

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

Minutes: November 20, 2019

Members Present: Jason McCann, Chair; Jeanne Paquin; Steve White; Joe Duffy; Nathan Peyton

Members Absent: Harry Hibbard; Steve Flynn

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

The meeting was called to order at 7:40 p.m.

155 Nantasket Avenue: Modification request (install rooftop pergola)

Robert Burwick was present, representing the buyers of a penthouse unit at 155 Nantasket Avenue who are seeking approval to install a pergola inside the area of their rooftop deck. Burwick had submitted a letter to Dilorio on 11/18/19 detailing the request. In June of 2018 a special permit had been granted to 155 Nantasket Avenue allowing a height of 47' with an additional allowance of 10' above that for non-habitable appurtenances. It is Burwick's feeling that the proposed pergola complies with the height restrictions and regulations.

There was discussion as to whether the proposed structure represents a minor or major revision of the current building. If it is deemed to be a major revision a public hearing would be required. Although it was the general feeling that the revision is minor, there was some concern about the appearance of the structure once installed and the impact on surrounding neighbors. Duffy also raised the issue of it falling within the existing zoning bylaws. It was suggested that detailed drawings showing the proposed elevation and actual pictures of the pergola be drawn up and submitted to the Design Review Board (DRB) for their review. Once a review by DRB has been completed the Planning Board would be in a better position to determine if this constitutes a major or minor revision and come to a decision on the request.

On a motion by Peyton, seconded by Paquin, the Board voted unanimously to continue this request to 12/4/19. If the DRB has been unable to complete a review by that date a further continuance would be needed.

675 Nantasket Avenue: Modification request (HVAC screening/Signage & Lighting)

A written request had been submitted by Lighthouse Enterprises on behalf of A Street Liquors at 675 Nantasket Avenue to not be required to install HVAC screening and signage and lighting on the front of the building. They also sought approval for the installed fencing, which is 8' in height rather than the approved 6' height.

Since there was no one present at the meeting in support of the requests, it was felt that it would be desirable for Board members to visit the actual site in order to get a better sense of the issues involved. McCann expressed some concerns about the height of the fence and the safety impact on cars getting in and out of the parking area. It was also decided that A-1 should be asked to submit current mark-ups indicating the building's current elevation and the scale of the fence.

The Board voted unanimously on a motion to continue this request to 12/4/19.

Committee Updates

White reported on upcoming Christmas events being sponsored by the Chamber of Commerce.

There was discussion about possible renovations to the old jail, with the possibility of converting it into an arts space as well as the possibility that the Town may donate a small parcel of land to the Conservation Trust.

Dilorio will be submitting plans for Town playgrounds. There was also discussion about restorations of the Village Firehouse and the Carousel.

There were updates on the various road projects currently underway in the Town.

At 8:40 pm the board voted unanimously to adjourn on a motion by McCann seconded by Paquin.

Recorded by Kathleen Fanning.

Minutes approved: _____

Date: _____

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

- Planning Board Agenda for November 20, 2019
- Letter from Robert Burwick requesting approval of a rooftop pergola at 155 Nantasket Avenue as well as supporting documentation
- Letter from Lighthouse Enterprises seeking approval for modification requests at 675 Nantasket Avenue as well as supporting documentation