



TOWN OF HULL

Design Review Board

253 Atlantic Avenue
Hull, Massachusetts 02045

Meeting Minutes
8.5.21

Attending: Don Ritz, Tom Burns, Tory Lam, Georgette Sullivan, Julia Parker

Meeting called to order at 7 PM

1. The Board reviewed updated renderings for the proposed Sewer Pump Station 9 Pemberton Commuter Lot and a letter from the Hull Sewer Department to the Planning Board and DRB dated 8.5.21. The DRB reviewed the design and had the following comments:
 - a. Conduits and piping on the exterior of the building should be moved inside.
 - b. Stairs should be more fully enclosed.
 - c. A sample of the stair enclosure material was requested for review by the DRB.
 - d. Exterior approved as blue siding with grey metal roof.
 - e. Siding to be modified to be all smooth (non-wood grain) Hardie board siding.
 - f. Water table horizontal band to be deleted from siding.
 - g. Non-invasive plants to be specified
 - h. Lightning rod to be located at top of the building.
 - i. Applicant should clarify whether design included foundation cross-bracing
 - j. Comments above to be provided in writing to the Planning Board prior to their next meeting on 8.11.21
2. Plans dated 8.5. 21 for Paragon Dunes were presented by the architect for the project, Monte French, Christopher Flass, Project Architect MFDS and Conor McCormack, Director, Column Capital. The design was for a 48' high, 5 story structure with 112 housing units. Ground floor of the structure was proposed as largely a parking with approx. 2,100 square feet of commercial space. The architect explained plans were architectural plans only. Site plans indicating parking, site access, lighting and landscaping have not been updated to align with revised design. The scope of the documents reviewed at this meeting included demolition of La Dalat restaurant and rebuilding on that site with a two-story structure (first floor arcade, second floor restaurant). The following was discussed with the applicant:
 - a. The DRB requested confirmation as to conditions to exceed the 40' height. and expressed concern about the 48' height. They requested the applicant review NBOD requirements for upper story setbacks.
 - b. Applicant stated the Boardwalk and Arts Walk would stay as is.
 - c. The DRB questioned the lack of diversity of size of living units.
 - d. Parking counts need to be finalized with locations confirmed.
 - e. The DRB expressed concerns about the largely blank first floor walls facing George Washington Blvd. and Nantasket Ave. Architect agreed to review activating facades with increased use. The potential to add awnings was discussed.

- f. Questions were raised concerning tie-in to utilities and location of metering.
- g. Plans called out “Paragon Hotel” on drawing titles and showed a large structure in one rendering. Applicant team stated there were no plans for a hotel.
- h. The DRB requested the architect review revisions to massing that would create less of a continuous wall (such as an H shaped plan). The architect would verify NBOD max. street wall length and agreed to review options to reconfigure the plan.
- i. The architect confirms the project would be LEED certifiable.
- j. The team was asked to show different color options and to evaluate corner options to transition architecturally.
- k. Applicants confirm flood vents were included in the design.

It was agreed that the applicant would submit the updated site plan to the DRB prior to their review by the Conservation Commission on August 22nd and also meet again with the DRB prior to address issues that came up during initial design review prior to the next Planning Board meeting.

- 3. The DRB reviewed the proposed improvements to the intersection in front of the Mezzo Mare Restaurant. Sketches were provided by the Town. The DRB will request from the Planning Department a more developed site plan that addresses lighting, pedestrian crossing, and traffic flow. The DRB suggested platens alone weren’t sufficient for traffic control and discussed the option of curbs/ planter beds.

Best,

Hull Design Review Board

Tom Burns, Tory Lam, Fulvia Matteucci, Julia Parker, Don Ritz, Georgette Sullivan

CC: Planning Board, Chris Dilorio

