

HULL PLANNING BOARD
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Minutes: July 11, 2018

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

Members Absent: Steve Flynn

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

839-845 Nantasket Avenue pre-application

Alyisha Siciliano of Alluring Concepts in Pembroke was present at the meeting to present an overview of her plans to redevelop the property at 839-845 Nantasket Avenue. This would build 14 three-bedroom townhomes. Parking would be under the units, at ground level. This property is in Commercial Rec C.

Siciliano stated that she has a master's degree in interior design and some education in architecture. She is also a licensed general contractor. This is the first project of this size that she has done. She is currently doing a project at the corner of Cadish Avenue and E Street. She stated that she has the Nantasket Avenue property under contract and plans to close regardless of approvals.

DiIorio said that Siciliano has met with various town departments in order to get preliminary feedback on the project. She has not yet met with the Design Review Board (DRB).

DiIorio further stated that there is a paper street which the town owns that runs through the property. The owner has been using it to store boats. Siciliano said that she has talked with Town Manager Lemnios about the possibility of obtaining the paper road in exchange for another part of the property. The parcel is split by the paper road. She said that if the town owns it, she can't build on it. She said that she is not certain that the town does own it, but there appears to be no definitive answer, so she is going with what the town manager says.

McCann stated that when the board reviews the project it will consider the zoning bylaw and also design guidelines. He pointed out that many of the projects the board reviews are given to the DRB for review and that the bylaw says that design guidelines should be consistent with those of the surrounding properties. He said that these currently have a more traditional rather than modern look and that he would look at the design very closely to ensure that it is in keeping with the neighborhood. He noted that it is important that something be developed there that will add to the town going forward.

She said that she wants it to fit in the neighborhood but still have a modern feel. She stated that she would like some setback from the road and also to have greenspace between the units. She said that the multifamily feeling is what takes away some the charm from Hull and that there are many rundown places without charm. She stated that she is looking for a more high-end project. She said that the units would be 1500-1800 square feet and would all be slightly different. She said that she thinks the town wants higher end single family homes. She said that she did not want a "wall" effect.

McCann asked if she had considered a public walkway along the water. She said that she didn't know if Conservation would allow that. Hibbard pointed out that Chapter 91 would decide that. He said that the more she is building a wall of buildings, the more important it is to have public access. She said that she doesn't want to take away the ability of the community to walk on the beach. She also noted that she would like to rebuild the main pier under Chapter 91 and take the other pier down. There are also rights to 25 moorings there.

Hibbard suggested that she put together a meeting with abutters and neighbors, sooner rather than later, as there are often issues that come up further along in the process. He also suggested that she work closely with Don Ritz and the DRB and that she should start doing so early. Paquin pointed out that the Planning Board is the final decision maker on the design.

Paquin said that if board members have additional thoughts on the project, they should communicate these to Dilorio.

Minutes

The board approved minutes as follows:

Motion	Hibbard	Motion to approve the minutes dated May 23, 2018, as edited. [Remove "in an appeal situation" from the end of the second paragraph.]
Second	Peyton	
Vote	Unanimous	

Motion	McCann	Motion to approve the minutes dated June 27, 2018.
Second	Hibbard	
Vote	Unanimous	

Conflict of interest documentation

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

Committee meeting updates

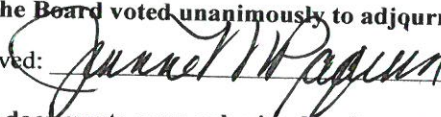
Dilorio stated that the Unified Work Plan group is now working on a draft proposal regarding ways to bring all of the town's different planning initiatives together and put them into a workable format. He also noted that he and other town officials participated in a meeting that was organized by the Mayor of Quincy and that included representatives from the 15 communities that border Boston Harbor. The goal is to develop a nonprofit group to work on resiliency regarding sea level rise.

McCann said that the next Metropolitan Beaches Commission meeting is in Quincy on August 2 and is a community hearing to discuss Quincy's beaches. He said he would like to organize a similar meeting in Hull. He also noted that the Community Preservation Committee has received a few pre-applications.

Peyton said the MAPC was conducting an area tour to explore potential walking/biking trails in Hull and on the South Shore. Dilorio said that the interest appeared to be from Nantasket Beach to the Weir River area, not from the HRA north.

Paquin suggested that the board find out from the Zoning Bylaw Committee whether there are any zoning issues the board should be looking at. McCann suggested that the short-term rental issue should be revisited. He also suggested looking at relaxing the restrictions on accessory units, noting that these restrictions impact housing affordability, which is increasingly a problem in Hull. He said that relaxing the restrictions is a measure some towns have taken. Dilorio said that Building Inspector Bartley Kelly, who is also on the committee, would like to revisit some of the NBOD bylaws. Paquin will reach out to the members of the Zoning Bylaw Committee to invite them to a board meeting in September.

At 9:15 p.m. the Board voted unanimously to adjourn on a motion by Hibbard, seconded by Peyton.

Minutes approved:  Date: 7/25/18

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

- Planning Board agenda for 7/11/18
- Minutes of 5/23/18 and 6/27/18
- 839-845 Nantasket Avenue pre-application packet