



TOWN OF HULL Design Review Board

253 Atlantic Avenue
Hull, Massachusetts 02045

Meeting Minutes DRAFT

Present: Tom Burns, Julia Parker, Tory Lam, Don Ritz

Location: Remote

Date: 6/5/2023

Re: Design Review Board Meeting Minutes

The meeting was called to order at 7:00 PM

Item #1: 189-193 Nantasket Ave. “Paragon Dunes”

Applicants: Adam Brodsky, Brian Vitale, Mike Madona

The Hull Design Review Board performed a preliminary review of the proposed building project at Paragon Dunes. The documents and drawings that the DRB’s comments are based on were plans dated 4/26/23. The DRB has met with the proponent of the Paragon Dunes numerous times over the last 3 years and has submitted previous comments regarding this project. The DRB has not seen any substantial modification to this project reflecting our concerns and input but has, in fact, seen the Dunes project grow in mass and scale.

The DRB reviewed the project with the applicants and have the following comments:

Height: The proposed 75 feet excessive height is totally contrary to the intention of the NBOD due to loss of human scale, creating a high wall of building that is detrimental to the neighborhood.

Site: The paved space with no amenities between the two buildings is not wide enough to be useable or provide visual relief. The proposed length of the residential building is about 220’ without a break, far beyond the 80’ stipulated in the NBOD. Public space is limited and there is no public green space.

Commercial Uses: The strip widows are completely inappropriate giving the appearance of a 1980s spec office building. The backup and analysis for the proposals in terms of viability of the amount of commercial space should be presented.

Building Design: The actual building (excluding the commercial building) footprint is the same as what was reviewed previously with minor modification on the Nantasket Ave. side.

- There is no information on materials and design details on the ZBA plans. The renderings submitted to the Select Board appear to be metal siding in some areas but not possible to determine.
- The elevated boardwalk will present an issue as it will block any on grade views and also can be easily privatized.

Affordable Units: The units are to be rentals. In the Select Board presentation the applicant said incorporating affordable housing would be reviewed further. The project as presented contains only market rate housing. Given the current national and local crisis of housing shortages, at least 10% of the units should be affordable.

Parking: Parking is not reasonably functional or practical.

- Width is very tight and while some spaces are reasonably close to units the attenuated strip presents very long distances from furthest vehicles to the units at about one-quarter mile which would appear to be strong marketing challenging. Applicants previously stated they did know if parking would be assigned spaces or free access.
- Parking in setbacks violate zoning requirements.
- Snow removal likely problematic in the strip.
- DCR review of the proposed access easement required.
- Location of services areas presents unattractive entry to town.

Conclusion / Recommendation

- The project is clearly contrary to NBOD's intent and specific requirements.
- The justification for a variance clearly does not comply with Massachusetts General Laws 40A Section 10 which only allows a variance for specific reasons and the applicant has made no compelling case for meeting the criteria.
- The fact that the variance request for height increase is before the ZBA for a decision prior to the due process of detailed Site Plan Review with DRB and other input does not provide a holistic and effective planning process for this very important site.
- Plans should be submitted that clearly represent the surrounding context.

In summary, DRB requested a design be developed that conforms to the NBOD zoning requirements.

Item #1: 808 Nantasket Ave.

Applicants: Not present

The Hull Design Review Board conducted a preliminary review of the building project at 808 Nantasket Ave. on June 5, 2023. The documents and drawings that the DRB's comments are based on are a site plan dated 3/9/23 and floor plans and elevations dated 1/23.

The DRB feels that this proposal, for 808 Nantasket Ave., has significant issues that would appear to be essential to address prior to conducting basic level of review necessary for a Public Hearing.

- Egress - Open deck means of egress may not be to Mass.State Building Code and NFPA 101 [National Fire Protection Association standard]. for 2 acceptable means of egress.
 - Mansard Roof Design features an outdated "Mansard" roof design. For actual mansard roof design to be acceptable, windows need to be incorporated into mansard dormers.
 - Roof Alternatives - Building appears to need a flat membrane roof which would work with a traditional Entablature/Architrave/Cornice. Would have to be correctly designed to classical look; A Street Liquors is a basic example.
 - Street Presence Entry – Proposal is confusing and not contextual by having entry oriented to predominant Nantasket Ave. address rather than cross street. General character of neighborhood residential as well as commercial is oriented toward Nantasket Ave.
 - Parking – The proposed concept of double loaded parking will require frequent disruptive maneuvering of vehicles on an active street with both non-residential [Wellspring] and residential foot and vehicle traffic which could be disruptive. Snow plowing and removal for vehicle access to parking with the extensive head-in parking curb cut could be problematic.
 - Overall Building Details – Considerably more detail is required for adequate review such as siding, window and door casing, stair railings, columns, moldings, foundation etc.
 - Overall Massing / Neighborhood Impact - Building would be one of the largest structures in entire neighborhood. Site Plan Review requires accurate drawings of the neighborhood showing the proposed in context, perhaps a model or 3D digital representation to assess impact of such a large structure in the neighborhood. Abutters input is important.
- **Item #3: Coordination with Town Boards**

The DRB discussed and determined they will seek a meeting with the new Town Manager to determine how to best coordinate with Town Boards and Commissions.

Respectfully,

**Thomas Burns, Julia Parker, Don Ritz, Tory Lam, Georgette Sullivan and Fulvia Quilici
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Meeting adjourned at 9:00 PM