

**Zoning Bylaw Committee
Minutes
December 20, 2022**

The meeting of the Hull Zoning Bylaw Committee was held at 6:00 p.m. on December 20, 2022 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Members present: Bartley Kelly, Chair; Patrick Finn; Richard Hennessey; Julia Parker; Susan Green

Member absent: Joe Duffy

Chair Bartley Kelly opened the meeting at 6:00 p.m. Kelly said that they were meeting in order to review potential zoning amendments to be presented at this year's Town Meeting, as placeholders for these must be submitted by February 9th in order for them to be included in this year's Warrant. Kelly said once they have identified potential amendments, they can submit them to the Planning Board for their review. He said it was not necessary to come up with final language on possible changes at this meeting. After extensive discussion, the Committee identified a number of possible amendments that they would like to propose.

The first issue addressed was Inclusionary Zoning. Finn presented a draft proposing a requirement that any Multifamily, Commercial Rec or Business zoned development of more than 10 units have at least 10% of the units be affordable and said he thinks it would be easy to add this requirement in the Nantasket Beach Overlay District (NBOD). There was a discussion as to whether this amendment should apply to districts outside of the NBOD and if the formula of 10/10 was the best one to use. Kelly stressed that it was not necessary to finalize language at this time but that they should submit a placeholder for inclusionary housing and noted that the Town is becoming unaffordable for many people.

Kelly said another possible amendment would be to include all Commercial Rec areas in the NBOD, which would give the Planning Board the authority to grant Special Permits for dimension and unit relief in these areas. Finn said this was proposed a few years ago but was not presented at Town Meeting due to Covid. He said that this amendment would allow Town Planner, Chris DiIorio, to show that the Town is attempting to comply with the guidelines for the MBTA Communities Act. He noted that the Housing Production Plan that was approved at last year's Town Meeting was rejected as the regulations of the Act were changed so that any property in a flood zone could not be counted and this amendment would expand the areas that could be included in the Plan.

Kelly also recommended an amendment requiring 15 units per acre in the Multifamily A zone. He said that this zone currently requires only 8.7 units per acre and this change would bring them into compliance with the MBTA Communities Act. He said that there might be pushback on this proposal but thinks that it should be presented for a vote at Town Meeting. He also recommended a placeholder for accessory apartments by Special Permit in a single-family zone. There was some discussion as to whether this should apply to properties in a flood zone.

Kelly proposed several amendments for properties in the Business District. The first would be to allow more than two bedrooms in residential units. He said the current bylaw restricts residential units in business districts to four rooms, with two of the rooms required to be bedrooms, and he proposed that these restrictions be lifted. He also said that currently the Business District only allows rental residential units but suggested that the word "rental" be removed from the bylaw to allow for ownership of residential units in commercial properties. He also suggested an amendment eliminating the requirement for 30% of overall floor area in units in the Business District to be for commercial space. This change would allow multifamily units in the Business District by Special Permit.

There was discussion about the use of land abutting railroad beds and whether this should require a license from the Town. Randy (?) said that people in the Town are using the railroad beds that abut their property and not reimbursing the Town for this use. Kelly asked him to put an amendment on this into writing.

Kelly said they should submit these items as placeholders for the Town Meeting Warrant and finalize language on them at a future meeting and submit them to the Planning Board for review. He said that if the Planning Board chooses not to put forward one of these amendments, they could possibly be proposed by another Town Board or by

a Citizens Petition. It was decided that the Committee would meet on January 4, 2023 at 7:00 p.m. for further discussion of these proposals.

On a motion by Kelly, seconded by Finn, the Committee voted unanimously to adjourn their meeting at 7:08 p.m.

Recorded by Kathleen Fanning