

HULL PLANNING BOARD
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Hull, MA 02045

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Minutes: November 28, 2018

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

Members Absent: Jason McCann, Steve Flynn

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

Minutes

Motion	Hibbard	Motion to approve the minutes of October 10, 2018
Second	Duffy	
Vote	Unanimous	

Motion	Hibbard	Motion to approve the minutes of October 24, as amended.
Second	Peyton	
Vote	Unanimous	

Motion	Hibbard	Motion to approve the minutes of November 14, after amending it by removing Joe Duffy from the members absent.
Second	Duffy	
Vote	Unanimous	

Berkley Road Easement Plan Update

DiIorio said that he had spoken with Greg Morse regarding the board's concerns about the angled parking. Morse agreed that the angled parking was not going to work and that there would not be enough space to back out. Therefore, the developers have gone back to stacked parking. The easement specifies the Berkley Road lot for parking for three cars. The developers have said that they will be paving it at some point. Paquin pointed out that in the future the board should put something in their approval requiring further approval for any additional changes. Hibbard said that the board could condition their approval on the developer getting Conservation Commission approval for surfacing and drainage. Hibbard suggested calling Adam Brodsky, the attorney for the developers, and expressing the board's concerns and request that they go to the Conservation Commission. DiIorio will talk with Brodsky. The board will discuss the matter again at its next meeting.

Court decision regarding Chaput vs. Hull Board of Appeals

The board discussed a recent case in which a resident appealed a Board of Appeals decision that concerned the ability of home businesses to park their vehicles in their driveways, per Hull zoning bylaws regarding home businesses. DiIorio stated that the court ruled in favor of the resident, stating that the contractor in question cannot park a vehicle marked with his business' name on it in his driveway. It is permissible to park on the street. In addition, home business owners cannot move equipment from a vehicle into the house or into another vehicle.

DiIorio stated that Town Counsel James Lampke is looking into whether this applies to everyone in town or just this case. DiIorio asked if the board wanted to recommend a change in the bylaw.

Motion	Peyton	Move to refer this to the Zoning Bylaw Committee for study.
Second	Hibbard	
Vote	Unanimous	

Updates

Peyton announced the SSC Metro Common MAPC breakfast meeting occurring on 11/29.

White stated that the Economic Development Committee and Selectwoman Jennifer Constable, also Chair of the EDC, has asked the Board of Selectmen to approve an application for a Patronicity grant to fund an art-walk, using the walk-way from Nantasket Avenue at the condominiums to the back DCR parking lot. He said that Constable is asking the Planning Board for a letter of support for the grant. DiIorio will draft a letter and bring to the next meeting for board approval.

Motion	Hibbard	Move to support the Patronicity grant.
Second	Peyton	
Vote	Unanimous	

DiIorio stated that the MBTA is looking to expand train service to run later at night. They want the last train out of Boston to run at 11:20 p.m. rather than 10 p.m. He also stated that there is no new progress on the way-finding signage program.

At 8:40 p.m. the Board voted unanimously to adjourn.

Minutes approved: *Juanne Papina* Date: 2/13/19

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

- Planning Board agenda for 11/28/18
- Minutes of October 10, 2018, October 24, 2018; and November 18, 2018
- Decision Chaput vs. Hull Board of Appeals