

HULL PLANNING BOARD
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Minutes: January 9, 2019

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

Members Absent: Harry Hibbard, Vice-Chair; Nathan Peyton

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

DRB Appointment Committee regarding Reappointments and Julia Parker Interview

Paquin introduced the DRB appointing committee, which consists of Dennis Riley of the Historic Commission, Chris Olivieri for the Conservation Commission and Paquin for the Planning Board. Julia Parker was present for an interview for an open seat on the DRB. Parker is an architect in private practice. She has experience in higher education, having worked as a university architect. She stated that she has a strong interest in design and planning and development.

The board voted as follows to appoint Parker and reappoint other members of the DRB.

Motion	Olivieri	Motion to appoint Julia Parker to a three-year term to expire on January 1, 2022 as a regular member of the Design Review Board.
Second	Flynn	
Vote	Unanimous	

Motion	Olivieri	Motion to appoint Don Ritz to a two-year term to expire on 1/1 2021 as a regular member; Tory Lamb term to expire two years, 1/1/2021; Tom Burns to a one-year term to expire 1/1/2020, and Fulvia Quilici Matteuccito a three-year term to expire on 1/1/ 2022, all as regular members; and to appoint Georgette Sullivan to a three-year term to expire 1/1, 2022, as an alternate member.
Second	Flynn	
Vote	Unanimous	

Paquin noted that the town bylaw needs to be changed to reflect the fact that there is no longer a Beautification Committee.

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 stated that the developers went to the Conservation Commission regarding the auxiliary parking spaces. He stated that it was decided that the parking surface will be pervious and they plan to put some trees at the location. A new plan reflected these additions. The board discussed making this an amendment to the Planning Board decision on the project. Duffy will write a brief draft and submit it to the board for approval.

Zoning Bylaw Committee/Zoning Bylaw Amendments

The board reviewed proposed changes to the bylaw governing home occupation, including parking regulations, permitted number and size of vehicles, where they may be parked, and what, if any, equipment can be visible from the street. DiIorio will make changes to the document and submit for the board's further review. [See edited document.]

Committee Meeting Updates

McCann said that the Community Preservation Committee is preparing for the upcoming May Town Meeting at which its projects will be presented.

White said that the EDC has applied for the Patronicity grant for the artwalk project. The HRA, Chamber of Commerce, and Hull Artists have committed a combined \$16,000. In addition, the EDC is involved now with the wayfinding project.

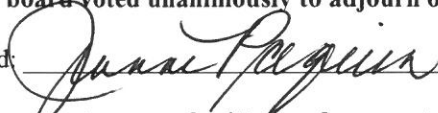
The board briefly discussed changes to the Paragon Entertainment location, with regard to whether it would require design review and/or site plan review. Paquin requested that the property owners do something about the lighting at the mini golf course

The board looked at the plans for the micro units planned for 163 Nantasket Avenue and briefly discussed the project. DiIorio will give the developer the NBOD checklist. He asked the board if it would like to use John Chessia again to do the engineering review. Paquin noted that Chessia is a good resource because he is familiar with the town and has worked on other projects for the board. DiIorio stated that the board needs to hold a public hearing within 65 days of submission of the application to the Town Clerk Paquin recommended that the board stay on top of the dates. She also noted that the applicants will need a lighting plan. There will need to be a traffic study, as well. Duffy asked if the parking would require fencing under the NBOD. He further said that the applicant should present specific calculations about how they get the requested height. McCann suggested a more detailed elevation drawing. He also recommended a narrative showing how the structure will be built with climate change resiliency in mind.

DiIorio stated that the Nantasket Beach Work Plan has been sent to the DCR for review. He said that the Pemberton work group is still working on their plan.

At 9:25 p.m. the board voted unanimously to adjourn on a motion by McCann, seconded by Flynn.

Minutes approved:



Date:

2/13/19

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

- Planning Board agenda for 1/9/18
- Draft of zoning article regarding home occupation
- Julia Parker resume
- List of DRB appointments