

HULL PLANNING BOARD
253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509

Minutes: March 21, 2018

Members Present: Harry Hibbard, Chair; Steve White, Secretary; Jeanne Paquin; Joe Duffy

Members Absent: Jason McCann, Vice-Chair; Steve Flynn; Nathan Peyton

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

Public Hearing: 147-155 Nantasket Avenue Special Permit and Site Plan Review

This is a continuation of a public hearing that began on November 29, 2017 and was continued from February 28, 2018. Attorney Adam Brodsky of Drohan Tocchio & Morgan; Bob Burwick of Rocco Realty; Jeff Hassett of Morse Engineering; and Kelly Ennis of Kelly Ennis Design, were at the meeting to continue their presentation regarding a development at 147-155 Nantasket Avenue. Don Ritz of the Hull Design Review Board (DRB) was also present.

Brodsky noted that they are prepared to discuss matters that had been raised at the last meeting, including updated biometric and landscaping plans, details of roof structures regarding height compliance, other issues regarding building height, questions about average grade, changes to civil and architectural plans, changes to dumpster placement, as well as a detailed response to the report from engineer John Chessia.

Hassett stated that since the last meeting they had sent a letter addressing comments made by the DRB, the Conservation Commission, the DPW, and Aquarion Water, as well as a separate letter addressing Chessia's report. [See documents.] Additionally, he noted that they had flown a drone to the ridge heights of the tallest houses within a 250' radius and taken photographs from the ridge lines. He stated that these show that a by-right building at 43' will entirely block the view, and that going up four feet will have no additional detrimental impact. He also noted that they have eliminated parking in a section of the back and moved the dumpster as far away from road as possible. There will be two dumpsters, one for trash and one for recycling, and they will be fully enclosed by fencing. He stated that there is a landscaping plan showing shrubbery. He noted that there will be a catch basin under the building for storm water and ground water. [See plans.]

Brodsky said that because of the parking changes, the property will now require three offsite parking spaces. They have secured licenses from the DCR for these parking spots. These will be renewed yearly and they won't get the actual licenses until the vehicles can be identified.

Ennis reviewed changes to the design plans. They now match the engineering plans in dimensions. The stair tower has been moved. Regarding height changes, they have removed all protrusions above 47' other than the elevator head-house and the railing. Brodsky said that this meets the bylaw with respect to those structures. [See document.]

Ritz said that he got the drawings on March 10 and the site plan on March 19 and it doesn't include the landscape plan. He said that this is the first time he has seen the lighting information. He will try to move up the DRB meeting. Hibbard noted that the Planning Board will move forward with its determinations regardless.

Regarding building height, Brodsky said that they had put together a letter summarizing the requirements of the bylaw and addressing the board's ability to interpret and apply the bylaw, as well as what they believe is a clear demonstration that a 47' building will meet the requirements of the bylaw. He said that the purpose of bylaw is to promote the historic beachfront nature of the community. He said that they have submitted plans showing elevations and a topographic survey in a 250' radius around the site. Burwick took photographs of each viewshed within that circle. He also has a series of photographs from street level that show that the existing building already blocks views from some aspects.

Burwick suggested that the board do a site visit and walk the area with the applicants. Brodsky said that this was a written request in his letter. He said that he also is providing an MAPC study that was made to assist the town in creating the NBOD and that there are samples drawings of a 47' buildings on the exact site. He said that under the bylaw they can go to 43' and that the extra 4' will not add any additional impediment. He said that the NBOD was designed to allow flexibility in height requirements.

White noted that the plan seems to improve the existing drainage. Hassett said that this was the case.

Paquin pointed out that the parking spaces now meet regulations and asked if they have any proof of their rental agreement with the DCR. Brodsky said that they have receipts. Paquin said that she would like a letter stating that this is a long-term arrangement. Brodsky said that the DCR issues these permits yearly, but they have no reason to believe that it will not continue to give them these. He noted that the board's approval can have this as a condition. In a storm event, he said, residents will have to seek elevated parking in another area, as do many town residents.

Paquin further stated that the board will need a clear plan of what kind of lighting they will have and where it will be.

Members of the public spoke as follows:

- Joanne Capone, 21 Rockland House Road, stated that she had submitted a letter to the board. She is concerned about where cars will park in a storm, because they currently park in front of her house.
- Bill • Phil Seroll, 10 Berkeley Road, said that what is there now is a beat-up shack and eyesore as opposed to what could be there. He stated that he thinks it is a good project.
- Barbara Connick, 29 Rockland House Road, said they she thought these would be apartments, but now heard that they will be condos. She said that there is not enough parking. Paquin said that there will be a condition that they have to prove every year that they have three spots elsewhere.
- Paul Connick, 29 Rockland House Road, wanted to know how many spots were allocated for the retail space. Hibbard said that there is street parking for the retail space.

The board scheduled a site visit for March 28 at 6:30 p.m. prior to the public hearing scheduled for that evening. The public hearing was adjourned at 8:45 p.m.

Wayfinding and branding signage

The board briefly discussed images of proposed wayfinding/branding signage that had been provided to them. Paquin, who was on the wayfinding committee said that there is a series of signs all developed along the same theme, with the idea of having the signage in town be more uniform. The Select Board meets tomorrow evening regarding this and the zoning bylaw changes proposed by the Planning Board.

At 9:05 p.m. the Board voted unanimously to adjourn the meeting on a motion by Paquin seconded by Duffy.

Minutes approved:  Date: 4-11-18

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

- Planning Board agenda for 3/21/18
- Materials regarding 147-155 Nantasket Avenue Special Permit and Site Plan Review
- Zoning bylaw changes
- Signage examples