

HULL PLANNING BOARD
253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-2117

Fax: 781-925-8509

Minutes: January 23, 2019

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

Members Absent: Steve Flynn

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

Minutes

The board voted to approve minutes as follows:

Motion	Hibbard	Motion to approve the minutes of November 28, 2018, as amended by Paquin.
Second	McCann	
Vote	Unanimous	

Motion	McCann	Motion to approve the minutes of December 12, 2018, as amended by McCann and Peyton.
Second	Hibbard	
Vote	Unanimous	

Conflict of Interest Documentation

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

Meeting Schedule

The board reviewed and edited its upcoming schedule.

Berkley Road Easement Plan Update

DiIorio distributed the latest version of the Berkley Road easement plan, which the board reviewed and edited. [See revised document.] DiIorio stated that this has been approved by Town Counsel. DiIorio will submit the revised document to the developers.

Motion	Hibbard	Motion to approve the proposed grant of easement from Drohan Tocchio & Morgan regarding 8 Berkley Street, provided that the changes we've discussed this evening are included, in Sections 1, 2, 6, and 7.
Second	McCann	
Vote	Unanimous	

Zoning Bylaw Amendments

The board reviewed proposed changes to the bylaw governing home occupation. DiIorio gave an overview of the changes and the board discussed and edited the document. Considerations included parking regulations, permitted number and size of vehicles, where they may be parked, what, if any, equipment can be visible from the street, numbers of businesses per location, and number of workers on premises. The board will invite Building Commissioner Peter Lombardo and Building Inspector Bartley Kelly to a coming meeting to discuss this further. DiIorio will speak with Town Manager Lemnios about putting a placeholder in the Town Meeting Warrant for this article.

Committee Meeting Updates

McCann said that the Community Preservation Committee is meeting on Monday and finalizing their warrant articles for the upcoming May Town Meeting. The committee is also planning to have a discussion with the Board of Selectmen about projects that involve town-owned land.

White said that the EDC has applied for the Patronicity grant for the artwalk project. Half will come from the grant and half from public sources. The Paragon Entertainment group has hired an art consultant for the project.

DiIorio stated that the Website Committee met with Virtual Town Hall and they will start redoing the town website.

At 9:30 p.m. the board voted unanimously to adjourn on a motion by Hibbard, seconded by Peyton.

Minutes approved: Janne McLaughlin Date: 4/16/19

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

- Planning Board agenda for 1/23/19
- Minutes of 11/28/18 and 12/12/18
- Berkley Road easement plan
- Draft of zoning article regarding home occupation
- Planning Board schedule