote	Unanimous	

Planning Board Rules and Regulations Fee Schedule

The fee schedule had not changed since the last time the board reviewed it.

Motion	Flynn	Motion to accept the fee schedule of the Planning Board
Second	Duffy	
Vote	Unanimous	

NBOD Guidelines

The board reviewed and edited the NBOD guidelines. This document includes both internal and applicant checklists. [See revised document.]

Appointment to Economic Development Committee.

McCann had been appointed as the board's representative to the Economic Development Committee, with White as alternate. McCann and White had discussed this further and agreed that for reasons of scheduling it made more sense for White to be therepresentative.

Motion	McCann	Motion to raise a reconsideration of the Planning Board's appointment to the Economic Development Committee and nominate Steve White.
Second	Paquin	
Vote	Unanimous	

New Business

Hibbard said that the board has been asked to attend the following Monday's Advisory Board meeting. DiIorio stated that this was in order to explain the board's position on the moratorium.

The board scheduled its next meeting for April 26.

Paquin noted that the HRA is opening the bids for the property development on Monday, April 3.

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

Minutes approved:  Date: 4-26-17

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

- Planning Board agenda for 3/29/17
- Planning Board minutes for 3/8/17
- Town Meeting Warrant Article 25
- NBOD submission checklist
- Planning Board Annual Report
- Fee schedule