

# HULL PLANNING BOARD

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## Minutes: October 11, 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.

### Conflict of Interest/Open Meeting Law Reminder

Hibbard reminded board members to take the online conflict of interest test required of all town board members.

### Site Plan Decision for A Street Liquors

The board reviewed and made edits to the site plan decision for 673-677 Nantasket Avenue, which concerns a relocation of A Street Liquors. Duffy explained that the "Changes of Use" section gives the board the authority to have some oversight over the property in the future.

Following a discussion on maintenance of parking lot indicators, the board discussed the signage and display that would be allowed at the establishment. Hibbard suggested a clause indicating that "there shall be no advertisements or signage or of any kind placed in any windows except for three display windows at the corner of the building."

Duffy suggested that the board be even more specific about what displays will be allowed. Flynn said that he didn't want to disadvantage or micromanage the business. Hibbard pointed out that the applicants were not present at this meeting and the hearing is over. He noted that the time for discussing specifics about signage has passed. Peyton agreed.

McCann suggested that some issues regarding signage and display should be incorporated into a new zoning bylaw that would cover the issue globally and more systemically and equitably. He noted that they can regulate the current business because it happens to be under site plan review, but they will still have to change the underlying bylaws. He suggested that he and Duffy meet with the Zoning Bylaw Committee on the issue of signage.

The board voted as follows:

<b>Motion</b>	Paquin	Motion to approve the conditions as edited this evening for the A Street Liquor project.
<b>Second</b>	Flynn	
<b>Vote</b>	Unanimous	

DiIorio will make the agreed upon edits and the board will sign.

### New Business

DiIorio said that the HRA is going to try to put an RFP out for the 10 acre HRA property with the thought that a bidder may come in under the flexible unit development plan instead of under the overlay, in which case it would go to the Zoning Board for a special permit and not to the Planning Board for a site plan review and special permit. DiIorio said that if you have property that is 10 acres or over, it be bid in this way. If the Planning Board wants a site plan review they have to make a zoning change. Hibbard noted that the ZBA doesn't have the tools for something of

this scope. The board suggested that this should be a priority for the Zoning Bylaw Committee. The board will discuss this further at its next meeting.

### **Marijuana Zoning**

The board reviewed the draft document of the medical marijuana overlay district bylaw. DiIorio said that he had talked with Town Counsel James Lampke about whether the town could limit the number of retail outlets by some means other than a referendum. DiIorio stated that the town would need to hold a referendum to either ban retail altogether, or limit the number of stores to less than 20% of the town's liquor licenses for establishments at which liquor is sold for off-site consumption only. He said that there are 11 liquor licenses in town, so anything above two can be limited by zoning. The board counted only six licenses in town, which would indicate one retail marijuana shop. DiIorio will get a list of liquor retail sellers in town and find out if the town has any unused licenses which are being counted in the total.

The board edited the draft document, and discussed further steps. Duffy said that he would like to wait until the document is finalized. Hibbard noted that it has to be on the warrant in early 2018 and the board still needs to have public hearings. He said that he is concerned about having enough time. White noted that it will be edited again by the Board of Selectmen and Town Counsel Lampke. DiIorio suggested that they might give it to Lampke for his review before giving it to the Board of Selectmen. Flynn said he would like to submit it to Lampke and the Board of Selectmen for review. Paquin said that she would like to see it pushed forward in its current condition. She noted that with the holidays coming up there will be even more of a time issue.

The board voted as follows:

<b>Motion</b>	Paquin	Motion to move it forward with these edits.
<b>Second</b>	Peyton	
<b>Vote</b>	Unanimous	

DiIorio will finalize the edits.

### **North Truro Street Extension Update**

DiIorio stated that work is being on the rain garden/drainage basin area on the North Truro Street project. He said that they are starting to have erosion controls up and are trying to get it planted before the end of the year and then get the road completed. The house is already built.

**At 9:05 p.m. the Board voted unanimously to adjourn on a motion by Paquin, seconded by Flynn.**

Minutes approved:  Date: 11-8-17

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

- Planning Board agenda for 10/11/17
- Site plan decision for 673-677 Nantasket Ave.
- Town of Hull Marijuana Overlay District draft
- Town of Hull signage bylaw
- Minutes of 8/23/17