

**HULL PLANNING BOARD**  
**253 Atlantic Avenue, 2<sup>nd</sup> Floor**  
**Hull, MA 02045**

**Minutes: October 11, 2023**

The meeting of the Hull Planning Board was held at 7:30 p.m. on October 11, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

**Members Present:** Meghan Reilly, Chair, Steve White, Vice-Chair, Jim Pitrolo, Harry Hibbard, Jeanne Paquin, Nathan Peyton.

**Members Absent:** Nancy Boyce.

**Staff Present:** Chris DiIorio, Director of Planning and Community Development and Matt O’Sullivan, Assistant Town Planner.

Before starting the regular agenda Reilly said she wanted to discuss the scheduling and location of future meetings as there is a conflict with the Select Board meetings. She said she had reached out to Select Board Chair Greg Grey and Town Manager Jennifer Constable and their suggestion had been that the Planning Board should look at the possibility of holding their meetings at the High School. DiIorio said the process for reserving a room at the High School is not easy. They briefly considered changing the night of the meeting, but Wednesday appeared to be the best night for everyone. After discussion it was decided that future meetings would be on Zoom unless there is a Public Hearing. DiIorio said that Hearings on the Paragon project would be starting in November, so he would speak with the School Department about reserving a room for those meetings. Reilly said she would reach out to Constable again to see if they could find a solution to this problem. She also emphasized that the Notices for future meetings must clearly state whether the meeting will be in person or on Zoom and if in person, where it will be held.

**2024 Town Meeting Zoning Amendment Discussion**

The Board discussed the formation of a joint committee made up of members from the Planning Board, the Zoning Board of Appeals (ZBA), and the Zoning Bylaw Committee (ZBC) to review and revise the article on Accessory Dwelling Units that was presented at Town Meeting in May. It was the Board’s feeling that the committee should be comprised of two members from each body and that they should be accountable to the Planning Board. Hibbard suggested that the Planning Board review the most recent version of the article and formulate a revised draft at their next meeting that they could submit to the ZBA and the ZBC, who could then each select two members to be on the committee. The six members of the subcommittee would be tasked with finalizing an article that could be presented at Town Meeting in May. Once the final version was approved by the Planning Board, they would hold public hearings on it. The Board decided that at the next meeting they would formally vote to appoint Paquin and Hibbard as their representatives to the committee.

**Approval of Minutes**

<b>Motion</b>	Hibbard	To approve the minutes of the Planning Board meeting on September 27, 2023
<b>Second</b>	White	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Hibbard	To approve the minutes of the Planning Board meeting on August 23, 2023
<b>Second</b>	Paquin	
<b>Vote</b>	Unanimous	

**Project Updates**

DiIorio said that demolition of the aquarium building has started and that so far things are going well and there have not been any complaints from residents in the area. He said that the brick façade has been put in place on the Mary