

HULL PLANNING BOARD

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509

Minutes: July 12, 2017

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

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

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

Public Transportation Services

The board discussed public transportation services, including weekend ferry service to Boston and ferry service to the Boston Harbor Islands. White stated that the Harbor Islands are in Hull's backyard and there is no good access for Hull residents. DiIorio said that the state is currently studying how to increase usage of the islands, but stated that lack of parking at Pemberton is an issue and that Hull can't compete with all of the spaces that Hingham has. White pointed out that there are many spaces in the Hull commuter parking lot on weekends. McCann suggested having a meeting next year with the Friends of the Boston Harbor Islands, a citizen-run nonprofit organization. White said that when the CPA starts, the town might be able to fund a shuttle service in the summer to the islands.

Marijuana Zoning

Hibbard said that he recently met with Town Manager Phillip Lemnios, Board of Selectmen Chairman Kevin Richardson, and Ben Smith from Mission Partners, which represents medical and retail marijuana companies Evergreen Farms and 4Front Advisors. Hibbard stated that this company is currently negotiating with the owner of Java Jungle to purchase the building in the hope of putting medical marijuana and retail shops in. Hibbard suggested that the board draft a zoning bylaw specifying the areas in which such businesses could be situated. This draft would be sent to the Board of Selectmen, and then returned to the Planning Board for public hearings.

Hibbard pointed out that the state has not yet approved its final bill but that the House and Senate versions both seem to have wording indicating that if a town allows medical marijuana, it cannot restrict retail marijuana shops any more than it has restricted medical shops. He stated that Smith anticipated that Scituate, Cohasset, Norwell, Hingham, and Weymouth would not allow retail shops. The board discussed creating an overlay district specifically for marijuana sales and discussed possible parameters. Peyton suggested doing some research on the company.

A Street Marina Site Plan Approval Conformance

Duffy said that he wanted the board to review the site plan for the Sunset Bay Marina to see if there are unresolved issues. Paquin said the site plan was approved based on the marina and the restaurant size, and a very exact parking calculation was based on seating and slips at the time, when the first floor was a lounge for boaters and the second floor was a function area only. Now all three floors are all part of the restaurant. Flynn said that the 241 seats on the second floor are now authorized to be used for restaurant seating at all times. Duffy suggested that those familiar with the case go over the order of conditions and report back to the board. Peyton suggested looking at the parking situation in the neighborhood in general.

New Business

DiIorio said that the town has received four bids on the RFP for the Pemberton Pier area. They will be reviewed and a consultant will be selected. There was one bid for the Unified Work Plan RFP. This was from TEC, which is also doing the two-way road study for the HRA. He further said that the town received a Complete Streets grant of \$400,000 for Nantasket Avenue from H to Q Streets.

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

Minutes approved:  Date: 9-13-17

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

- Planning Board agenda for 7/12/17
- Planning Board minutes for 8/22/12; 9/12/12; 3/27/13; and 4/10/13
- Memo from Robert Fultz to Joseph Duffy dated 9/12/12
- Letter from David Ray to Robert Fultz, dated 12/27/12
- Sunset Bay Marina map