

HULL PLANNING BOARD

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Minutes: July 26, 2017

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

Members Absent: Jason McCann, Vice-Chair

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

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

75 Main Street ANR

David Ray, Nantasket Survey Engineering, and Erik Potter, 143 Homes LLC, were at the meeting to discuss the ANR for 75 Main Street. Abigail Newbold, 79 Main Street, was also in attendance.

This ANR had been discussed previously, on June 14, 2017 and on June 28, 2017, at which time the board voted to allow the applicants to withdraw without prejudice. Ray stated that now the plan is to subdivide 75 Main Street and convey part of it to the owner of 79 Main Street. He stated that both buildings will be on the 75 Main Street lot, which will be a 100% conforming lot under this plan. He further stated that part of the rear building has been removed. He noted that the additional square footage will make 79 Main Street more conforming than it currently is.

Motion	Duffy	Motion that the board approve the ANR plan that meets the standards and requirements as required by MA Law.
Second	Paquin	
Vote	Unanimous	

A Street Marina Site Plan Approval Conformance

Members of the board had discussed reviewing the orders of conditions for the A Street marina. Paquin said that there seemed to be a lot of pieces that had never been done, but there is no narrative that says what occupancy the conditions were based on, so it's hard to determine whether they are compliant or not. There was no information in the material she had regarding the numbers of seats they had at the time. White asked if there is an issue of noncompliance with the orders of conditions that are out there right now. Duffy said that there are a lot of small issues. Hibbard said that he doesn't think there is enough to go to the building department for enforcement.

Marijuana Zoning

Hibbard said that he and Duffy had not been able to draft a zoning bylaw regarding marijuana sales as yet. White noted that the state bill has not been signed yet, either. The bill under consideration applies different standards to towns that had passed the ballot question and those that had rejected it. The board reviewed a possible marijuana overlay map presented by DiIorio.

New Business

DiIorio discussed a site plan review that will be upcoming regarding the new liquor store at A Street. The board briefly reviewed the plans. The Design Review Board is meeting this week to begin its review. DiIorio will engage an engineer and the Planning Board will discuss the project again in an upcoming meeting.

At 8:40 p.m. the Board voted unanimously to adjourn, on a motion by Paquin, 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 7/26/17
- Application for ANR for 75 Main St.
- Packet regarding zoning for medical marijuana

