



TOWN OF HULL Design Review Board

253 Atlantic Avenue
Hull, Massachusetts 02045

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October 24, 2023

Meghan Reilly, Chair, Hull Planning Board
Chris Dilorio, Director of Community Development & Planning

RE: Paragon Dunes Mixed Use Redevelopment Project

The Design Review Board submits the following comments to the Hull Planning Board, Building Department, and applicant for the Paragon Dunes Redevelopment Project. These comments are based upon a review of the plans submitted to the Building Department on 10/10/23 and a DRB meeting held on 10/19/23. The DRB did not review at their meeting any details related to landscape, lighting, or signage as this will be done at a future meeting.

Site: Site lacks adequate public open space

- Proposed length of building along GWB is approx. 350', far exceeding recommended 80' length under NBOD. Lack of visual relief and connectivity.
- Open space calculations should not include DCR owned property.
- Public open space should clearly read as belonging to the public.
- Opportunities to increase street level retail along Nantasket in order to avoid a "dead zone".

Parking: Parking is not reasonably functional or practical in "strip".

- **Parking in setbacks violates zoning requirements. Not allowed as of right except in a B zone.**
- Parking below building subject to flooding and requires moving of vehicles during storms.
- Width in strip is very tight and presents very long distances from furthest vehicles to the units at about one-quarter mile which would appear to be strong marketing challenging.
- Parking should have continuous sidewalk.

- Snow removal likely problematic in the strip.
- DCR approval of the proposed access easement required.
- Location of services areas presents unattractive entry to town.
- Lack of retail and guest parking.

Building Massing:

- Building scale overshadows Comfort Station and Carousel Complex.
- Height on GWB side needs further review to determine compliance.
- Break between building in retail wing likely to create a wind tunnel and potential security issues.

Building Design: The goal is to create buildings specific to their context, architecturally significant and respectful of the beach front location.

Conclusion / Recommendation

- Plans and renderings should be submitted that clearly represent the surrounding context such as a carousel and tower section with Jake's, greenery, section of proposed parking, DCR parking and the Horizons property line.
- Create a walkable/ bikeable public Greenway.
- Reduce number of units.
- Provide greater amount of clearly defined public open space.
- Modify building massing adjacent to the Comfort Station to be more in keeping with scale or provide a greater buffer between existing buildings and new.
- Highlight the Tower Building and Carousel as significant architectural features at the entry to town.
- Provide a more continuous strip of retail or activated space on the Nantasket Ave. side.
- Provide solar on roof as part of original construction.
- Require agreement with DRC that allows for guest and retail parking.
- Limit unbroken building wall to +/- 80' (options similar to the hotel should be explored)
- Materials and design should utilize a balance of existing contextual texture/style with modern and sustainable materials to enhance the appearance of the building.
- Building should have a level of pedestrian scaled architectural detail.

The DRB looks forward to working with the applicant to continue to develop the design.

Respectfully,

Thomas Burns, Julia Parker, Don Ritz, Tory Lam, Georgette Sullivan and Fulvia Quilici Matteuci

cc: Selectboard, Planning Board, Conservation Commission, Historical Commission, Dept.