

HULL PLANNING BOARD

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Minutes: June 14, 2017

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

Members Absent: Jeanne Paquin

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	McCann	Motion to approve the minutes dated October 28, 2016.
Second	Duffy	
Vote	Unanimous	

Motion	McCann	Motion to approve the minutes dated May 24, 2017.
Second	White	
Vote	Unanimous	

Update on RFPs

DiIorio updated the board on the RFPs for consultants for the Unified Work Plan and the Pemberton Point Economic Development Plan. The town will be opening proposals for both projects on June 29, 2017.

George Washington Boulevard Corridor Construction Update

The board discussed the project recently proposed by Hingham to reduce Summer Street to one lane in both directions between the Hingham rotary and Rockland Street. DiIorio said that there was a recent meeting with public safety officials from Hull, Hingham, and Cohasset. Following that meeting, a letter was sent to MassDOT enumerating the concerns about the project. He also went to a meeting with the Hingham Harbor Committee, which is in charge of the project. They are going to push back any potential pilot until next summer. However, he said, they appear to be committed to moving forward and are trying to get this in the TIP program. Peyton asked if anyone had expressed concerns about the impacts on businesses here. DiIorio stated that the meeting was focused on safety and emergency response times, but there will be time to put other concerns forward in the future.

Blighted Properties

DiIorio informed the board, in response to a previous discussion about blighted properties, that Town Manager Lemnios, Town Counsel Lampke, the Board of Health, and the Building Commissioner have been working with the a program through the Attorney General's office. This program focuses on vacant and boarded up buildings and involves notifications, reporting, and opportunities to make improvements. If there are no results, the state can appoint a receiver to fix the property and sell it, at which time the town gets paid any back taxes that may exist. DiIorio said that a few properties have been sent to the Attorney General's office, but the process takes time.

Marijuana Zoning

The board discussed the implementation of the new state law regarding retail marijuana sales. The board had agreed in a previous meeting to hold public hearings in the fall to get input from town residents on where to position retail marijuana stores. Hibbard stated that he had heard from Selectman Jennifer Constable, who suggested that the board not do anything until the town makes a decision about whether or not to have retail sales in town at all. DiIorio said that any Town Meeting article about banning the sale of marijuana in town would come prior to any article on a zoning recommendation at next year's Town Meeting. Then, if a ban is passed, the zoning article can be moved no action; and if the ban fails, the zoning article will go forward. Duffy said that he would rather see the board put a question on the November ballot to see if people want or don't want retail sales in town.

DiIorio stated that the town is seeking clarification on the new state legislation. He provided a packet of information that included examples from other towns that show how they implemented retail sales and where they located shops.

McCann suggested that the board develop a simple presentation using a large zoning map showing existing restrictions, as well as slides showing what other towns in Massachusetts have done, and what towns in other states have done. He suggested that these include not only where they put it, but what else is in the surrounding area.

Suggestions about where to hold the hearings included the selectmen's meeting room, the Senior Center, and the high school exhibition room. Peyton noted that the board should coordinate with other groups having meetings or hearings, particularly with the Marijuana Task Force. DiIorio suggested asking the task force to a Planning Board meeting.

Other Business

HRA property

Duffy asked about the status of the HRA property. DiIorio stated that the HRA is waiting to get the DCR land swap done before proceeding with a new RFP.

Sunset Bay Marina

Duffy suggested that the board take a look at the site plan review conditions for the restaurant at Sunset Bay Marina. He said that at a recent Board of Selectmen's meeting the owner of the marina and the owners of the new restaurant were there to get new liquor and entertainment licenses. He stated that many abutters were there with concerns about noise and parking. Flynn noted that the licenses were given in spite of the neighborhood objections. Duffy said that when the board initially did a site plan review for the location, it was a small business. When the previous restaurant opened, the board required minor modifications for changes to the sign. He pointed out that there is now a large change in the size of the restaurant, as the new owner is going to use all three floors, for a total of 255 seats.

McCann asked why the change in ownership of the restaurant didn't trigger a minor site plan review when they pulled the building permits. Flynn said that it is not up to the board to enforce the conditions; it is up to the building department. Duffy said that former Town Planner Robert Fultz used to check in with the building department occasionally to ask them to make sure properties were compliant.

Hibbard suggested getting details on what might be in violation, finding out where the process broke down, and meeting with the new owners in the fall.

Zoning Bylaws

McCann asked about funding to work on having the zoning bylaw cleaned up, as the Zoning Bylaw Committee will soon have a meeting and can discuss this work.

Military houses

White said that several of the former military houses were looking bad and had hip-high grass. DiIorio said he had talked to the owner, who said he was going to send his maintenance people out.

Weekend transportation services

The board discussed summer transportation issues, including:

- Trolley service, which the Chamber of Commerce is trying to set up;
- MBTA bus service, route, and coordination with ferries and trains;
- Weekend ferry service.

DiIorio said that he is trying to get in touch with someone about the bus service. Hibbard said that in the past the MBTA was not interested in modifying anything. Peyton said there has been some change of thinking and it might be worth having a new conversation with them.

McCann said that Hingham is increasing its weekday ferry service as mitigation for the Fore River bridge lane closure. He said that the Hull boats have been more crowded. He suggested that the town might contact Representative Joan Meschino about having weekend ferry service to Hull as mitigation for the lane closure as well.

At 9:02 p.m. the Board voted unanimously to adjourn, on a motion by McCann, seconded by Flynn.

Minutes approved:  Date: 6/28/17

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

- Planning Board agenda for 6/14/17
- Planning Board minutes for 5/24/17
- Planning Board minutes for 10/28/16
- Letter to MassDOT regarding Hingham lane closure
- Marijuana Packet (information on the Cannabis Control Commission; MMA letter to House members regarding flaws in current legislations; Town of Franklin Marijuana Use Overlay District Bylaw approved at Town Meeting)