

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

Phone: 781-925-2117

Fax: 781-925-8509

Minutes: May23, 2018

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

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

Reorganization

The board voted in new officers as follows:

Motion	Flynn	Motion to nominate Joe Duffy as Chair
Second	None	[Duffy declined.]
Vote	Withdrawn	

Motion	McCann	Motion to nominate Jeanne Paquin as Chair
Second	Hibbard	
Vote	Unanimous	

Motion	Flynn	Motion to nominate Harry Hibbard as Vice Chair.
Second	White	
Vote	Unanimous	

Motion	Flynn	Motion to nominated Steve White as clerk.
Second	Peyton	
Vote	Unanimous	

147-155 Nantasket Avenue Special Permit and Site Plan Review

DiIorio distributed a draft decision and order of conditions on the 147-155 Nantasket Avenue Special Permit and Site Plan Review for the board to review and edit. He pointed out that the applicant has a purchase and sale on 10 Berkley Avenue, the property across the street, and will have three deeded parking spots on that property reserved for the Nantasket Avenue property, rather than using DCR spots as initially planned.

Joanne Capone said that she sent in an appeal to the April 25 decision and minutes. She said that she isn't going to agree with cars coming up the hill in storms and parking in her yard, as she stated was written in the minutes. The board has not seen or reviewed these minutes and does not know if this is what they say. DiIorio explained that these were draft minutes, which anyone can request and receive, even though they have not yet been approved by the board. Peyton argued that draft minutes should not be distributed.

Duffy asked if the unresolved issues from the final session of the hearing had been addressed in the decision, specifically a letter from the Design Review Board and a report from consultant John Chessia. DiIorio said that the decision incorporates many of Chessia's recommendations, as well as material from the applicant's attorney, Adam Brodsky.

Hibbard said that it is the board's responsibility to check the decision against the documents in question and suggested that members do so individually before working on editing the document. Hibbard then said that the board would need the final DRB letter, Chessia's final report, and Brodsky's list of suggested conditions. White said he would also like the minutes for the last meeting with the applicant.

McCann said a completed NBOD checklist would have streamlined the process and made it more effective and efficient. DiIorio said that the applicant had been asked to complete the checklist. The checklist will also be distributed with the above materials.

DiIorio noted that there are several waivers that will also need to be authorized. These include front yard setback, the side yard issue due to the shape of the lot, and the height, the size of the parking spaces, the three offsite parking spaces, and the commercial parking spaces. DiIorio said that he had copied the zoning and left a section for the board's findings.

Hibbard noted that the parking conditions need to be more specific and will require a conveyance and a recording of an approved deed restriction for 10 Berkley.

Duffy said he had the last letter from Don Ritz and he would contact him to see if these things had been done. If not done, they would need to be in the decision.

Paquin asked that members who cannot be present at the next meeting communicate any suggestions to DiIorio.

New Business

Flynn asked when the Bay Ave East project will begin. DiIorio said that they have a pre-construction meeting on the June 13 and will start in early July. They are still working on the planning for the rest of Nantasket Avenue.

White reported that Article 14 was approved at Town Meeting. This concerns registration and off-season maintenance of seasonal commercial properties and was sponsored by the Economic Development Committee.

McCann reported that the Community Preservation Committee had its accounts approved at Town Meeting. He had also heard from Michael Buckley, the town's treasurer, that they might be able to appropriate two years' worth of funds at the next town meeting. The committee will have a finalized plan and application materials at their next meeting. Pre-applications will be due in September; applications will be due in November.

DiIorio announced that there will be a morning MBTA ferry this summer, as well as a weekend trolley.

A representative from Rocco Realty Trust asked if the applicants would be allowed to participate in the discussion about the conditions of the site plan review at the next meeting. DiIorio said that if they have questions they should email him. Paquin said that usually once they close a hearing participation of the applicant and the public end. Hibbard strongly recommended that these be communicated to DiIorio.

At 8:18 p.m. the Board voted unanimously to adjourn.

Minutes approved:  Date: 7/11/18

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

- Planning Board agenda for 4/25/18
- Draft decision for 147-155 Nantasket Avenue Special Permit and Site Plan Review