

HULL PLANNING BOARD
253 Atlantic Avenue, 2nd Floor
Hull, MA 02045

Minutes: October 23, 2019

Members Present: Jason McCann; Steve White; Joe Duffy; Nathan Peyton

Members Absent: Jeanne Paquin, Chair; Harry Hibbard; Steve Flynn;

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

The meeting was called to order at 7:59 p.m.

ANR 45 Roosevelt Avenue

The following proposal has been submitted to the Board for approval:

45 Roosevelt Realty Trust owns 45 Roosevelt Avenue (34-047). The lot is 5,314 SF and has an existing house on the property. This property is indicated as Lot 65 on an ANR plan approved in 1954. The new ANR plan creates a Lot 4 containing 405 SF from a division of Lots D, E and F and combines it with the lot at 45 Roosevelt Ave.

21 Porrazzo Realty Trust owns 21 A Porrazzo Road (34-068). This lot has an existing house and is 2,580 SF. This lot is lot A on the 1954 plan. The new ANR plan proposes no changes to this lot.

21 Porrazzo Realty Trust owns 21B Porrazzo Road (34-069). This lot has an existing house and is 11,180 SF. This lot was created by the Assessor combining lots B, C & D from the 1954 plan. 21 Porrazzo Realty Trust owns O Merrill Road (33-142). This lot is 8,726 SF and was created by the Assessor combining lots E & F from the 1954 plan. The new ANR plan merges the remainder of Lots B, C, D, E& F and then divides the property into three (3) conforming lots (Lots 1, 2 and 3). The existing house at 21B Porrazzo is situated on Lot 1. Lots 2 and 3 have adequate lot size and frontage to be buildable lots.

Since there are no outstanding issues on this proposal approval of the plan was recommended.

Motion	McCann That ANR Endorsement Request – 21A (34-068) and 21B (34-069) Porrazzo Road, O Merrill Road (33-142) and 45 Roosevelt Avenue (34-047) be approved
Second	Peyton
Vote	Unanimous

Zoning Bylaw Review Committee Interview

There are currently three openings for positions on the Zoning Bylaw Review Committee. Two of the proposed members have been interviewed. Julia Parker, 41 Highland Avenue, was present to be interviewed for the third position. Ms. Parker introduced herself and expressed her interest in serving on this committee. There was a brief discussion of her past experience with zoning regulations and her service on other committees within the Town.

Motion	McCann To appoint Julia Parker as the third at large position on the Zoning Bylaw Committee.
Second	Peyton
Vote	Unanimous

Pemberton Plan Discussion

Peyton recused himself from this discussion in his position as a member of the Planning Board. He did participate in the discussion as a member of the public.

Dilorio reported that recent public meetings have been held to discuss the Pemberton Plan. During these meetings some residents expressed concerns that the proposed additions to the plan would add pressure to an already congested area and that the Town would do better to keep up with the infrastructure already in place rather than adding to it. Another part of the Plan that was negatively received was transportation access. Based on the public reaction there was an extended discussion around additional ways of getting people to Pemberton without increasing the number of cars parked in the area. Carpooling was discussed as a possible solution. It was felt that more discussion is needed before moving forward with a possible pilot program for adding additional service times for the ferry. There was a general sense that it is appropriate for the Planning Board to be involved in further discussions regarding low cost options such as carpooling. Discussion followed about possible changes to the structure of the parking fees charged to resident v. non-resident users as a way to limit the number of people parking in the area as well as the unreliability of the current bus service in transporting commuters to and from the ferry. The general sense was that the goal should be to increase the number of people using the ferry without increasing the number of cars using the parking lot.

Committee Meeting Updates

There were no updates from the Economic Development Committee.

The Community Preservation Committee will be setting up a subcommittee with the Board of Selectmen to establish policies for submitting applications for grants as this has not always been done effectively in the past.

Duffy suggested that it would be helpful if members were able to see proposed changes in the bylaws before meeting so that they fully understand what is being considered. There was also a discussion as to possible ways to implement waivers to the bylaws so that the Town would have some negotiating power with developers.

Dilorio brought up the issue of a possible parking problem that may develop if the proposed medical marijuana facility that is due to open decides to pursue becoming a retail marijuana facility. He would like to take a look at zoning bylaws regarding parking before this happens.

The next meeting of the Planning Board will be held on November 6, 2019.

At 8:55 p.m. the board voted unanimously to adjourn on a motion by McCann seconded by Peyton.
Minutes approved: *Janet D. Faguna* Date: *1/22/20*

The following documents were submitted and are part of the official records:

- Planning Board Agenda for 10/24/19
- Memo from Chris Dilorio to the Planning Board regarding the ANR Endorsement Request
- Application, Deed, and Plot Plan submitted to the Planning Board in support of the Endorsement Request
- Part of the Pemberton Point Economic Development Plan regarding Vehicular and Public Transportation Access