

HULL PLANNING BOARD
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Minutes: November 8, 2017

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

Members Absent: Joseph Duffy

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

Minutes

The board approved minutes as follows:

Motion	McCann	Motion to approve the minutes dated October 11, 2017
Second	Paquin	
Vote	Unanimous	

Conflict of Interest Test

Hibbard reminded board members to take the online conflict of interest test if they have not yet done so.

2018 Meeting schedule

The board reviewed its November and December schedules and approved its 2018 schedule through June.

NBOD bylaw discussion

The board discussed the Nantasket Beach Overlay District bylaw regarding the height of a proposed development at 147-155 Nantasket Avenue. DiIorio stated that the Planning board can allow an additional 4' above flood plain without going to Section 12 of the bylaw. This would not be as high as the applicants want to go but would bring them to 47'. They would still have to address the issue of affecting views of abutting residents. White pointed out that they can build to 43' by right and that will block views. Peyton said the issue is what the extra 4' will block.

McCann noted that the board can be flexible on parking requirements, but the applicants would need to provide a plan that details both onsite and offsite parking options. He stated that the purpose of the NBOD is to allow flexibility and that there are ways to be flexible and still stay within the code. DiIorio said they would need only one off-site space. He further stated that they might propose 9'x18' parking slots rather than 9'x20' and aisles 20' wide as opposed to 24'. McCann stated that the applicants should be told that they need a parking plan, a topography plan, and an open space plan.

Flynn said they have 20% open space and need 15%. McCann said that there is an issue with a strip in the back. DiIorio said that this could be allowed with a special permit.

Hibbard said that there were still issues regarding the views and he doesn't think there is flexibility there.

Paquin said that height and parking will be the main issues with the neighbors. Flynn pointed out that it is not the purview of the board where guests will park. He also noted that this project is an opportunity for the town to get rid of a blighted lot on a large property. White suggested that the board ask them to build something that is nice to look at and creates a sense of place. Hibbard said that is the Design Review Board's job.

McCann pointed out that this is an important project, and the first project in the main commercial strip that the overlay district was created for. He noted that how the board does this approval could have a big impact and will show what its actions will be regarding development on this strip.

The applicants will be in on November 29.

2018 Zoning amendments

The board discussed the possibility of change the overlay district bylaw to ensure that any HRA development that comes in under the flexible development plan will come before the Planning Board for site plan review and special permit. As the bylaw currently reads, it will go before the Board of Appeals. Flexible plan zoning applies to projects that are ten or more acres. Without amending the bylaw, the board will not be able to have any oversight of the project.

Paquin said that the Board of Appeals doesn't have the experience or personnel for projects of this size or scope.

The board discussed how to proceed.

Working group updates

DiIorio said that working groups will soon be underway. White is in the Pemberton work group; Jeanne is in the wayfinding group; and McCannis in the Unified Work Plan group.

Waveland gas station updates

DiIorio stated that the EPA has changed its grant application so that, in order to apply, the town has to take ownership of the property. He pointed out that if the town takes the property by eminent domain, it will be liable for cleanup if it doesn't get the grant. If they take it by tax title, which takes several months, it would not be liable for the cleanup. The grant deadline is in November. Therefore, the town will begin the process of taking the property by tax title and will apply for the grant next year.

North Truro Street

DiIorio stated that the North Truro Street project is getting ready to do the paving and would like to amend its paving plan with a determination on condition 19g of the Planning Board decision. Condition 19g stated that the applicant was required to pave to 22' beyond station 0+00, which would ensure that all the roadway length disturbed by the applicant would be repaved. However, the amount of roadway that was originally envisioned to be disturbed did not occur due to a modification of the required sewer construction (see 12.22.15 Letter from J. Dow), which was approved by the Planning Board and DPW Director Jim Dow. The applicant is requesting a determination on condition 19g and requests that they only be required to mill and overlay the section of the roadway that was disturbed. DiIorio said that the board could vote on this as a minor change as it was based on a determination of the intent of the condition. He stated that they have a paving deadline of November 15.

The board voted as follows:

Motion	Paquin	Motion to declare that this is a minor modification to the plan
Second	Flynn	
Vote	Unanimous	

Motion	Paquin	Motion that 19g would be modified to say that "pavement would milled and overlaid for the entire width of the paved surface where it's disturbed"
Second	Flynn	
Vote	Unanimous	

At 8:50 p.m. the Board voted unanimously to adjourn on a motion by Paquin, seconded by Flynn.

Minutes approved:  Date: 12-13-17

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

- Planning Board agenda for 11/8/17
- Minutes for 10/11/17
- NBOD bylaw
- North Truro Street project map
- Excerpt from Planning Board order of conditions regarding North Truro Street project
- Letter from Jim Dow regarding North Truro Street project