

HULL PLANNING BOARD

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Minutes: April 26, 2017

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

Members Absent: Jeanne Paquin; Nathan Peyton

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

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

Sign Registry of Deeds

The board members in attendance signed a 'proof of signature' page to submit to the Registry of Deeds.

Minutes

The board approved minutes as follows:

Motion	Duffy	Motion to approve the minutes of March 22, 2017.
Second	McCann	
Vote	Unanimous	

Motion	McCann	Motion to approve the minutes of March 29, 2017, with an amendment on the top of page two. The change is to the sentence that begins "McCann stated...." The words "have not" should read "may not."
Second	Duffy	
Vote	Unanimous	

Town Meeting Preparation

There are seven zoning articles to be presented by the Planning Board at Town Meeting. These are Articles 17, 18, 21, 22, 23, 24, and 25. Duffy stated that these should not be complicated to present and he would speak to these. In addition there will be an article regarding the CPA. White said that he would speak to that. Duffy suggested making a motion to do all of the zoning articles together and said that he will talk with Town Counsel Lampke to see if this is a possibility.

6 A Street Project

The board discussed whether a Board of Appeals case regarding a property at 6 A Street could trigger a site plan review. An auto body business which currently occupies two bays in a five bay garage property owned by Arthur Augenster is requesting a special permit to, among other things, expand into a third bay. DiIorio talked with Building Commissioner Lombardo, who said that a site plan review would not be triggered, because the business is not 5,000 square feet. However, the request also includes language that would permit future expansion into the two remaining bays, which, Flynn said, would constitute a total of about 5,000 square feet. Flynn said that a permission in advance to use the additional bays will circumvent site plan review.

McCann said that he was on the Board of Appeals when the special permit was issued and that this is actually an amendment to an existing special permit. He also noted that it could affect the Bay Ave. East project. Duffy said that

there were two special permits, one from many years ago and one from more recently. He said that the latter expired a year and a half ago, so this is technically a new special permit not an amended one.

After discussion, the board decided to take no action on the matter.

Summer Trolley Exploration

DiIorio stated that Beantown Trolley made a presentation about bring summer trolley service to town. The estimated cost was \$1,200 per day, or about \$16,000 for the summer. The Chamber of Commerce is going to talk with some of their members about contributing funds. In addition, there may be a matching Mass Development grant available.

McCann also asked the board's support to create and distribute a petition for additional weekend ferry service in the summer. The board voted as follows:

Motion	McCann	I make a resolution for the Planning Board to support an initiative to organize a petition to seek an additional boat for weekend ferry service in Hull.
Second	White	
Vote	Unanimous	

Pemberton Point Economic Development Plan

DiIorio asked board members to review the scope of services document for the Pemberton Point Economic Development Plan grant application. They will get back to him with any suggestions.

George Washington Boulevard Corridor Construction

DiIorio informed the board of a Hingham project that proposes to reduce Rockland St. and Summer Street to one lane in both directions between the Hingham rotary and the Summer Street light at Martins Lane. They are planning to do a pilot this summer. Hibbard noted that this makes little sense from the Hull point of view. DiIorio said that the Board of Selectmen will be sending a letter to MassDOT regarding enumerating Hull's concerns.

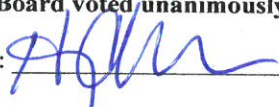
Complete Streets Prioritization Plan

DiIorio said that the prioritization plan was approved and the town is moving to Tier Three in the Complete Streets process. He stated that the Nantasket Avenue sidewalks project has been pushed to the top of the list and they are trying to get an application in by Monday.

DHCD Downtown Initiative Technical Assistance Grant

DiIorio stated that the town will be meeting with the signage consultant for the wayfinding grant on Wednesday, at 10:30 a.m.

At 8:50 p.m. the Board voted unanimously to adjourn, on a motion by McCann, seconded by Duffy.

Minutes approved:  Date: 5-24-17

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

- Planning Board agenda for 4/26/17
- Planning Board minutes for 3/22/17 and 3/29/17
- 6A Street mortgage map and building plan
- Complete Streets Prioritization Plan
- Pemberton Point Economic Development Plan grant application