

HULL PLANNING BOARD
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Minutes: April 11, 2018

Members Present: Harry Hibbard, Chair; Steve White, Secretary; Jeanne Paquin; Steve Flynn; Nathan Peyton

Members Absent: Jason McCann, Vice-Chair; Joe Duffy

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

Public Hearing: Flexible Plan Development Rezoning

This is a change to the zoning bylaw which will allow the Planning Board to have jurisdiction over site plan review and special permitting for flexible plan development. DiIorio stated that the Advisory Board had been concerned about it being applicable to any future development of the Gratta property. Paquin said the board believes that the HRA property is the only parcel over ten acres in Hull. Flynn said that Gratta filed a plan for his land many years ago to stop any zoning changes and doesn't know if he has renewed it.

Paquin noted that the board has not heard anything from the Zoning Board of Appeals, which currently has permitting and approval authority, so the board is assuming that the ZBA has no problem with the change.

Motion	Paquin	Motion to recommend approval of the zoning article, and it will be on Town Meeting warrant for May Town Meeting.
Second	Peyton	
Vote	Unanimous	

Minutes

The board approved minutes as follows:

Motion	Paquin	Motion to approve the minutes of March 21, 2018 with one correction on page two. It should be "Bill" not "Phil."
Second	White	
Vote	Passed	Abstain: Peyton

Motion	White	Motion to approve the February 28, 2018 minutes as amended on page two, replacing "Phil" with "Bill."
Second	Paquin	
Vote	Unanimous	

Motion	Paquin	Motion to approve the minutes of March 21, 2018, subject to the change of space between "s" on Planning Board and "task."
Second	Peyton	
Vote	Unanimous	

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

This is a continuation of a public hearing begun on November 29, 2017 and continued on February 28, 2018 and March 21, 2018. Attorney Adam Brodsky of Drohan Tocchio & Morgan; Bob Burwick and Colm Kearns, Rocco Realty; and Kelly Ennis, Kelly Ennis Design, were at the meeting to continue their presentation regarding a development at 147-155 Nantasket Avenue. Don Ritz and Tom Burns of the Hull Design Review Board (DRB) were present, as was John Chessia of Chessia Consulting.

Brodsky informed the board that he has submitted a new set of plans today with elevations that Chessia has not seen. He noted that there was a site visit on March 28. They have revised plans per comments from Chessia and the DRB.

The dimensions of the building on all plans are now conforming. They have proposed a new dumpster location and access drive in response to an abutter's concern. This is placed at a greater distance from the neighbors. The grade in the rear was raised 6" and will now have an ADA accessible ramp from the parking area. They have revised the landscape plan and provided more details on plantings, as well as revised the layout with respect to Berkley Road, with curbs and a concrete sidewalk along building. These are in direct response to comments from the DRB and Chessia. Brodsky further stated that the DRB has issued a letter to the board with a positive recommendation.

Brodsky also submitted engineer Grey Morse's responses to Chessia's March 28 letter.

Hibbard said that the DRB and Chessia need to review the new plans and give the board a formal statement. He also noted that he has a lot of correspondence from neighbors and town officials that he hasn't yet read into the record. He recommended continuing the hearing and finalizing matters at the next meeting if possible.

Brodsky said that he could speak to some of Chessia's previous comments, and recommended that the board approve the project with conditions based on the following:

- Having an architect stamp the plans;
- Providing a lighting fixture sheet as necessary by building inspector;
- Getting all approvals regarding sewer, water, electrical and street openings;
- Providing a construction plan for the storm water drainage.

He also stated that with respect to storm water, because this is a redevelopment project, they are not required to strictly conform to storm water standards, but to maximum extent practical, but they are improving site conditions. Morse submitted a plan regarding this. In addition, regarding traffic site distances on Berkley Rd., they have provided info that site lines are sufficient.

Chessia said that the architectural plans can be conditioned, but that the board should address issues pertaining to the height addition and the extension of existing nonconformities. He noted that he has not seen the new plans. He said that the plumbing inspector should weigh in. He added that there may be a fee in lieu of parking required.

Brodsky said that a fee in lieu only comes into play if they are seeking any waiver of parking requirements, which they are not. He stated that the applicant is satisfying parking requirements and have provided the required number of residential parking spaces. Commercial parking will be on street.

Ennis distributed a lighting plan, which the board reviewed. Brodsky stated that the line of sight issue has been addressed and they have a plan that shows that it is in compliance.

Members of the public spoke as follows:

- Joanne Capone, 21 Rockland House Road, stated that she was concerned about what the residents would do when the ocean water flooded in storms. She stated that people would park on the hill when there was flooding and that the hills were already having parking problems. Paquin said that in a coastal town people have to move their cars during storms and this is no different.
- Maria Argos Barber, 15 Atherton Rd., stated that she is also concerned about the parking during floods, and about increasing numbers delivery trucks on the surrounding roads.
- Philip Hines, 4 Atherton Rd., said that he is concerned about the demolition of the building and potential asbestos coming his way, and about the noise during construction. He also said that he wasn't aware that it would be this close to his property and worried that all of the rain water would come into his property. Hibbard said that the board will impose a start and stop time for work on the property, and the building department will have oversight of this. In addition, the applicant said that there are stringent regulations regarding removal of asbestos related material and that they will work with the building inspector on demotion issues. White pointed out that issues regarding demolition, including dust, is covered under state air quality rules. Paquin asked that the applicant communicate with the neighborhood during the work on the project. The applicant said that they have demolished many buildings and there are precise guidelines, which they follow. Hibbard noted that all of the water that lands on the building will be channeled to underneath the building.

- Barbara Connick, 29 Rockland House Road, wanted to know why the demonstration at the site visit was only raised to 43'. Brodsky said that it was to show that the view of the ocean would already be impeded by the by-right building. Connick also stated that she is concerned about parking. She said that a photograph in the Hull Times was not representative of the property. It was noted that this was not a photograph of the actual property.
- Sandra Hines, 4 Atherton Rd., said that her view will be totally gone. She was concerned about lights shining into her building. Hibbard said that this would not happen. She was also concerned about the numbers of condos. Hibbard stated that numbers of condos is not relevant to the board's decisions. Hines requested copies of reports. DiIorio will send these.

In addition to the above, the following abutters were present, but did not speak at this meeting: Bill Seroll, 10 Berkeley Road; Paula Young, 53 Park Ave.; Paul Connick, 28 Rockland House Rd.

Hibbard said that all letters from abutters will be read into the record before the hearings are concluded.

Paquin pointed out that this is a volunteer board and they listen to what the public has to say, but there are things that the applicant can do by right. She stated that the board tries its best to do the best for the public.

Hibbard proposed that the board continue the hearing in order to give Chessia and the DRB a chance to make reports. At the next meeting they will review those reports and read everything into the record.

Ritz pointed out that the latest site plan has a sidewalk beyond the property line and asked if that has to be approved by the selectmen. DiIorio said that the selectmen and the DPW will see it.

At 8:43 p.m., the hearing was continued to April 25, 2018 at 7:45 p.m.

Steamboat Wharf Marina Chapter 91 License and Site Plan Review Completion

DiIorio noted that the Steamboat Wharf Marina got its Chapter 91 approval and is now trying to close out its site plan approval. A 2014 memo showed that four items were left. The directory sign, harbormaster's office, and site access improvements have been accomplished. The fourth item is the as-built plan, which DiIorio is trying to locate. They can't do the sign-off until they get this.

New business

White stated that the Economic Development Committee has proposed an article for the Town Meeting warrant which will put vacant storefronts in a registry. Owners will be able to either pay a fee or agree to put artwork in the storefronts. It also prohibits boarding up of buildings other than for public safety purposes, unless there is art on the boards.

At 9:05 p.m. the Board voted unanimously to adjourn the meeting.

Minutes approved:  Date: 8/5/18

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

- Planning Board agenda for 4/11/18
- Materials regarding 147-155 Nantasket Avenue Special Permit and Site Plan Review
- Zoning bylaw changes
- Documentation regarding Steamboat Wharf Marina site plan review sign off