

To the Honorable Board of Selectmen, Town Manager and Citizens of Hull:

The Hull Planning Board herein submits its Quarterly Report for the period from January 1, 2017 to March 31, 2017. During this period, the Board has reviewed and approved three (Subdivision) Approval Not Required (“ANR”) Plans and one minor amendment to a Special Permit.

One of the ANR Plans involved the former Coast Guard property on Nantasket Avenue that was recently sold at auction to an out of state buyer. As advertised the property was comprised of one lot with eight single-family homes. According to the Plan the property is located in a Single-Family Residence District B.

As noted on the document, “[t]he purpose of the Plan [was] to divide a single lot that was created in 1958 [with] eight single-family homes into eight individual lots. 1958 zoning in the town of Hull allowed for 4,000 square foot lots.” Following the Board’s vote and endorsement of the Plan, the property now consists of seven lots ranging in size from 8,153 sq. ft. to 9,780 sq. ft. and one lot of 17, 682 sq. ft. (A copy of the Plan is attached.)

The Director of Community Development, with the support of the Planning Department, submitted the Community Development Block Grant application for the reconstruction Bay Avenue East on March 10, 2017. We will know in the next few months if the Town received the grant.

Work is continuing with BETA, Inc. to develop a Complete Streets Prioritization Plan which once completed will enable the Town to apply for construction funding to enhance pedestrian, bicycle, and public transportation access throughout Town.

The Planning Board has drafted several amendments for the upcoming 2017 Town Meeting to provide clarity and organization within the bylaw and compliance with new state statutes. Amendments proposed to address Planning Board application fees, setback requirements in Bus, CR-A, CR-B, and CR-C, parking requirements in the Nantasket Beach area, non-conformities on under sized lots for two family dwellings, and time limits for construction permits as they pertain to zoning amendments. The Board is continuing to work on NBOD Guidelines to provide clarity to applicants.

Discussions around implementation of the Community Preservation Act continued with the drafting of a by-law creating the Community Preservation Committee. The article to approve that by-law will be voted on at the upcoming town meeting.

Economic development studies for the Nantasket Beach and Pemberton Point areas, funded by the Seaport Economic Council will be initiated in the next few months. Community involvement will be solicited as the studies get underway.

Respectfully submitted,

Harry Hibbard, Chair

Jason McCann, Vice Chair

Joseph Duffy, Stephen Flynn, Nathan Peyton, Jeanne Paquin and Steve White