

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

Minutes: December 6, 2023

The meeting of the Hull Planning Board was held at 7:30 p.m. on December 6, 2023 at Hull High School, 180 Main Street, Hull, Massachusetts.

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

Staff Present: Chris Dilorio, Director of Planning and Community Development, Matthew O'Sullivan, Assistant Town Planner.

Attorney Adam Brodsky spoke on behalf of the proponent as did Special Engineer, David Roache, and Alex Yoon from Monte French Design. Brodsky said they had presented this project to the Design Review Board (DRB) in October and that the DRB had subsequently provided comments to them as well as to the Planning Board. He said they took these comments and have begun thinking about architectural changes to the project but wanted to have additional input from the Planning Board and the public before finalizing these changes and presenting the project again. He said they have been assured by the Building Commissioner, Bart Kelly, that the current plans conform to zoning bylaws so a Special Permit from the Zoning Board of Appeals is not needed, but under the Nantasket Beach Overlay District (NBOD) requirements they will need a Special Permit and Site Plan Review by the Planning Board.

Roache thanked the public for coming out for this meeting. He acknowledged that this location is unique in that it is a destination beach that is in the heart of the community, but said they feel that the location is currently not living up to its full potential. He then briefly outlined the goals of this project:

- Maintain Commercial Activity
- Continue Regional Draw
- Walkable/Pedestrian Friendly
- Enhance and Activate the Public Realm
- Complement Beach Activity
- Create Economic Benefit to the Community

Roache said that their original plans included a six-story residential development on the northern half of the site and a three-story restaurant and function hall on the southern half. He said they were hoping to maintain the beer garden in between the two sites. After receiving comments from the DRB however, they have reduced the height of the buildings from 75' to 40' and have broken up the building facades to 80' segments in order to make the project NBOD compliant. They have also added two public park spaces along Nantasket Avenue, have maintained the public pass-through from the Art Walk to the beach, and have changed the façade material to be more contextual. He said the overall scale, in terms of square footage and apartment units is relatively unchanged but that the square footage includes increased parking. The increase in parking has been offset by a loss in commercial space.

Roache said their project goals are unchanged. They feel that the residents in the area will fuel retail and restaurants elsewhere and that the beach will continue to be a regional draw that will bring residents from Hull and beyond who will patronize the businesses in the community. He said they feel there could potentially be an additional \$500,000 in tax revenue for the Town. He said they have worked to make the area pedestrian friendly and have added points of interest that will make walking more enjoyable and will encourage interaction among residents and visitors to the area. He said they are also hoping to work with Mass DOT to normalize and channel the flow of traffic coming out of the parking area.

Yoon said that in terms of the architectural component they are trying to break the project up into different wings with open spaces and different areas of green to highlight walkability. He said the commercial and retail wings of the project are connected to the Art Walk and they have also added an additional courtyard area and enlarged the

families and to keep the schools vibrant, and adding 132 residential units, the majority of which are one bedroom and studio units, does nothing to address this problem. There were a number of other questions including what would happen to units that are not filled, who would be responsible for maintaining the cleanliness of the site, and what type of lighting would be in place.

Brodsky said that the proponents recognize that they will be revising the architectural plans but will not be substantially changing the site and traffic plans so they would like to move forward with the peer review process. DoLorio said he would speak with John Chessia to see how long it would take for him to do a review, but he thinks it will probably be January. Brodsky said the proponents are very motivated to move this forward and suggested that they continue this Hearing to January 10, 2024. He said they will plan to meet with the DRB before then.

Motion Hibbard To Continue the Public Hearing on Paragon Dunes to the meeting of the Planning Board on January 10, 2024 at 7:30 p.m.

Second Paquin
Vote Unanimous

The Design Review Board adjourned their meeting by a unanimous vote.

On a motion by Hibbard the Planning Board voted unanimously to adjourn.

Recorded by Kathleen Fanning

Minutes approved:  Date: 2/7

The following documents were submitted and are part of the official records:

- Planning Board Agenda for December 6, 2023