

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

Minutes: December 13, 2023

The meeting of the Hull Planning Board was held at 7:30 p.m. on December 13, 2023 via the Zoom platform as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law.

Members Present: Jeanne Paquin, Nancy Boyce, Harry Hibbard, James Pitrolo, Nathan Peyton.

Members Absent: Meghan Reilly, Steve White.

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

Application for Endorsement of Plan believed not to require approval: 17 Glover Avenue

David Ray was present on behalf of the proponent, Randy Williams, who wishes to subdivide his parcel. Ray said there will be two 12,000 square foot lots, both with adequate frontage. The existing house sits on what will become Parcel A and the garage, that would be on Parcel B, is to be torn down. Ray said that to allow for maintenance of Parcel A he has created two easements, one at the rear of Parcel A and one on the left side of Parcel A, joined by an extremely narrow strip of land that is less than 1’ wide. These easements are part of Parcel B and will bring that lot to 12,000 square feet. DiIorio said there is nothing in the zoning that prohibits this.

Both Hibbard and Paquin had concerns about the easements and felt they might create problems in the future. Hibbard said he would like Town Counsel, James Lampke, to weigh in on this issue before the Planning Board approves the ANR. Williams said he is willing to wait until the Planning Board’s meeting on January 10, 2024.

Motion	Hibbard	To Continue the Hearing on an ANR for 17 Glover Avenue to the meeting of the Planning Board on January 10, 2024
Second	Pitrolo	
Vote	Unanimous	Boyce – Aye Hibbard – Aye Pitrolo – Aye Peyton – Aye Paquin – Aye

Joint ADU Discussion

Bart Kelly called the Zoning Bylaw Committee meeting to order. Julia Parker, Susan Short Green, and Jeanne Paquin were present.

Patrick Finn called the meeting of the Zoning Board of Appeals to order. Finn and Richard Hennessey were present.

DiIorio said he had circulated an updated proposed ADU bylaw by email which is very similar to what they have already seen but is in an easier format. Only a few of those present had been able to review the updated document, however. DiIorio said he feels that the two primary issues to be resolved are eligibility for ADUs and whether they should be by right or should require a Special Permit.

Hibbard said he feels they should take a step back before getting into these questions because there are several unresolved issues in the proposed housing bill currently on Beacon Hill. He suggested that it might make sense to wait to see how things develop and, if necessary, report back to Town Meeting that they will need to wait to develop a policy on ADUs until after certain issues have been clarified. Parker asked when they could expect the bill to be voted on but O’Sullivan said he had been told by someone at MAPC that the timing is “up in the air.” DiIorio said

he thought they had decided to work on drafting an ADU bylaw in case nothing happens at the state level so that they would have something ready to present at Town Meeting in the spring. Paquin agreed and said she would like to continue work on this as there is no guarantee that this bill will go through the Legislature and if it does, how long it will take.

There was extensive discussion on several issues related to ADUs such as limiting short-term rentals, qualifications for ADUs, whether they should be by right or require a Special Permit, parking requirements, enforcement, and whether a unit must be owner-occupied. The feeling of everyone present was that they should review the current draft and send their concerns and/or comments to DiIorio and O'Sullivan and that they will take this discussion up again so that they have something ready to present at Town Meeting. DiIorio said it would be best to have these comments by the end of December as things will become busy after the first of the year.

Short-Green noted that Senator Patrick O'Connor is on the Joint Committee for Housing and suggested they should reach out to him and see what his thoughts are on the proposed bill in the Legislature. She said that perhaps they could invite him to a future meeting. DiIorio said he would reach out to him.

Paquin said she has been approached by a number of people in town who are concerned about what is going on with the huge houses that are being built that are shadowing their houses. She thought that perhaps this is an issue that the Committee might want to address and said they might also want to look at whether a lot that is pre-existing, non-conforming can become more non-conforming, as well as the lot coverage calculation for waterfront properties where part of the property is in the water. Finn said that the additional height on some of the new houses is the result of allowing an extra 4' for resiliency purposes, but acknowledged that these houses do stand out in their surrounding neighborhoods. Parker said that the DRB has also been approached on this issue, and there was a brief discussion as to whether the DRB should become involved when a Special Permit is requested for additional height.

Both the Zoning Bylaw Committee and the Zoning Board of Appeals voted to adjourn their meetings.

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 13, 2023
- Materials related to ANR for 17 Glover Avenue