

# HULL PLANNING BOARD

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## Minutes: September 27, 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.

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

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

Ritz gave an overview of new details about the project in order to answer questions voiced by the board in the meeting of 9/13. These included:

- Front Nantasket Ave. elevation is 15'2" from floor level.
- All building heights have been corrected for zoning purposes.
- A St. elevation was corrected to meet the latest grades.
- Back elevation change was specified.
- Canopies have been eliminated.
- Elevation to the R-Chee buildings shown on plans.
- Second story floor plan (not open to the public) is shown.
- The windows are elevated above the top of the coolers.
- Enlargement of the entry and the display windows were revised to show latest grade changes.
- Landscape plan was revised to show where bike rack is.
- Lighting shown is consistent with floor plan and elevations.
- Landscaping species are specified.
- Light specifications and types of lights including wattage and lumens are specified.
- Fencing proposed for back of building is shown.

In addition, Cavanaro noted that the first floor elevation came up 6". He also stated that there will be vertical granite curbing on the Nantasket Avenue side and rounded curbing on the A Street side.

Paquin clarified that the lights will be a combination of sensor, manual, and timer.

<b>Motion</b>	Flynn	Motion to approve the site plan review for the A Street Liquor, subject to any conditions that the Planning Board may place on it
<b>Second</b>	White	
<b>Vote</b>	Unanimous	

Paquin explained to the applicants that the board will now write a decision and order of conditions for the project. The board then reviewed and edited conditions that DiIorio had previously drafted. DiIorio will put the document together and distribute for approval early next week.

Duffy pointed out that the only oversight the board has over projects is the order of conditions. The board discussed how to make sure that projects that they approve require future approval for any changes, and have a procedure in place for this. DiIorio said that it might be a good idea to require people to revisit the board if there is a change in use of the property. He suggested that the zoning bylaw committee consider creating a permanent bylaw to regulate this.

## Minutes

The board approved minutes as follows:

<b>Motion</b>	Duffy	Motion to approve the minutes of 8/23/17
<b>Second</b>	Flynn	
<b>Vote</b>	Unanimous	

## Quarterly Report

The board approved its quarterly report as follows:

<b>Motion</b>	Paquin	Motion to approve the quarterly report.
<b>Second</b>	Flynn	
<b>Vote</b>	Unanimous	

## Marijuana Zoning

The board reviewed the draft document of the medical marijuana overlay district bylaw submitted by Hibbard. Hibbard clarified that it will now be an overlay plan that regulates both medical and recreational marijuana sales. DiIorio noted that the state Cannabis Commission will be coming out with more guidelines. Hibbard said that these can be incorporated into the document. The document is divided into two sections, one for medical and one for recreational marijuana.

Regarding signage, DiIorio stated that the town can't make signage any different or more restrictive than what that required for liquor stores without changing zoning law. He said that this is one area in which the commission might issue additional restrictions. Hibbard suggested including language that signage shall be approved by the Planning Board as part of the site plan review process and can be no more restrictive than what is approved by the commission. Regarding a host agreement, the board discussed "requiring" a host agreement rather than "encouraging" one.

DiIorio will continue to work on the document and will discuss legal issues with Town Counsel James Lampke.

**At 9:45 p.m. the Board voted unanimously to adjourn.**

Minutes approved:  Date: 10-25-17

**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.
- Draft medical marijuana district bylaw
- Planning Board quarterly report