

PLANNING BOARD

The purpose of the Planning Board is to administer Massachusetts General Law Chapter 41, in order to promote the health, safety, convenience, morals or welfare of the inhabitants of the Town of Hull by enacting certain regulations and restrictions.

GENERAL INFORMATION

Telephone

781-925-2117

MEETINGS

The Board Members meet on the first and third Tuesday of each month at 7:30 pm at the Town Hall.

DUTIES

Zoning, Subdivision Control Law (SCL), Site Plan Review (SPR), general planning such as, open space and recreation plan, and overall master planning.

Zoning: The Planning Board, municipal officers and citizens may submit zoning amendment proposals to the warrant for action by town meeting.

Process: A citizen zoning proposal requires 10 signatures for insertion on the annual town meeting warrant and 100 signatures for submission to a special town meeting. The signed petition is presented to the Board of Selectmen, which then submits the petition to the planning board. The board will advertise the zoning proposal at least 14 days prior to the scheduled hearing. Following the hearing, the board will recommend either favorable or unfavorable action to town meeting. A two-thirds vote of the town meeting body is required.

Zoning Bylaw: The current zoning bylaw is available at the building commissioner's office for a \$10.00 fee. The building commissioner is the zoning enforcement officer.

Subdivision Control Law: When the boundary lines of any lot are altered an application must be filed with the planning board. There are two types of application:

ANR – If the land has at least 20' frontage on an existing street, the applicant must file an ANR with the town clerk. An ANR simply means that a full subdivision is not required. There is a \$25.00 fee. (Approval of an ANR does not imply the newly created lot is buildable. The enforcement officer makes this determination.)

Full Subdivision – If the land is being divided into lots that require construction of roadways a full subdivision is required. The deposit is \$1,000.00 and certain expenses are borne by the applicant. Unlike an ANR subdivided lots must conform to current zoning.

Site Plan Review: A site plan review is not applicable to single family houses, except within a subdivision of three or more houses. New commercial construction or remodeling of commercial property resulting in 5,000 sq. ft. of space must file. The maximum fee is \$1,000.00.

(The above is a general overview of the planning board. Anyone wishing further information may call or seek an appointment with the board.)