

## **HULL PLANNING BOARD**

**253 Atlantic Avenue, 2nd floor  
Hull, MA 02045**

Phone: 781-925-2117

Fax: 781-925-8509

### **Minutes: August 23, 2017**

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

**Staff Present:** Chris Dilorio, Director of Planning and Community Development

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

#### **Site Plan Review for 673-677 Nantasket Ave.**

The board began a site plan review for 673-677 Nantasket Avenue, which concerns a new 5,325 square foot building for use as a liquor store. This is a relocation of A Street Liquors relocation. Attending the meeting for the applicants were Richard Tibbetts, principle, Taylor Tibbetts, owner, Don Ritz, architect, John Cavanaro, engineer, and a representative from JP Construction

Richard Tibbetts stated that the applicants wish to expand and therefore would like to move across the street and construct a new store. He stated that they are a family-run business and will be the only occupants of the property.

Ritz presented the architectural plans and stated that they had designed a property based on traditional New England architecture. They have met with the Design Review Board but have not yet received any official letters from them. He stated that they are not yet sure that they will construct a second floor to the building but might wish to do this later. Cavanaro presented the site plan, which includes a screened dumpster, additional parking, and downward facing lighting.

Hibbard read into the record communications regarding the plans from:

- Deputy Fire Chief William Frazier
- Building Commissioner, Peter Lombardo
- Chief of Police John Dunn
- John Struzziery, Director of Wastewater Operations

These documents and plans are available for review in the archives of this meeting.

Paquin suggested that the applicants write a narrative explaining the entire concept, including where deliveries will be made. Peyton asked if they plan to add any bike facilities/ bike racks.

The board continued the hearing in order to get a report from the Design Review Board and clarify other issues from the various departments that had suggestions for the applicants. Dilorio will schedule the next hearing.

#### **154 and 156 Samoset Avenue ANR**

The applicants wish to divide lot 21-075 Samoset Ave into two building lots. Lots 1 and 2 would be 2,047 square feet and 4,987 square feet respectively. Frontage would be 35' and 41.56' respectively. The property is in a single family zone and the applicant stated that they have been used as separate single family homes that have been occupied. Flynn noted that there was 10'4" between the houses.

Hibbard stated that the new lots would not be compliant with zoning bylaws and would require a variance from the Board of Appeals and an official waiver of subdivision regulations from the Planning Board. He said that it was recommended that both of those these requirements should be noted on the plan. DiIorio said that the properties can still be subdivided, but would need the above if they were requesting a legal status.

The board voted as follows:

<b>Motion</b>	Paquin	Motion that we approve the ANR on 154 and 156 Samoset Ave., with a note that will be on the plan indicating that the two lots are noncompliant and are in violation of zoning and that we did not waive the subdivision control.
<b>Second</b>	McCann	
<b>Vote</b>	Unanimous	

The ANR was signed and the required notations put on the plans.

## **Marijuana Zoning**

The board reviewed the draft document of the Town of Hull Medical Marijuana Overlay District bylaw submitted by Hibbard.

Hibbard noted that according to the new state law it would appear that if the town approves medical sales it will be difficult not to approve recreational sales. DiIorio said that there would have to be a bylaw for recreational marijuana for the next Town Meeting as well. Hibbard said that the draft presented this evening could be changed into a marijuana overlay district covering both types. DiIorio pointed out that a bylaw for retail sale of recreational marijuana would have to include more restrictions because the state has built restrictions into the law for medical sales.

White said that in a recent Economic Development Committee meeting, the marijuana question was discussed and committee Chairman Jennifer Constable had suggested that the community discussion about whether or not to have marijuana sales in town at all should precede the discussion of the zoning for it. Hibbard said that he didn't agree with Constable on this matter. He stated that his understanding was that the board had been tasked with drafting a bylaw. He also noted that the Marijuana Task Force will start their public meetings at the same time as the Planning Board is holding its hearings on the zoning issue.

DiIorio pointed out that the law now states that any towns that voted yes on the ballot question have to have a referendum in order to not have it sold in their town. Hibbard said that there has to be a bylaw in place at town meeting because it is held prior to the ballot election.

Board members will review the document and will vote on it at the next meeting.

## **New Business**

Regarding its ongoing discussions about derelict properties, White told the board that there is an existing group in town, including the Town Manager, Town Counsel, and Building Department, that is looking at ways to work with derelict properties. He stated that there is a program with the Attorney General's office, which works to take the houses over and then repair and sell them. White talked with an acquaintance in the AG's office and was informed that this is a well-run program and has been well received. He will follow up on this.

White further said that in a second Economic Development Committee meeting, Constable had asked the board to consider the possibility of the committee becoming a nonprofit stand-alone economic development corporation to work as a partner with the town. He also noted that a member of that committee, realtor Mark Abatuno, had reported that there is an MLS listing that indicates that the Riddle's property is under agreement and is closing in November.

**At 9:30 p.m. the Board voted unanimously to adjourn.**

Minutes approved:  Date: 9-27-17

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

- Planning Board agenda for 8/23/17
- Site plan packet for 673-677 Nantasket Ave.
- ANR report on 154 and 156 Samoset Ave.
- Draft medical marijuana district bylaw