

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

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Minutes: February 27, 2019

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

Members Absent: Joe Duffy

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

100% renewable energy discussion with Judeth Van Hamm

Judeth Van Hamm was present on behalf of a group headed by Sustainable Greener Hull which is putting on the Town Meeting warrant an article asking the town to vote to establish a committee to explore 100% renewable energy for Hull. She said that the goal is to explore eliminating all methods of CO2 emissions, including electricity, heating, and transportation, in order to stabilize the climate. She distributed a copy of the article to members of the board. She asked that board members go to town meeting and support the article. The article states that the committee would report quarterly.

Motion	McCann	Motion for the Planning Board to endorse Judeth's Town Meeting article for the establishment of a 100% renewable energy plan of action committee, with the charge to develop a related operational plan.
Second	Hibbard	
Vote	Unanimous	

Chapter 91 applications

DiIorio stated that there are two Chapter 91 applications for small piers at 4 Sunset Avenue and 8 Sunset Avenue. The board may comment, but the procedure is that these are forwarded to the Planning Board and comment is not required. The board acknowledged receipt and did not comment.

Conflict of Interest Documentation

Paquin requested that those who have not yet done so provide the required conflict of interest documentation.

Public Hearing (Continuation): Special Permit/Site Plan Review for 163 Nantasket Avenue

This is a hearing for a special permit/site plan review filed by Austin Realty Proprietorship, LLC for the property located at 163 Nantasket Avenue (Map 38/Lot 024), under Article III, Section 39A Nantasket Beach Overlay District of the Zoning Bylaw to construct a mixed-use retail/residential development with 1,500 square feet of commercial/retail space and 41 studio and one-bedroom residential units.

The hearing has been continued to March 13, 2019.

Annual Report

The board reviewed and edited a draft of its annual report.

Motion	Hibbard	Motion to approve the annual report.
Second	Flynn	
Vote	Unanimous	

Zoning Bylaw Amendments

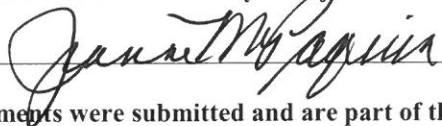
The board discussed proposed changes to the bylaw governing home occupation. McCann questioned whether the proposed changes were too comprehensive and whether the board should restrict its suggested changes to the parking aspects of the bylaw. After discussion, Hibbard suggested waiting to further discuss this matter until Duffy is present.

Committee Meeting Updates

McCann said that the Community Preservation Committee will have its next meeting on Monday.

DiIorio said that a call for artists has been put out for the artwalk project.

At 8:50 p.m. the board voted unanimously to adjourn.

Minutes approved:  Date: 4/11/19

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

- Planning Board agenda for 2/27/19
- Letter regarding continuation request of public hearing for 163 Nantasket Avenue
- Planning Board annual report
- Draft of zoning article regarding home occupation
- Chapter 91 applications for 4 Sunset Avenue and 8 Sunset Avenue