



Town of Hull

Community Development & Planning
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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 April 1, 2017 to June 30, 2017. During this period, the Board has reviewed and approved one Subdivision Approval Not Required (“ANR”) Plan.

The board conducted its annual reorganization. Harry Hibbard will serve as the Chair, Jason McCann will serve as the Vice-Chair, and Steve White will serve as the Clerk.

As stated in the previous Quarterly Report, 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 September if the Town received the grant.

The Complete Streets Prioritization Plan was finalized by BETA, Inc. and is posted on the Planning Board’s webpage. In early May, the Town requested construction funding to complete improvements along Nantasket Avenue from H to Q Street, which was listed as a top priority in the Prioritization Plan. The work would include new curbing and sidewalks on the east side of the road, ADA accessible curb ramps, pedestrian bump-outs where possible, a mid-block crosswalk at Sturgis Field, re-alignment and restriping of crosswalks, new signage, and new bike lanes on Nantasket Avenue (cold plane and overlay). These improvements will create a continuous sidewalk and comfortable bicycle network on a major thoroughfare in Town. It will connect neighborhoods around H Street, Sturgis Field and enhance connections between the Hull Elementary School, small businesses on Nantasket Avenue, post office, other surrounding neighborhoods. We will know in July/August if the Town received the requested construction funds.

All amendments that the Planning Board had drafted to provide clarity and organization within the bylaw and compliance with new state statutes were passed at 2017 Town Meeting. Amendments include addressing 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 worked on revisions to NBOD Guidelines to provide clarity to future applicants within that zone.

The Community Preservation Committee was established at 2017 Town Meeting. The Planning Board has requested appointments from the various Boards and Committees. Jason McCann will represent the Planning Board and Fulvia Quilici Matteuci will represent the Historical Commission. Parks and Recreation, Conservation Commission, Housing Authority and the two at-large positions to be appointed by the Selectmen are still outstanding.

Advertisements for Requests for Proposals for economic development studies for the Nantasket Beach and Pemberton Point areas, funded by the Seaport Economic Council have been posted online and in the Patriot Ledger. Proposals will be opened on June 29th. Community involvement will be solicited as the studies get underway.

The Board has had several discussions regarding how to proceed with public input regarding retail marijuana. There continues to be lack of clarity from the state regarding the issue, but the Board is going to push ahead and hold a series of public hearings in August and September to solicit community comments, ideas and concerns.

Respectfully submitted,

Harry Hibbard, Chair
Jason McCann, Vice Chair
Joseph Duffy, Stephen Flynn, Nathan Peyton, Jeanne Paquin and Steve White