



## **TOWN OF HULL** **Planning Board**

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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 June 1, 2018 to September 30, 2018. During this period, the Board reviewed and approved five Subdivision Approval Not Required ("ANR") Plans. Additionally, the Board issued their decision on the Site Plan Review for 147-155 Nantasket Avenue (more commonly referred to as "Al's Spaghetti House") under the Nantasket Beach Overlay District. The proposed project is a mixed use retail/residential development with 14 units. This project was approved with conditions. The Board also met with the owner of 839-845 Nantasket Avenue regarding the potential development of the site.

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. Since the last quarterly report, the town went through the procurement process to obtain engineering and construction services. Construction on this project began in early July and is expected to be substantially completed this fall with final paving in spring 2019.

An RFP for construction of the waiting room, ADA improvements and additional maintenance for the Pemberton Pier commuter ferry terminal was issued, but unfortunately the prices of proposals received exceeded the secured funding. Additional funding is being sought through a Mass Office on Disability grant.

Harriman Associates has continued to develop the two planning studies funded by the Seaport Economic Council at Pemberton Point and Nantasket Beach. Harriman is expected to complete draft reports for both studies by mid-October. These studies will be providing much needed data and analysis on economic opportunities, area infrastructure and recreation, revenue creation and strategies for addressing long term challenges to progress.

The Board has been exploring ideas for improving transportation to the Pemberton Commuter Ferry where parking is a concern for the expanding number of users in the area. The Board has had discussions on bike sharing services such as Lime Bike and Bird and also, the development of a car pooling system where commuters could be encouraged to car pool by being offered priority parking spaces. The Board will be continuing to examine opportunities for improved access to the area.

Members of the Board have continued their work with the following groups and committees: Capital Outlay, Community Preservation, Economic Development, Zoning Bylaw, Way-finding group, Nantasket & Pemberton study group.

Respectfully submitted,

Jeanne Paquin, Chair

Joseph Duffy, Stephen Flynn, Harry Hibbard, Jason McCann, Nathan Peyton, and Steve White