

HULL PLANNING BOARD
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Minutes: June 13, 2018

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

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

ANR 276 Atlantic Avenue

Bartley Kelly was present to request an ANR for 276 Atlantic Avenue. These are two lots that were combined and now Kelly seeks to have them separated again. He stated that this would create two conforming lots of 10,000 square feet. The board voted as follows:

Motion	McCann	Motion to endorse the ANR for 276 Atlantic Avenue.
Second	Duffy	
Vote	Unanimous	

ANR 34 Sunset Avenue

David Ray, Nantasket Survey Engineering, was present to request an ANR for 34 Sunset Avenue. The board voted as follows:

Motion	Hibbard	Motion to endorse the property at 34 Sunset Avenue as not requiring Planning Board approval.
Second	Duffy	
Vote	Unanimous	

ANR 47-49 Rockaway Avenue

Lisa French was present to request an ANR for 47-49 Rockaway Avenue. She would like to combine two lots and then separate them so that each would have adequate frontage and be of equal size. She said that it would also allow for off-street parking for 49 Rockaway, which currently has none. She stated that there are two very small houses that have never been used as separate properties.

DiIorio said that one of the issues was that the plan indicates adequate frontage and area, but the area is not adequate, so this would need to be crossed out and initialed.

Carol Balquist, 7 Dellawanda Road, said that the proposed driveway was going to be right in front of their house. Balquist stated that their concern is that a large house will be built there and will disturb the character of the neighborhood.

Another abutter stated that there are already problems driving down the street in the winter and she is concerned about the impact of a large home.

Hibbard pointed out that the board is just approving a plan that shows that someday there will be a driveway, not that there will be a new house. He stated that there is no evidence that there will be a big house there and the board cannot take that into consideration. It can only approve the plan as not requiring subdivision approval. DiIorio said that there is a note on the plan that says that zoning is not taken into account.

Christine Hansen, 1 Dellawanda Road, said that this is a very narrow street and she is concerned that the insertion of a driveway will add to existing issues. Paquin noted that the board is dealing with a very narrow focus in this matter.

McCann said that if, in the future, the owner wants to do anything that exceeds what is allowed under the zoning bylaws, in terms of size, setbacks, height, and lot coverage, the owners would have to go to the Zoning Board of Appeals, and all abutters would be notified. Hibbard recommended that abutters communicate with the applicant so she knows what the concerns are.

Motion	McCann	Motion that we endorse the request for approval not required for 47-49 Rockaway Avenue, with the amendment that the words "and area" following "each parcel has adequate frontage....." in the notes section of the plan, is struck.
Second	Peyton	
Vote	Unanimous	

The Board notes that their decision on ANR plans does not constitute a determination of zoning.

147-155 Nantasket Avenue NBOD Special Permit and Site Plan Review

Paquin read statements concerning the 147-155 Nantasket Avenue decision, certifying that board members who had missed hearing sessions had reviewed the materials and recordings of these sessions. These included:

- Nathan Peyton, regarding a session on March 21, 2018
- Joseph Duffy, regarding a session on April 11, 2018
- Steve Flynn, regarding a session on March 23, 2018

These were signed by the parties involved and by Steve White, Planning Board Clerk.

The board then reviewed the draft decision and order of conditions for the 147-155 Nantasket Avenue Special Permit and Site Plan Review. [See edited document.] DiIorio noted that John Chessia, Chessia Consulting, has reviewed the decision. Discussion included, but was not limited to:

- Notification of abutters prior to demolition
- Work start and stop times
- Delivery times during and after construction
- Deed restrictions for off-site parking spaces
- Maintenance of the bike rack
- Sight lines
- Standard conditions
- Setbacks

Edits will be made by DiIorio, after which the board will sign the document.

Motion	Flynn	Motion that we approve the NBOD Special Permit/ Site Plan Review decision for Berkley Place, 147-155 Nantasket Avenue, with the amendments we have discussed.
Second	Hibbard	
Vote	Motion passed 6-0-1	McCann abstained

Carpooling Initiative

McCann asked for the board's support and endorsement for a carpooling initiative regarding the Pemberton commuter lot. Phase one will survey commuter interest in the program, which would reduce the number of single-occupancy vehicles in the lots.

Motion	Flynn	Motion that we endorse phase one of the carpooling plan at Pemberton.
Second	White	
Vote	Motion passed 6-0-1	Peyton abstained

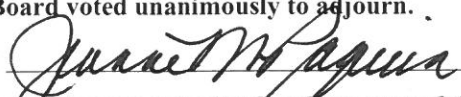
New Business

McCann informed the board that the pre-application and application for CPA projects have been finalized and will be circulated to the Planning Board. The deadline for the pre-application is August 30. The deadline for the application is October 11.

DiIorio asked the board to take a look at the Chapter 91 information about the beach nourishment project and return any comments to him.

At 9:25 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 6/13/18
- Draft decision for 147-155 Nantasket Avenue Special Permit and Site Plan Review
- ANR request for 175 Atlantic Avenue
- ANR request for 34 Sunset Avenue
- ANR request for 47-49 Rockaway Avenue