



Community Development & Planning
253 Atlantic Ave.
Hull, MA 02045

Town of Hull

Chris DiIorio
Comm. Dev: 781-925-3595
Planning: 781-925-2117
Fx: 781-925-8509
Email: cdiorio@town.hull.ma.us

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 October 1, 2017 to December 31, 2017. During this period, the Board did not receive any Subdivision Approval Not Required ("ANR") Plans and was able to focus on reviewing and approving the Site Plan Review for 673-675 Nantasket Avenue (A Street Liquors), which allows a new 5,000 square foot building to be constructed at the northwest corner of Nantasket Avenue and A Street and facilitates the relocation of A Street Liquors from its current location at the southeast corner adjacent to 7/11. The Board has also started the hearing process for the Site Plan Review for 147-155 Nantasket Avenue (more commonly referred to as the "Spaghetti House") under the Nantasket Beach Overlay District. The proposed project is a mixed use retail/residential development with 14 units.

As stated in the previous Quarterly Report, the town, through the Community Development and Planning Office, received a \$579,317 Community Development Block Grant for the reconstruction Bay Avenue East. The town has obtained Grant Administration services (paid entirely by the grant) through the procurement process. The town is currently in the procurement process for obtaining engineering services; the bids will be opened on December 19th.

The Community Preservation Committee, established at 2017 Town Meeting, has begun to meet. According to the Community Preservation Act, first year responsibilities of the Committee may include 1) assess the needs of the Town as they relate to various Master Plans, 2) meet with other Committees and Boards to gather input, 3) hold a public hearing to gather input from the public, and 4) prepare a Community Preservation Plan.

A third RFP for architecture and engineering services for the Pemberton Pier commuter ferry terminal was issued, but unfortunately there were no proposals received. MassDOT and MBTA will be contacted to discuss options on how to proceed.

Proposals have been received for economic development studies of Pemberton Point and the unified work plan for Nantasket. Harriman has been selected to develop both proposals and data gathering has begun. Community involvement will be solicited.

The Community Development & Planning Office was working on an EPA Cleanup Grant for the old Waveland Gas Station, but because of the changes made to the grant application, the town will have to take ownership of the property prior to applying for the grant. If the property is taken by tax title, the town would not be liable for the cleanup. Due to this fact, the town has begun the process of taking the property by tax title and hopes to apply for the grant next year.

The Board has been working on a proposal to amend the Hull Zoning Bylaw to establish *Section 39C Marijuana Overlay District* in order to define the standards, procedures and activities associated with Medical and Recreational Marijuana Uses and to determine the boundaries of where such uses would be allowed. The amendment considers a variety of potential referendum outcomes regarding the allowance of recreational marijuana in town. A public hearing on this will be held on January 10th.

Respectfully submitted,

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