

**HULL PLANNING BOARD**  
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**Minutes: December 13, 2017**

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

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

**Conflict of interest / open meeting law reminder**

Hibbard reminded the board that anyone who has not yet taken the conflict of interest test should do so.

**Minutes**

The board approved minutes as follows:

<b>Motion</b>	White	Motion to approve the minutes of 11/08/2017
<b>Second</b>	Peyton	
<b>Vote</b>	Unanimous	

**147-155 Nantasket Avenue special permit and site plan review engineer selection**

The board reviewed bids for engineering work for the 147-155 Nantasket Avenue special permit / site plan review. John Chessia's bid was for \$120 hour for general review and \$140 for meetings, with a total estimated at \$2,100. Merrill's bid is \$140 per hour, with a total estimated at \$2,800. The board reviewed the proposals and noted that Chessia is very familiar with the town bylaws already. Bob Berwick, the applicants' attorney, was present for this deliberation and vote. The board voted as follows:

<b>Motion</b>	Paquin	Motion to go with Chessia.
<b>Second</b>	Duffy	
<b>Vote</b>	Unanimous	

**Unified Work Plan update**

DiIorio said the group had its first meeting with its consultant and it looks like the project looks like it will have a mid-May finish date. Members of the committee include McCann, Norman Orall from the DCR, Police Chief John Dunn, Town Manager Philip Lemnios, and Selectman Jennifer Constable. McCann said that it looks like meetings are going to be during the day and that it might make more sense for someone else to represent the board.

**Marijuana discussion**

Town Manager Lemnios and Board of Selectmen Chairman Kevin Richardson were in attendance at 7:45 p.m., at which time Lemnios provided an update on the need to have decisions regarding retail sales of marijuana in place by April 1. He said that the state Cannabis Control Commission will start accepting applications from retail enterprises

on that date, and the town needs to have zoning in place and any referenda accomplished by that time, so that there is no potential for grandfathering. A Special Town Meeting will be held on February 12, and the referendum question will be in a Special Election on March 26. The Marijuana Task Force will be having a public forum on December 20 at 7 p.m. at the high school.

Richardson noted that there are questions remaining about how to word the referendum question, and whether it can be either a simple yes or no, or a selection of the various types of establishments that could be allowed. He said that he had toured a medical and grow facility in Quincy and stated that he could smell the drug from outside the building.

Lemnios advised that starting with a small number of potential locations would be more advisable than starting with a number of them and recommended that the board revise their draft bylaw to indicate this.

### **Upcoming meeting schedule**

Hibbard said that the final form of the marijuana district bylaw would need to be given the Board of Selectmen by the third week in January at the latest. The board discussed ways of limiting the number of establishments. Hibbard said that limiting it to one would allow a healthy store to do well in town. DiIorio suggested changing the 1,000' spacing to 2,500' between establishments in the bylaw, which would allow for three locations on Nantasket Avenue and one at the Java Jungle location. Hibbard suggested changing the bylaw to 2,000' and then seeing if they can limit it to 20% of the package store licenses. DiIorio said that they could limit it to 20% of active liquor licenses only through a referendum. Hibbard said that they should find out if they can restrict it to 21% of licenses without a referendum.

The board also decided to change its public hearing on the bylaw to January 10, rather than having it on December 27 during school vacation. The board briefly discussed its presentation. The hearing will be held in the high school exhibition room.

**At 9:05 p.m. the Board voted unanimously to adjourn.**

Minutes approved:  Date: 2-8-18

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

- Planning Board agenda for 12/13/17
- Minutes for 11/08/2017
- Proposal for engineer contract from John Chessia
- Proposal for engineer contract from Merrill Engineering