

HULL PLANNING BOARD
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Minutes: August 28, 2019

Members Present: Jason McCann, Chair; Steve White, Vice-Chair; Steve Flynn, Clerk; Jeanne Paquin; and Joe Duffy

Members Absent: Harry Hibbard; Nathan Peyton

Staff Present: Chris DiIorio, Director of Planning and Community Development

July-December Schedule

The board reviewed, edited, and approved its July-December schedule. [See document.]

Public Hearing: 505 Nantasket Avenue

This is a public hearing regarding the request for a Santander ATM installation at 505 Nantasket Avenue. Georgette Sullivan was present for the Design Review Board. Ray Palmer was present from CBRE on the Santander account. He said that the Santander Nantasket Avenue branch closed and the bank would like to relocate the existing ATM to the shopping cart area in front of Village Market, tucked in under the existing roof. There will be an awning to shield customers from the weather. They have been meeting with the DRB on the project and have made some changes based on those meetings. He said they need to maintain ambient lighting levels in order to ensure customer safety. He said that there are construction bids and they are ready to go. He said the bank already has a lease with Village Market.

McCann asked if they had an agreement with the Building Department. He said that the real applicant is from the Village Market to do this on their property. Palmer said he thought the permit request was a result of his contractor requesting a building permit. McCann said that the Village Market property is over 5,000 square feet and when they made recent renovations it triggered a site plan review, which is why the Planning Board approval is now required.

The board had received a letter from the DRB regarding the request. Sullivan said that from a design perspective this is a machine that can't be hidden, with a big red sign and red awning. It will create visual clutter in the location and the color is also a problem. She said that the location is right at the top of the crosswalk, which would create problems. She said the DRB would like the bollards to be toned down and a different awning. They would also like the ATM to be sited at the side of the store.

Flynn said that he would defer to the DRB suggestions. He said that he didn't think the ATM needed to be out in the street. McCann said that they appreciate the bank's attempt to find a way to serve Hull customers, but he agrees that this should not be located in the proposed site. He said that this is probably the most used crosswalk in the town and the ATM would create both pedestrian and vehicular circulation problems. He said the side would be much preferable.

Palmer said that the face of the machine is more than 10 feet from the right of way. He said that a side placement would necessitate leveling work to make it ADA compliant due to the slope of the property. He also said that the side area would create hiding spots around the ATM. He said that the company has expressed opposition to the side location. In addition, he said the existing ATM will be taken down.

Sullivan said that the gap between Village Market and the Post Office looked like another good solution to the DRB.

Paquin said that having the red awning would be a glaring change to the area. She said that companies have at times changed color schemes to suit other towns. Flynn said that there has been a lot of work done in the Kenberma area and people want things to look nice. He said that it would be good to have an ATM somewhere, but not in this location. White said that the streetscape is an issue and the fact that it is right on top of the crosswalk is a major issue. Paquin stressed how busy the area is. McCann noted that one of the parking spots in front of the market is a disabled spot.

DiLorio asked who would keep the area clean. Palmer said that the agreement was that the Village Market would take care of this and also remove the ice and snow in the winter. In addition, he said that he would return to the bank and explore the side location. He said that the market has said that it doesn't want the ATM to block the windows on the parking lot side.

Motion	Flynn	Motion to continue the hearing to September 11.
Second	Duffy	
Vote	Unanimous	

CPA Update

McCann updated the board on the Community Preservation Committee and applications for projects. He said that there are nine citizen applications and four from the town. Requests include those from Paragon Carousel, Housing Authority, Conservation Commission, and the library. He said that he thought discussion of the tower project, funding for which was approved at this year's Town Meeting, would be on an upcoming Board of Selectmen agenda.

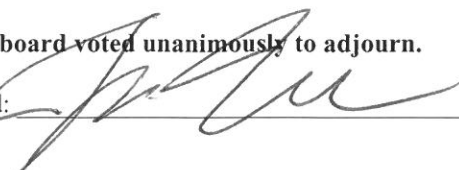
Committee Updates

White stated that there is a ribbon cutting ceremony for the artwalk on September 4 at 6:30 p.m.

DiLorio said that the Zoning Bylaw Committee is being reconstituted. Those interested include Pat Finn and Richard Hennessey from the Board of Appeals, Duffy, and two or three residents.

Paquin said that she contacted Domenico Sestito about George Washington Boulevard, and is working on continuing a discussion with him on the matter of a crosswalk. McCann said that the town should look into pursuing a grant to create a pedestrian and vehicular safety plan. White said that there are numerous issues with crosswalks in town. Paquin said that there is also a problem with the HRA triangle parking lot.

At 8:40 p.m. the board voted unanimously to adjourn.

Minutes approved: 

Date: 11/6/19