



# 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 October 1, 2018 to December 31, 2018. During this period, the Board did not review any Subdivision Approval Not Required (“ANR”) Plans. As stated in the previous Quarterly Report, 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 (NBOD). The proposed project is a mixed use retail/residential development with 14 units. This project was approved with conditions and the Board continues to work with the developer on multiple conditions, including off-site parking. The new commercial building approved by the Board in 2017 at A Street and Nantasket Avenue will begin construction in 2019 and the Board will monitor construction as it relates to conditions of the permit. Also, the Board is in receipt of a new proposal for 163 Nantasket Avenue which would contain a mix of residential and commercial use with 41 “micro” residential units of between 400 and 800 square feet. This will be reviewed under the NBOD bylaw.

As stated in the previous few Quarterly Reports, the town, through the Community Development and Planning Office, received a \$579,317 Community Development Block Grant for the reconstruction Bay Avenue East. Construction on this project began in early July and was substantially completed this fall; 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 was sought through a Mass Office on Disability grant, but not received.

Harriman Associates has continued to develop the two planning studies funded by the Seaport Economic Council at Pemberton Point and Nantasket Beach. Harriman has submitted draft reports for both studies and the steering committee is continuing to review said reports. Comments and suggested revisions have been submitted to Harriman.

The Board has begun to look at potential zoning changes for the upcoming Town Meeting with a focus on Home Occupations, associated operations and parking.

Respectfully submitted,

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