

HULL PLANNING BOARD
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Hull, MA 02045

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Minutes: December 12, 2018

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

Members Absent: Harry Hibbard, Vice-Chair

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

Conflict of interest documentation

Paquin reminded those who have not completed their conflict of interest certification to do so.

Berkley Road Easement Plan Update

DiIorio said that he talked with Chris Krahforst, Conservation Administrator, who said that the owners would have to go through the Conservation Commission. DiIorio stated that they need to get permission from the commission before they can get their building permits. The board decided to request that the owners provide plans for landscaping, fencing, and lighting in the additional parking area. DiIorio will do so.

Nantasket Artwalk

The board discussed the proposed Nantasket Artwalk, which is a project that would rehabilitate the passageway next to La Dalat back to the DCR lot. Board members will review the related letter to Mass Development distributed by DiIorio. This is a Patronicity grant that requires matching funds from non-town-government sources. The HRA has contributed \$10,000. Peyton asked if they needed to get a 40-54A, which is right of access or right of use of any old railroad corridor. DiIorio will investigate.

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| Motion | McCann | Motion to send the letter to Mass Development from Jeanne Paquin, Chair of the Hull Planning Board. |
| Second | Peyton | |
| Vote | Unanimous | |

Zoning Bylaw Committee/Zoning Bylaw Amendments

Paquin has reached out to Bartley Kelly about reconstituting the Zoning Bylaw Committee and she will speak with him again, as the board has raised issues in the past regarding amendments to the NBOD. DiIorio said that the amendment that is being discussed by town officials concerns commercial vehicles parking at home-based businesses. He has spoken with Town Counsel about a current case that is under appeal regarding a decision by the Board of Appeals related to this issue. Duffy had drafted an amended bylaw last year, but the Board of Selectmen wanted to consider it further. Paquin noted that there should be a member of the Board of Selectmen on the Zoning Bylaw Committee, if there is not already. DiIorio suggested that the board revisit Duffy's amendment and he will send it to board members for review prior to the next meeting on January 9, 1019.

In addition, Paquin has contacted Selectman Domenico Sestito about the Design Review Board appointments. DiIorio said that the whole DRB needs to be reappointed, but this has to be coordinated with the Planning Board, the Board of Selectmen, the Historical Commission, and the Conservation Commission. DiIorio said that he is trying to coordinate a meeting.

Paquin asked if the Paragon Entertainment project would be coming before the Planning Board. DiIorio said this is not yet clear. Flynn noted that this is a change of use from an arcade to a beer garden. McCann said that the use was not in the board's purview, but the square-footage could trigger a site plan review.

Committee Meeting Updates

McCann stated that the Community Preservation Committee has approved the following projects to go forward to Town Meeting:

- Emergency generator– \$14,000
- Community housing reserve fund – \$83,000
- Carousel – \$65,000
- Fort Revere water tower – \$100,000
- Windmill boathouse – \$70,000
- Weir River estuary property – \$13,900
- Kenberma play area renovation – \$120,000

The committee is meeting with the selectmen in January.

White stated that the Economic Development Committee (EDC) has been involved in the artwalk project and on the designation of cultural districts.

The trolley is seeking funder for next year.

At 8:45 p.m. the Board voted unanimously to adjourn.

Minutes approved: Janne Paquin Date: 2/13/19

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

- Planning Board agenda for 12/12/18