

HULL PLANNING BOARD
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Minutes: April 25, 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

Public Hearing: Flexible Plan Development Rezoning

This discussion concerned a Town Meeting article proposing to change to the zoning bylaw to allow the Planning Board to have jurisdiction over site plan review and special permitting for flexible plan development projects. These are now under the purview of the Board of Appeals in the zoning bylaw. This portion of the meeting was a joint meeting with the Board of Appeals [BOA]. The following were present for the BOA: Neil Kane, Chairman; Pat Finn, Clerk; Corina Harper; Richard Hennessey; and Scott Grenquist. Also present at the meeting were David Clinton, Advisory Board Chairman; Jennifer Constable, Selectperson; Bartley Kelly, Vice-Chairman of the HRA.

Finn questioned the reason and need for the warrant article. Hibbard said that the Planning Board does site plan reviews and therefore considered it a housekeeping change to the bylaw so that it could continue to do so in the case of flexible plan development. Finn said that the bylaw change and the Advisory Board's recommendation are unnecessary because under current zoning the BOA sends the site plan to the Planning Board for its review. Hibbard said that the Planning Board in that case would have no authority in the matter. He said that there is one property in town that fits in the flexible plan development category and it should be handled by the Planning Board because they are experts at this.

Kelly said that site plan review should be handled by the Planning Board and zoning relief should be handled by the BOA. Flynn said that he had no problem working with the BOA as a collaborative venture said that the Planning Board should have statutory responsibility for the site plan review and the BOA should issue the special permit. Duffy pointed out that there have been historical differences in which board handled which approvals, and over time some have shifted from the BOA to the Planning Board.

Clinton said that he sent all members of both boards an email about this matter on April 4, and that the BOA was not present at the Advisory Board meeting, and this was taken as tacit approval of the article. George Boylan, also of the Advisory Board, said that the important thing is to put together a process to facilitate the development of the HRA property.

DiIorio said that he had drafted a substitute article, which he distributed to both boards. [See document.] Based on this, Clinton said at the Advisory Board's upcoming meeting he would recommend that it reconsider its motion. He pointed out that it is too late to change the article, but they can change how it is read on Town Meeting floor. He invited all of those in both boards to the meeting on Monday. There was consensus among the boards that it was important for both boards to work together and present this at Town Meeting. Paquin suggested that the new motion be written out so that all would have it to refer to at the Advisory Board meeting.

Hibbard read aloud DiIorio's amended motion. [See document.]

Motion	Paquin	Motion to approve substitute motion of our article we submitted to Town Meeting regarding flexible plan development, which is in Section 43 of the zoning bylaw, as read and described and amended by the Chair.
Second	Flynn	
Vote	Unanimous	

Finn made the following motion on behalf of the Board of Appeals.

Motion	Paquin	Motion to endorse the Planning Board's new main motion.
Second	Grenquist	
Vote	Unanimous	

The meeting of the Board of Appeals adjourned at 8:40 p.m.

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 and April 11. Attorney Adam Brodsky of Drohan Tocchio & Morgan, and Jeff Hassett, were at the meeting to continue their presentation regarding a development at 147-155 Nantasket Avenue.

Brodsky said that there have been some minor changes to the site plan based on conversations with John Chessia and the Design Review Board. These concern a change in location of a stairway, minor modifications to the parking layout, a sidewalk along Berkley Road, different pavers at the dumpster area, and a handicap ramp coming from the parking lot to the commercial area. He stated that these are all reflected in revised plans delivered yesterday. Brodsky stated that any remaining issues can be conditioned in the Planning Board's decision.

DiIorio said that he is meeting with the Select Board about the sidewalk component tomorrow.

Members of the public spoke as follows:

- Joanne Capone, 21 Rockland House Road, stated that when it floods people will all be parking in her yard and she is against the project. Paquin said that in a coastal town people have to move their cars during storms and this is no different. Capone said that there were 15 people at the site visit who were upset and had not known about the project. Hibbard noted that all meetings are posted and there are many ways for people to find out and get information.
- Maria Argos Barber, 15 Atherton Rd., asked if there has to be a certain amount of drainage. DiIorio pointed out that the applicant still has to go through the Conservation Commission.

Hibbard declared that the following documents are in the official records of the hearing.

- A. Notarized letter from Joanne Capone, 21 Rockland House Road, dated February 8, 2018. Attachments to the letter included: Copy of Town Meeting warrant for May 6, 2013; Page 15 of the warrant, beginning with Nantasket Beach Overlay District article; two photographs (2017 of 20 Rockland House Road; and 2016, titled Sinking Condo); drone picture shot from a video by Al Coombs showing 20 Rockland House Road; FY2018 projected revenues and expenditures; a list of homes for sale in Hull, dated 12/30/17; a list of 53 homes for sale in Hull, dated 12/30/17; and eight more attachments dated 12/30/17 with the same title.
- B. Notarized letter from Barbara Connick, 28 Rockland house Road, dated 2/28/18.
- C. Notarized letter dated 4/11/18 from Paula Young 53 Park Avenue.
- D. Letter from the Design Review Board, dated 4/19/18, signed by Tom Burns and Don Ritz.
- E. Letter from Town of Hull Director of Waste Water Operations, dated 12/20/17, signed by John Struzziery.
- F. Letter to Chris DiIorio from Peter Lombardo, Building Commissioner, dated 12/26/17.
- G. Email from Fire Chief Chris Russo to Planning Board Administrator Sarah Clarren, regarding site plan review for 147-155 Nantasket Avenue, dated 12/20/17.
- H. Email from Police Chief Dunn to Planning Board Administrator Sarah Clarren, regarding site plan review for 147-155 Nantasket Avenue, dated 12/20/17.
- I. Email from Joyce Sullivan, Director of Public Health, regarding site plan review for 147-155 Nantasket Avenue, dated 12/20/17.
- J. Email from Peter Lombardo, Building Department to Chris DiIorio, regarding site plan review for 147-155 Nantasket Avenue.

- K. Memo from Peter Lombardo, Building Department, to Chris DiIorio, regarding 147-155 Nantasket Avenue dated 12/26/17.
- L. Letter from Town of Hull Director of Waste Water Operations, dated 2/6/18, regarding 147-155 Nantasket Avenue signed by John Struzziery.
- M. Letter from Conservation Department to Planning Board regarding 147-155 Nantasket Avenue, dated 2/7/18, signed by Sarah Clarren, Conservation Administrator.
- N. Email from Panos Tokadjian, Light Plant Manager, to Peter Lombardo, Building Department, regarding 147-155 Nantasket Avenue, dated 2/7/18.
- O. Letter from Steven Olson of Aquarion Water Company to Chris DiIorio regarding 147-155 Nantasket Avenue, dated 2/4/18.
- P. Memo from Design Review Board to the Planning Board, dated 3/15/18, signed by Don Ritz.
- Q. Email from Panos Tokadjian, Light Plant Manager, to Chris DiIorio regarding 147-155 Nantasket Avenue, dated 4/17/18.
- R. Email from Panos Tokadjian, Light Plant Manager, to Peter Lombardo, Building Department, regarding 147-155 Nantasket Avenue, dated 2/7/18.

Abutter Paula Young stated that the neighbors should be able to know what the various town departments wrote in their letters. DiIorio said that he would make those available. Hibbard noted that the board doesn't approve projects until Fire, Police, and utilities are on board.

Duffy said that since Chessia and Ritz were not present, he would like to not vote on the matter this evening. Hibbard noted that any remaining matters could be conditions of the board's approval. After discussion, Duffy said that he was ready to vote.

Paquin asked whether the deck railings above the roofline are pertinent structures. After reviewing the bylaw, the board came to a decision that the deck railing didn't fall into the definition of a pertinence, nor was it living space.

Motion	Paquin	Motion to close the hearing on 147-155 Nantasket Avenue.
Second	Peyton	
Vote	Unanimous	

At 10:05 p.m., the hearing was closed.

Steamboat Wharf Marina Chapter 91 License and Site Plan Review Completion

DiIorio noted that the only remaining item that was required by the site plan review was the as-built plan and this has now been delivered to him.

Motion	Flynn	Motion that the Steamboat Wharf has complied with all of the conditions of the site plan review.
Second	Paquin	
Vote	Unanimous	

New business

DiIorio informed the board that Article 24 on the Town Meeting warrant concerns a change to the zoning bylaw and requires a public hearing of the Planning Board. He said that neither he nor the board had been informed of this. The board will conduct a public hearing at 6 p.m. on Wednesday, May 9, prior to Town Meeting at the high school.

At 10:15 p.m. the Board voted unanimously to adjourn the meeting on a motion by McCann, seconded by Peyton.

Minutes approved:  Date: 8/8/18

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

- Planning Board agenda for 4/25/18
- Materials regarding 147-155 Nantasket Avenue Special Permit and Site Plan Review: Report from Chessia Consulting; report from Design Review Board; site plan; elevations; landscaping plan; construction details; erosion and sediment control plan; grading and utilities plan; site layout plan; existing conditions and demolition plan;
- Flexible Plan Town Meeting article
- Steamboat Wharf Marina as-built plan
- Meeting Schedule July-December