

HULL PLANNING BOARD
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Minutes: March 13, 2019

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

Members Absent: Steve Flynn; Jason McCann

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

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 27, 2019.

Zoning Bylaw Amendments

The board reviewed proposed changes to the bylaw governing home occupation. DiIorio gave an overview of the reason for changing the bylaw, which is related to a recent appeal of a Board of Appeals decision and subsequent court case. Subsequently, Town Counsel had recommended that the board review the bylaw. The board has been reviewing this bylaw and proposing changes with the goal of creating an article for the Town Meeting warrant. The board will send the proposed bylaw to the Board of Selectmen, which will refer it back to the Planning Board for public hearing. After discussion, the board made a motion to recommend amending the bylaw as follows:

Motion	Hibbard	Motion that we approve Section 22 definition of home occupation and Section 31-1d regarding permitted uses for single family residences in districts A, B, and C, as amended, by replacing the last sentence of each paragraph with "Parking of two motor vehicles associated with the home occupation is permitted, contingent upon compliance with the provisions of Section 52-6 of this bylaw."
Second	White	
Vote	Unanimous	

Committee Meeting Updates / New Business

Peyton informed the board that on March 21 there will a MetroCommon listening session from 3-8 p.m., with refreshments. This is an opportunity to put forward local priorities and goals.

Paquin noted that when the board reviews a project it typically requests that the applicant fund the consultant. In the case of 163 Nantasket Avenue, John Chessia is already working on the review. DiIorio said that the applicant has agreed to pay for it. Paquin stated that ordinarily the board would get estimates from other consultants prior to selecting one and suggested that the board have a process in mind going forward. Hibbard asked if there were provisions in the zoning bylaw regarding the hiring of consultants and providing an estimate of charges to the applicant. The board discussed the timing of such a process and will continue the discussion at its next meeting.

At 8:35 p.m. the board voted unanimously to adjourn on a motion by Hibbard, seconded by Peyton.

Minutes approved: Jeanne Paquin Date: 4/11/19

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

- Planning Board agenda for 3/13/19
- Draft of zoning article regarding home occupation