



TOWN OF HULL Design Review Board

253 Atlantic Avenue
Hull, Massachusetts 02045

Meeting Minutes

Present: Tom Burns (Vice Chair), Julia Parker, Georgette Sullivan, Rob Rose (non-member)

Location: Hull Town Hall, Second Floor Conference Room

Date: 1/23/2019

Re: Design Review Board Meeting Minutes

The meeting was called to order at 7:00 PM

First Item: Nantasket Place Condominiums- Code Improvements

Alex Matthews from CBI Engineering presented proposed project to the Board. The scope of the project are code improvements (including path of travel) to the existing parking garage and condominium internal stair. AM explained that the garage did not meet code when constructed and this planned work is to correct those deficiencies.

Proposed design changes include the addition of a new exterior exit (on side street) and a new three story stair tower. DRB request AM to preset options to enclose stair tower (full or partially). He noted his office has studied these options. DRB requested increased exterior lighting at new side exit and landscape improvements to screen transformer.

Second Item: Steamboat Wharf

Justin Gould presented exterior design modifications to convert old Lobster Express restaurant to a new restaurant with outdoor seating for approx.60. DRB reviewed with applicant details related to exterior lighting and deck enclosure. There were no significant DRB concerns, Justin will submit updated deck lighting, deck enclosure and signage details to DRB for final recommendations.

Third Item: 163 Nantasket Avenue Proposed Redevelopment

Steve Austin and Brian Donahue, architect for the developer, reviewed the proposal for new construction of 41 units of apartments. There have been three designs prepared for this site (with input from DRB, Planning and Building Dept). DRB reviewed with the applicant background information on the previous and current submissions. The DRB discussed the potential benefits of frontage on Park Street and intention in the NBOD regulations to create diverse architectural styles. SA planned to review his options to determine which design to pursue.

Meeting adjourned at 9:40 PM