

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

Minutes: October 25, 2023

The meeting of the Hull Planning Board was held at 7:30 p.m. on October 25, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Members Present: Meghan Reilly, Chair, Steve White, Vice-Chair, Nancy Boyce, Clerk, James Pitrolo, Nathan Peyton, Jeanne Paquin, Harry Hibbard.

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

ADU Discussion

Before a discussion began, White asked if the legislation relating to housing being proposed by Governor Healey would impact what they are considering in terms of an ADU bylaw in Hull. DiIorio said it would probably have a huge impact but the parameters of the bill are unclear at this point and it is not certain that it will pass the Legislature.

There was an extensive discussion as to whether it made sense for the Board to continue working on refining the current ADU article, or whether they should wait until there is more clarity on what is being proposed on the state level, since this could supersede any bylaw that Hull might pass. DiIorio said that since it is not certain that the legislation will go through, he feels the Board should continue to work on the bylaw that was presented at Town Meeting in May. Both Paquin and Hibbard expressed concerns about the state’s proposed legislation and its impact on a town as densely populated as Hull. Paquin said she feels strongly that the Board should make their concerns known to the Governor and to Representative Meschino and Senator O’Connor and should also contact other towns in the area to see how they are dealing with this issue.

After discussion it was the consensus that work on a bylaw related to ADU’s should continue but that this should involve the Zoning Board of Appeals and the Zoning Bylaw Committee as well as the Planning Board, as had been stipulated at Town Meeting. Reilly said she feels they should have a joint meeting with the three groups as soon as possible and asked O’Sullivan to reach out to the ZBA and the ZBC to schedule this. She said that at this initial meeting they could determine the actual makeup of the group that would work on the bylaw. DiIorio suggested that Board members send him their comments and recommendations on the article as it currently stands, and he will compile these and distribute them to the people who will ultimately make up the working group.

Motion	Paquin	That members of the Planning Board send comments, recommendations and concerns on the Accessory Dwelling Unit article to either Chris DiIorio or Matt O’Sullivan
Second Vote	White Unanimous	Paquin – Aye Hibbard – Aye White – Aye Boyce – Aye Pitrolo – Aye Peyton – Aye Reilly – Aye

Minutes

Hibbard said he has heard complaints from residents that they were unable to find Minutes from the meetings posted on the Planning Board website. O’Sullivan said he would make sure the most recent Minutes were posted.