

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

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**Minutes: June 27, 2018**

**Members Present:** Jeanne Paquin, Chair; Steve White, Clerk; Steve Flynn; Jason McCann; Nathan Peyton; Joe Duffy

**Members Absent:** Harry Hibbard, Vice-Chair;

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

**Minutes**

McCann suggested that when the board approves ANRs it would be helpful to have a statement that the Planning Board's endorsement of an ANR does not constitute an interpretation of zoning. He suggested adding this statement to the June 13, 2018 minutes.

|               |           |   |
|---------------|-----------|---|
| <b>Motion</b> | White     | Motion to approve the minutes, as amended by Jason, of June 13, 2018. |
| <b>Second</b> | Duffy     |   |
| <b>Vote</b>   | Unanimous |   |

**Summer/Fall Meeting Schedule**

The board reviewed and discussed its upcoming meeting schedule. The board decided not to meet on August 22.

**Conflict of interest documentation**

Paquin reminded all members who have not completed the Conflict of Interest training to do so.

**Committee meeting updates**

McCann reported that the invitation to submit CPA pre-applications and applications has been circulated in the Hull Times and on Facebook. He said that no one has yet submitted a pre-application form, which is strongly encouraged, particularly for people who have ideas that they aren't sure are applicable under the CPA guidelines. He also stated that the CPA funding percentage is at about 12% for this year, but there is a proposed bill that would increase the deed recording fee, which would increase the percentage funded by the state. He also said that the town's finance department indicated that this year the committee can allocate both this and next year's funds.

McCann reported that the carpool survey showed that more than half of the people who responded said they would be interested in carpooling, and more than half would be interested in a reliable shuttle service.

McCann said that he has been appointed to the Metropolitan Beaches Commission as the Hull resident representative. This is a committee composed of the state Representatives and Senators, along with resident representatives, from all towns in Massachusetts that have a DCR beach.

White stated that representatives from Rockland were at a recent Economic Development Committee meeting to discuss an organization called Re-imagine Rockland, a group of 30-40 people who are working on initiatives to bring downtown Rockland back to life.

White reported on the Pemberton revitalization group, which has a report from its consultant that includes ideas for parking revenue, dust bowl reconfiguration, use of the Pemberton bait shop, and Hull Gut. McCann suggested that at the next meeting, White investigate whether any of the projects in the plan would be eligible for CPA funding.

DiIorio reported that there is development interest in building a five-story building with 44 micro-units and 44 parking spaces at the location of Marvel's Lunch Box. He further stated that the Bay Ave. East construction is starting on July 9.

### **2018-2019 Planning Board Goals**

McCann suggested that the board consider taking the lead on a plan that would consider resiliency to climate change, particularly regarding zoning and land use. DiIorio said that he would put it on the agenda for next week.

Paquin said that she had information a report from Judeth Van Hamm regarding the Sustainable Greener Hull meeting and she will distribute it to the board.

Peyton said that he is interested in looking at how all of the various activities and regarding town economic development and revitalization work together.

DiIorio stated that the town is proceeding with the digitization of the zoning bylaws, but this is proving to be more complicated and require more analysis than initially expected. When finished, the zoning bylaw will be hosted on the General Code site and linked through the town website; also new amendments to it will be incorporated as they are approved by the state.

**At 8:45 p.m. the Board voted unanimously to adjourn on a motion by Peyton, seconded by Flynn.**

Minutes approved:  Date: 7/11/18

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

- Planning Board agenda for 6/27/18
- Minutes of 6/13/18
- Summer/Fall meeting schedule