

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss.

To any of the Constables of the Town of Hull in the County of Plymouth

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the Inhabitants of the Town of Hull qualified to vote on Town affairs and elections to meet at **Hull High School situated at 180 Main Street** in said Hull, on Monday, the **first day of May next, 2023 at 7:00 o'clock** in the evening, then and there to act upon the following articles, namely:

ARTICLE 1: To hear and act upon the following:

- The Report of the Select Board
- The Report of the School Committee
- The Report of the Fire Department
- The Report of the Police Department
- The Report of the Treasurer/Collector
- The Report of the Town Clerk
- The Report of the Board of Assessors
- The Report of the Municipal Light Board
- The Report of the Trustees of the Public Library
- The Report of the Town Counsel
- The Report of the Retirement Board
- The Report of the Committees
- The Report of the Town Accountant
- The Report of the Board of Health
- The Report of the Planning Board

or take any other action relative thereto. (Inserted by the Select Board)

ARTICLE 2A: To see if the Town will assume liability in the manner provided by section 29 of Chapter 91 of the General Laws and amendments thereto, for all damages that may be incurred by work to be performed by the Department of Public Works of Massachusetts and/or the Massachusetts Department of Environmental Protection for the improvement, development, maintenance and protection of tidal and non-tidal rivers and streams, harbors, tidewaters, foreshores and shores along the public beach outside of Boston Harbor and authorize the Select Board or Town Manager to execute and deliver a bond of indemnity therefore to the Commonwealth.

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 2B: To see if the Town will authorize the Select Board or Town Manager to enter into contracts with the Massachusetts Department of Public Works and/or Commissioner and/or Massachusetts Department of Environmental Protection for the construction or maintenance of seawalls and land areas bordering on tidal waters, for the ensuing year.

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 2C: To see if the Town will authorize the Select Board to enter into contracts with the Commonwealth of Massachusetts, its divisions, commissions and agencies, including the Department of Public Works and/or the County Commissioners for the construction and maintenance of public highways for the ensuing year.

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 2D: To see if the Town will authorize the Treasurer/Collector to enter into compensating balance agreements, as permitted by M.G.L. Chapter 44, section 53F. Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 2E: To see if the Town will vote that all income from sales of electricity to private consumers or for electrical supplies to municipal buildings or for municipal power, and for sales of appliances and jobbing during the next fiscal year, be appropriated for the Municipal Light Department, the whole to be expended by the Town Manager for the expenses of the plant for the next fiscal year, as defined in section 57 of Chapter 164 of the General Laws and Chapter 8 of the Acts of 1989, as amended. Or take any other action relative thereto. (Inserted the request of the Town Manager)

ARTICLE 3: To see if the Town will fix the salaries of the following Town Officers, viz;
Select Board
Moderator
Town Clerk
Assessors
Municipal Light Board

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 4: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to defray the expenses of Fiscal Year 2024 for:

General Government
Schools

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 4A: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Harbormaster's Department as a so-called enterprise account. Or take any other action relative thereto. (Inserted at the request of the Harbormaster)

ARTICLE 4B: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Sewer Department as a so-called Enterprise Account, including appropriating retained earnings/surplus revenue for repairs, maintenance and capital improvements. Or take any other action relative thereto. (Inserted at the request of the Permanent Sewer Commission)

ARTICLE 4C: To see if the Town will raise and appropriate or appropriate and transfer from available funds a sum of money to operate the Cable Television Public, Educational and Governmental Access Fund as a so-called enterprise account. Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 5: To see if the Town will authorize the Select Board to acquire by gift, purchase, eminent domain or otherwise, an easement and/or other property interest in the area commonly called the Art Walk, in an area between the Department of Conservation and Recreation Parking Lot behind 0 George Washington Boulevard (aka Paragon Boardwalk) and Nantasket Avenue, to enable and facilitate public and municipal access to and use of the area, scenic enhancement and for municipal purposes; and to accomplish same to raise and appropriate and/or transfer from available

funds or borrow a sum of money; and to authorize the Town Manager to apply for and accept grants and gifts to accomplish said projects and purposes; and to authorize the Town to enter into agreements for said projects and purposes and to appropriate from available funds and/or by borrowing and/or authorize the use of grants or gifts to acquire said property interests and for said projects and purposes.

Or take any other action relative thereto. (Inserted at the request of the Town Counsel)

ARTICLE 6A: That the Town appropriate and/or reserve from the Community Preservation annual revenues in the amounts recommended by the Community Preservation Committee for Committee administrative expenses, community preservation projects and other expenses in fiscal year 2023, with each item to be considered a separate appropriation, as follows:

From FY 2023 estimated revenues for Historic Resources Reserve	\$ 70,000
From FY 2023 estimated revenues for Community Housing Reserve	\$ 70,000
From FY 2023 estimated revenues for Open Space Reserves	\$ 70,000
From FY 2023 estimated revenues for Committee Administrative Expenses	\$ 34,000

Or take any other action relative thereto. (Inserted at the request of the Community Preservation Committee)

ARTICLE 6B: To see if the Town will take the following action and appropriate from the Community Preservation accounts in the amounts recommended by the Community Preservation Committee, as follows:

ARTICLE 6B: To see if the Town will take the following action and appropriate from the Community Preservation accounts in the amounts recommended by the Community Preservation Committee, as follows:

- a) Appropriate **\$69,965** from the Community Preservation Open Space/Recreation Reserve and **\$29,035** from the Community Preservation General Fund, total of **\$99,000**, to be used by the Town of Hull to undertake the design and construction of new playground facility at the Hampton Circle Playground located on Moreland Ave at Map 36/Lot 48, or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- b) Appropriate **\$55,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull for design and engineering work associated with the redevelopment of the L Street Playground & Tennis Courts located at N Street and Nantasket Avenue, Map 15 Lot 141 and Map 15 Lot 142, or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- c) Appropriate **\$30,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull to undertake the design and construction of a 30' x 30' "sails' shade structure, or how so ever measured, at L Street Field located at N Street and Nantasket Avenue, Map 15 Lot 141 and Map 15

Lot 142, or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.

- d) Appropriate **\$28,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Town of Hull to hire a consultant to study waterfront access points around town to establish a plan for prioritizing future projects based on potential use and benefits as well as cost. In accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- e) Appropriate **\$70,000** from the Community Preservation General Fund to be used for an Open Space/Recreation project to be used by the Friends of the Paragon Carousel to undertake the restoration of the carousel windows at the Paragon Carousel located at 205 Nantasket Avenue, Map 37, Lot 009-A, or how so ever it may be designated, in accordance with the Town's procurement practices and the entering into of a Grant Agreement with the Town of Hull and filing of reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.
- f) Appropriate **\$69,965** from the Historic Resource Reserve and **\$430,035** from the Community Preservation General Reserve, **total of \$500,000**, and bond **\$1,000,000** to be used by the Town of Hull for the Village Fire Station Historic Preservation and Rehabilitation construction located at 129 Spring Street Map 06/Lot 062, or how so ever it may be designated, in accordance with the Town's procurement practices, with the Town of Hull also filing reports on said project with the Community Preservation Committee; and further that the Select Board and Town Manager are authorized to take all related actions necessary or appropriate to carry out this vote.

Or take any other action relative thereto. (Inserted at the request of the Community Preservation Committee)

ARTICLE 7: To see if the Town will vote to accept the provision of M.G.L. Chapter 32, section 103 (j) inserted by section 19 of Chapter 188 of the Acts of 2010 to increase the maximum base amount on which the COLA adjustment is calculated from \$17,000.00 annually to \$18,000.00 annually. Or take any other action relative thereto. (Inserted at the request of the Hull Contributory Retirement Board)

ARTICLE 8: To see if the Town will raise and appropriate, transfer from available funds, and/or borrow a sum of money for the purpose of the design and construction of repairs and improvements to seawalls, revetments and coastal access infrastructure, and any other shore protection projects, including any related land acquisition costs, site improvements, landscaping, equipment and any other costs incidental or related thereto; to authorize the Town Manager to apply for and accept grants and gifts to accomplish said projects and purposes, which amounts shall be spent in addition to the funds appropriated under this vote; and to authorize the Select Board to enter into agreements and take any other action necessary to carry out said projects. Or take any other action relative thereto. (Inserted at the request o the Town Manager)

ARTICLE 9: To see if the Town will raise and appropriate, and/or transfer from available funds, a sum of money to be added to the Stabilization Fund.

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 10: To see if the Town will raise and appropriate, transfer from available funds, and/or borrow a sum of money for the purpose of the design and construction of repairs and improvements to the Hull Wastewater Treatment Facility ocean outfall pipe and diffusers, and any other costs incidental or related.

Or take any other action relative thereto. (Inserted at the request of the Town Manager)

ARTICLE 11: To see if the Town will vote to amend the General bylaws Section 213-8 A, F & I (Dog License; Fees) by as follows: (Inserted at the request of the Town Clerk)

[~~Strikeout~~ to be eliminated / underline to be incorporated]

§ 213-8 Dog license; fees. [1]

[Amended 4-12-1994 ATM by Art. 47; 5-8-2007 ATM by Art. 23]

A. Any person residing in the Town of Hull, who at the beginning of the license period from ~~(April-1—March 31)~~ to (January 1 to December 31) or who during the license period becomes the owner or keeper of a dog six months of age or older, shall cause the dog to be licensed within 30 days. The Town Clerk shall issue dog licenses and tags on a form prescribed and furnished by the Town of Hull.

F. Notwithstanding the provisions of MGL Chapter 140 section 139, or any other provision of law to the contrary, the annual fees to be charged by the Town of Hull for the issuance o dog licenses shall be as follows: ^[2]

(1)

Unspayed and unneutered dogs: ~~\$15.00~~ \$17.

(2)

Spayed and neutered dogs: ~~\$10.00~~ \$12.

I. Any individual who has not licensed his or her dog by ~~May 1~~ February 1 or within 30 days of when said dog should have been licensed in any year shall pay an additional late fee of \$25 per family.

Or take any other action relative thereto. (Inserted at the request of the Town Clerk)

ARTICLE 12: To see if the Town will amend the Zoning Bylaw § 410 to establish § 410-4.1.C(3)(h) and § 410-6.5 as follows:

§ 410-4.1.C(3)(h) The Planning Board may require full or partial compliance with § 410-6.5 Light Pollution Prevention.

§ 410-6.5 Light Pollution Prevention

A. **Purpose and Intent.** The purpose of this Bylaw is to create standards for outdoor lighting so that its use does not unreasonably interfere with the reasonable use and enjoyment of property within the town of Hull. It is the intent of this section to encourage, through the regulation of the types, construction, installation and uses of outdoor electrically powered illuminating devices, lighting practices and systems which will reduce light pollution, light trespass and glare in order to preserve and enhance the natural, scenic, and aesthetic qualities of Hull, conserve energy and decrease lighting cost without decreasing nighttime safety, security, and productivity, and preserve the night sky as a

natural resource to enhance nighttime enjoyment of property within Hull.

B. Definitions. Except as noted hereinafter, all definitions are provided in the Zoning Bylaw. Unless the context clearly indicates otherwise, certain words and phrases used in this section shall mean the following:

CUTOFF ANGLE: The angle formed by a line drawn from the direction of the direct light rays at the light source with respect to the vertical, beyond which no direct light is emitted.

CORRELATED COLOR TEMPERATURE (CCT): The Specification of the color appearance of the light emitted by a light source measured in degrees Kelvin (K).

DIRECT LIGHT — Light emitted directly by a lamp, off a reflector, or through a refractor of an outdoor light fixture.

FOOT-CANDLE – Standard measurement of illumination in the United States, defined as one lumen per square foot.

FILTERED — When referring to an outdoor light fixture, means that the fixture is to be fitted with a glass, acrylic, or other translucent enclosure of the light source.

GLARE: Light emitted from a light fixture with intensity great enough to produce annoyance, discomfort, or a reduction in a viewer's ability to see.

HEIGHT OF Light Fixture: The vertical distance from the finished grade of the ground directly below to the lowest direct light emitting part of the light fixture.

ILLUMINATING ENGINEERING SOCIETY (IES) – An industry-backed non-profit organization that is the recognized technical and educational authority on illumination science. They publish and maintain technical standards through an accredited process and provide best practice recommendations for lighting installations.

LAMP: The component of an outdoor light fixture that produces light.

LIGHT FIXTURE: A complete lighting system, including the assembly that houses a lamp or lamps, and which may include a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor, lens, or diffuser lens.

LIGHT TRESPASS: Direct light emitted by an outdoor lamp fixture that shines beyond the boundaries of the property on which the outdoor light fixture is installed.

PHOTOMETRIC PLAN: Site plan showing the light levels (measured in foot candles) from each light fixture across and beyond the boundaries of the site.

SHIELDED LIGHT FIXTURE: A lamp and fixture assembly designed to eliminate light being emitted in an unwanted direction. Fixtures may include an array of shielding options such as back, front or side to prevent light trespass or uplight shielding to prevent light emitting light above a horizontal plane.

UPLIGHT: Direct light emitted by an outdoor light fixture above a horizontal plane through the fixture's lowest light-emitting part. Uplight is quantified using the IES U-rating system, U1-U5.

C. Lighting Plan. The applicant shall provide a Lighting Plan consisting of:

- 1) A photometric plan showing the intensity of illumination at ground level, expressed in foot candles.
- 2) Specifications for all proposed lighting fixtures and control systems for all characteristics outlined in section E. Control of Glare, Light Trespass, and Operation.
- 3) Proposed mounting height of outdoor lighting fixtures.
- 4) A written narrative explaining how the proposed lighting and installation methods will limit impacts on surrounding properties

D. Lighting Specifications. To prevent light pollution, all products shall meet the following specifications:

- 1) Product must have a maximum IES Uplight rating of U1
- 2) Correlated Color Temperature (CCT) must not exceed 3000K
- 3) Continuous dimming capability to 20% of max output power or lower
 - i. Outdoor lighting fixtures must be dimmed to 20% of max output power or lower between midnight and dawn.
 - ii. Dimming must be performed automatically by a control system or by

- occupancy sensors
- 4) Products that include an arm or tenon mount must have a maximum allowable tilt of +/- 10 degrees
- 5) Products must have at least one shielding option or accessory available (e.g., house-side shield, etc.)
- E. Control of Glare, Light Trespass, and Operation.**
 - 1) All Light Fixtures shall be equipped with whatever shielding, filters, lenses, or cutoff devices required to eliminate Light Trespass onto any street or abutting lot or parcel, to eliminate unreasonable glare to persons on any street or abutting lot or parcel and to minimize uplighting.
 - 2) Outdoor Lighting Fixtures intended solely to illuminate any freestanding surface (signs, walls, landscaping elements, etc.) shall be 1) mounted above the surface and face downward to prevent uplight and 2) shielded so that Direct Light is confined to the surface only.
- F. Exemptions.**
 - 1) All light fixtures lawfully in place prior to the date of this amendment shall be grandfathered. However, any light fixture that replaces a grandfathered light fixture, or any grandfathered light fixture that is moved, must meet the standards of this regulation.
- G. Special Permit.** Alternative outdoor light fixtures may be allowed by Special Permit if it is found that the fixture's design and appearance are superior, significant light pollution will not be created, and light trespass and glare are minimal.

Or take any other action relative thereto. (Inserted at the request of the Planning Board)

ARTICLE 13: To see if the Town will amend Article III and Article V of the Zoning Bylaws and adopt the proposed Article IV Section 410-4.9* Accessory Dwelling Units (ADU) to the Zoning Bylaws to Add the following:

Article III Section 410-3.2 Single-Family Residence Districts; Permitted Uses: After Section 410-3.2.A (7), Add: (8) Accessory Dwelling Units, subject to the requirements of Section 410-4.9* of this Zoning Bylaw. Article V Section 410-5.1 Table 50, Amend SF-A, B, C: Maximum number of dwelling units per lot=1; Add: "+ADU". Article IV Uses. After Section 410-4.8; Add: Section 410-4.9*, to insert the following:

Section 410-4.9* ACCESSORY DWELLING UNITS (ADU)

A. PURPOSE:

Consistent with MGL Chapter 358 of the Acts of 2020 Housing Choice and the Hull Housing Production Plan;

- 1) Provide a limited number of Accessory Dwelling Units without adding to the number of buildings in the town, and without reducing open space in the town, or substantially altering the appearance of the principal dwelling, and to provide for a more efficient and economic use of existing housing stock by enabling homeowners of single-family dwellings larger than required for their present needs, to share space and the burdens of homeownership, while also protecting the stability, property values, and residential character of the neighborhood.
- 2) Enable the Town to monitor Accessory Dwelling Unit (ADU) construction for code compliance.

B. DEFINITIONS:

- 1) An "Accessory Dwelling Unit" (ADU) is a self-contained housing unit incorporated within a single-family dwelling and clearly subordinate in size to the principal dwelling in a manner that maintains the character and structural appearance of a single-family dwelling consistent with

the provisions of Section 410-4.9* and MGL Chapter 40A Section 1A Definition of "Accessory Dwelling Unit"

- 2) A "Principal Dwelling" for the purposes of this Section 410-4.9* is a single-family dwelling exclusive of the area that constitutes the Accessory Dwelling Unit (ADU).
- 3) A single-family dwelling with an Accessory Dwelling Unit should not be deemed to be a two-family dwelling.

C. ELIGIBILITY REQUIREMENTS:

- 1) A Building Permit for an Accessory Dwelling Unit (ADU) may be issued as of right, provided that the applicant shall be the owner of the premises and must submit a notarized affidavit certifying occupancy of either the principal dwelling or the ADU as the owner's primary residence immediately upon issuance of the Building Permit for an ADU.

D. DIMENSIONAL AND DESIGN REQUIREMENTS:

- 1) Compliance with all applicable laws and codes of the Commonwealth of Massachusetts and the Town of Hull is required, including Hull Zoning Bylaws Article V: Table 50 Dimensional Requirements and Intensity Regulations.
- 2) An Accessory Dwelling Unit shall not create any dimensional nonconformities.
- 3) An Accessory Dwelling Unit shall not be larger than $\frac{1}{2}$ the floor area of the principal dwelling or 900 square feet, whichever is smaller.
- 4) An Accessory dwelling Unit shall not have more than two bedrooms.
- 5) An Accessory Dwelling Unit shall not create an undue burden on the neighborhood.
- 6) An Accessory Dwelling Unit shall not be metered separately from the principal dwelling for electric, gas, water, or sewer utilities serving the single-family dwelling.
- 7) The parking requirement for an ADU is two off-street parking spaces in addition to the minimum required two off-street parking spaces for a single-family dwelling, which shall be provided on the premises, as per Section 410-5.2.A. Table 55 Parking.
- 8) Any new entrance for the Accessory Dwelling Unit or the principal dwelling shall be located on the side or in the rear of the single-family dwelling, and all stairways to upper stories shall be enclosed within the exterior walls of the single-family dwelling, so as to be less viable from the street.
- 9) Additional or modified landscaping, fences or other buffers may be necessary to protect abutting properties from potential negative visual or auditory impacts of the ADU.

E. GENERAL CONDITIONS:

- 1) The owner shall submit an application for a building permit for an Accessory Dwelling Unit, along with building plans, and survey and site plans of the existing and proposed conditions, to the Building Commissioner for his review and approval, in order to ascertain whether the proposed ADU is in compliance with this Zoning Bylaw Section 410-4.9*, and all code requirements for residential use.
- 2) The owner of the single-family dwelling shall occupy either the principal dwelling or the ADU as the owner's primary residence. Temporary absences of the owner for a period of not more than nine months in the aggregate in any twelve-month period and active Military Service of the owner for any length of time shall not be deemed a violation of this requirement provided that the dwelling units may only be occupied by family members of the owner during the owner's absence.
- 3) The owner shall recertify annually, by application for Board of Health Housing Code Division Certificates of Occupancy and comply with the rules and regulations of the Board of Health.

- 4) The owner shall recertify annually, by submission of a notarized letter to the Building Commissioner: that the owner shall continue to occupy either the principal dwelling or the ADU as the owner's primary residence, except for bona-fide temporary absence as provided above in subsection E.2.
 - 5) Upon the sale or other conveyance or transfer of a single-family dwelling which has been issued an ADU permit, the new owner shall, within thirty (30) days of such transfer, submit a notarized letter to the Building Commissioner certifying that the owner will continue to occupy either the principal dwelling or the ADU as the owner's primary residence and comply with all conditions of ADU Use, if the owner intends to maintain the ADU permit.
 - 6) Neither the principal dwelling nor the Accessory Dwelling Unit may be sold or otherwise conveyed or transferred separately from the other.
 - 7) An Accessory Dwelling Unit shall not be used for boarding and lodging, or other commercial use. An ADU and principal dwelling to which it is accessory may be rented for periods not shorter than 90 days at a time, and are prohibited from any use as rental units on a weekly or daily basis.
 - 8) Accessory Dwelling Units permitted shall be restricted to ten (10) per calendar year.
- Or take any other relative action thereto; (Inserted at the request of the Zoning Board of Appeals)

Footnote: *Section number to be determined by Town Clerk based upon next available section number.

ARTICLE 14: To see if the Town will amend Zoning Bylaws Article V Section 410-5.1 Table 50; Commercial Recreation Districts A, B, & C, as follows: to **Add: Footnote (a.2)** The Planning Board may, at its discretion, issue a Special Permit allowing new and existing buildings within a Special Flood Hazard Area, as defined by the latest edition of 780 CMR, to be elevated beyond the prescribed height limit to provide flood proofing by meeting or exceeding the flood elevation requirements of said CMR, and such Special Permit can be considered in conjunction with Site Plan review (Section 410-4.1). Buildings cannot exceed the elevation required to comply with 780 CMR by more than **six feet**. Roof top mechanicals appropriately screened or enclosed must be below the total allowed building height.

Or take any other r action elative thereto;" (Inserted at the request of the Zoning Board of Appeals)

ARTICLE 15: To see if the Town will amend Zoning Bylaws Article III Section 410-3.5.A. Permitted Uses for Business District (2)(b) Multifamily dwellings in Business District ; **Remove** [1] and **Add:** [1] "Allow strictly residential use in Business District by special permit through the Planning Board, and such special permit can be considered in conjunction with Site Plan review , if Site Plan review is required. Article V Section 410-5.1 Table 50; Amend Business Districts, Maximum Number of Buildings per Lot=1: **Remove "1"**, and **Add: "2" with Footnote "(h)"**, or take any other action relative thereto;" (Inserted at the request of the Zoning Board of Appeals)

ARTICLE 16: "To see if the Town will amend Zoning Bylaws Article III Section 410-3.5. A. Permitted Uses for Business District (1)(g) **Remove** the word: "**Rental**" from the first sentence and **Remove the entire second sentence:** "Said residential use to be restricted to units of not more than four rooms, excluding bath, with no more than two of said rooms to be bedrooms", or take any other action relative thereto;" (Inserted at the request of the Zoning Board of Appeals)

ARTICLE 17: The citizens petition is intended to establish a zoning by law Section 410-4.9 which would create a requirement for inclusionary housing for any development of over 10 units. The provisions of the bylaw is designed to: (1) increase the supply of affordable rental and ownership housing in the Town of Hull across all zoning districts, (2) encourage a greater diversity and distribution of housing to meet the needs of seniors, families and individuals at all income levels, and (3) prevent the displacement of Hull residents. Under the proposal any development of over ten units will be required to set aside ten percent of the units for individuals

who meet moderate or low income requirements with preference to be given to Hull residents.

To see if the Town will amend the Zoning By-laws by amending Article IV to add a new section, Section 410-4.9 Inclusionary Housing Requirement, as follows:

410-4.9

A. Purpose:

The provisions of the bylaw is designed to: (1) increase the supply of affordable rental and ownership housing in the Town of Hull across all zoning districts, (2) encourage a greater diversity and distribution of housing to meet the needs of seniors, families and individuals at all income levels, and (3) prevent the displacement of Hull residents.

B. Definitions:

1. **AFFORDABLE HOUSING UNIT (AHU)** - A dwelling unit available at a cost of no more than 30% of gross household income of those households at or below 80% of the Boston MSA median income as reported by the U.S. Department of Housing and Urban Development,
2. **MEDIAN INCOME** - The median income, adjusted for household size, for the Boston Metropolitan Statistical Area published by or calculated from regulations promulgated by the United States Department of Housing and Urban Development or any successor federal or state program.
3. **INCOME, LOW OR MODERATE** - Low income - households making 50% of the median income of the Boston MSA Moderate income - households making 80% of the median income of the Boston MSA
4. **PROJECT** -- Any residential development including housing created both by new construction or remodeling and conversion of an obsolete or unused building or other structure from its original or more recent use to an alternate use, including those set forth in the section entitled "applicability." Where the project is a senior residential development as set forth below, the term "dwelling unit" shall be construed to mean "units within senior residential developments".

C. Applicability: In all zoning districts, the provisions of this bylaw shall apply to the following uses:

1. any project that results in a net increase of ten or more dwelling units, whether by new construction or by the alteration, expansion, reconstruction or change of existing residential or non-residential space; and
2. any subdivision of land for development of ten or more dwelling units; and
3. any senior residential development that includes ten or more senior residential units and accompanying services

D. Provision of Affordable Units

1. The development of any project as defined in this paragraph
2. As a condition for granting any permit hereunder, applicants shall contribute to the Town's stock of affordable units in accordance with the following requirements:

a. For projects resulting in a net increase of ten or more dwelling units, the applicant shall be required to set aside a minimum of ten percent (10%) of the net increase as affordable units, and a minimum of ten (10%) of the total number of bedrooms provided as affordable housing.

b. Fractions:

If when applying the percentage to the total number of units to determine the number of affordable units, the resulting number of affordable units includes a fraction of a unit, this fraction, if one-half (1/2) or more shall be rounded up to the next whole number

c. Sale, lease or rental of units to low and moderate income households: Units set aside for sale, lease or rental to low and moderate-income households shall be restricted in perpetuity for occupancy by qualified households which meet the definition of "low" and "moderate" income set forth in this bylaw.

E. Distribution of affordability for rental and ownership units: In developments which are required to include fewer than three (3) affordable units all units shall serve moderate-income households. In developments which are required to include exactly three (3) affordable units, one (1) affordable unit shall serve a low-income household and two (2) affordable units shall serve moderate income households. In developments which are required to include more than three (3) affordable units, the units shall be distributed as follows: 25% shall serve low-income households 75% shall serve moderate income households

F. Projects containing affordable units shall meet the following standards:

1. Projects shall not be segmented or phased to avoid compliance with these provisions.
2. Affordable units shall be dispersed throughout the project so as to ensure a true mix of market-rate and affordable housing.
3. Affordable units shall conform to the general appearance of residences in the area and/or the project. Affordable units must contain average floor area of the market rate units.
4. All affordable housing units created under this Bylaw shall be no less accessible to public amenities, such as open space, as the market-rate units.
5. The construction of the affordable units will be provided coincident with the development of market-rate units, but in no event shall the development of affordable units be delayed beyond the schedule noted below: Market Rate units (% built)/Affordable Housing Units (% built) Up to 30%/None Required 30% to 50%/At least 30% 51% to 75%/At least 75% 76% or more/100%

G. Preservation of Affordability; Restrictions on Resale:

1. Each affordable unit created in accordance with this Bylaw shall have the following limitations governing its resale. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households in perpetuity. The resale controls shall be established through a deed restriction, acceptable to the Massachusetts Division of Housing and Community Development and the Hull Affordable Housing Committee, and recorded at Plymouth County Registry of Deeds or the Land Court. Covenants and other documents necessary to ensure compliance with this section shall be executed and, if applicable, recorded prior to and as a condition of the issuance of any building permit or certificate of occupancy, as the appropriate Board or Building inspector

shall deem appropriate.

2. **Maximum rental price:** Rents for the affordable units, including utilities shall not exceed 30% of the targeted annual gross household income.
3. **Maximum sales price:** Housing costs, including monthly housing payments, principal and interest payments, and insurance, shall not exceed 30% of the targeted gross household income.
4. **Resale prices:** Subsequent resale prices shall be determined in a manner consistent with the initial pricing of the affordable housing unit. The resale price will be established based on a discounted rate, which is the percentage of the median income for which the unit was originally sold. The method of resale price calculation shall be included as part of the deed restriction. This percentage may be increased or decreased by up to five per cent (5%) at the time of resale, in order to assure that the target income groups' ability to purchase will be kept in line with the unit's market appreciation and to provide a proper return on equity to the seller.

H. Marketing Plan

1. The affordable units must be rented or sold using a plan for marketing which has been reviewed and approved by the Hull Affordable Housing Committee
2. Preference for Hull residents and persons employed within the Town of Hull: Unless otherwise prohibited by a federal or state agency under a financing or other subsidy program, the affordable units shall be initially offered to current residents of the Town of Hull who qualify under the income guidelines and who have resided in the town for a minimum of five years, to persons employed within the Town of Hull for at least five (5) years, and to persons who, although not currently residents of the town, have previously resided in the Town of Hull for a minimum of five years. Preference should be given, as appropriate to the unit, seniors first and then families or individuals. The town may establish a system of priorities for selecting buyers or renters, in accordance with Affordable Housing Guidelines issued by the Hull Affordable Housing Committee.

I. Buyers Eligibility:

Purchasers and would be purchasers and renters are required to submit to the Hull Affordable Housing Committee copies of their last three year's tax returns and certify in writing that their income does not exceed eligibility

J. Project Procedures

All projects shall comply with the following procedures as applicable:

1. **Pre-Application Meeting:** The applicant shall convene a pre-application meeting with the Hull Affordable Housing Committee to discuss the project proposal and affordable housing requirements.
2. **Submission of Affordable Housing Plan:** The applicant shall fill out and submit an Affordable Housing Plan form to the Hull Affordable Housing Committee prior to making an application for any required permits. This form requires the following information: project units by location, square footage, unit types, number and types of rooms, and location of and number of affordable units. Specific floor plans shall be included with this submission. The Hull Affordable Housing Committee shall, in the next regularly scheduled meeting after

necessary public notice, review the submitted Plan and prepare a recommendation to the appropriate boards regarding the plan as it pertains to the affordable housing set aside. The Planning Board, Zoning Board of Appeals or Building inspector decisions may require modifications, conditions, and safeguards, including documentation regarding affordability. Said boards and Departments shall explain any deviation from the Housing Partnership recommendations in writing in its decision.

- 3.. Revised Affordable Housing Plan: As needed to ensure Planning Board or ZBA approval, a revised Affordable Housing Plan may be submitted to the Hull Affordable Housing Committee. No building permit shall be issued until the applicant submits proof that any special permit decisions of the appropriate boards has been recorded and that a final approval letter for the Hull Affordable Housing Committee has been issued.

K. Enforcement

1. Legal restrictions: Affordable units shall be rented or sold subject to deed covenants, contractual agreements, and/or other mechanisms restricting the use and occupancy, rent level, and sales prices of such units to assure their affordability. All restrictive instruments shall be subject to review and approval by the Hull Affordable Housing Committee and town counsel.
2. The Hull Affordable Housing Committee shall maintain the Affordable Housing inventory, to ensure compliance with approved plans.
3. The Hull Affordable Housing Committee or a town official designated by the committee will be the authority that will monitor, oversee and administer the details for all resale of any affordable units created under this Bylaw.

(Citizens' Petition inserted at the request of George Boylen and others)

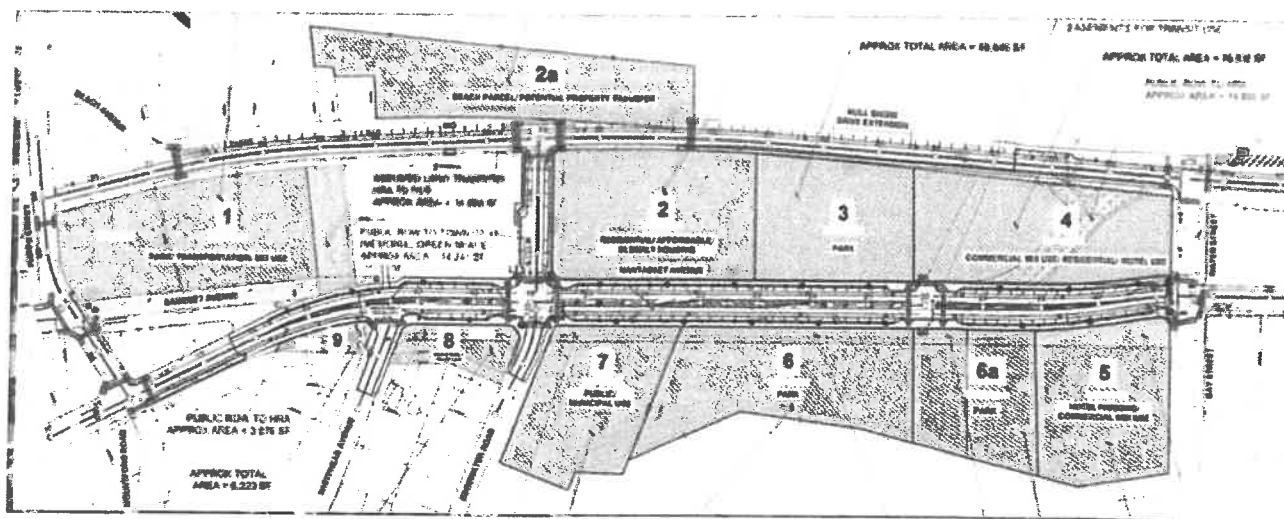
ARTICLE 18: Amend Zoning Bylaw to allow an existing Registered Marijuana Dispensary to add adult use retail sales, subject to special permit and site plan approval by the Planning Board, and license by the Board of Selectmen.

To see if the Town will vote to amend the code of the Town by adding to Chapter 410 (Zoning) a new Section 410-3.13G(3), as follows:

- (3) The Planning Board may grant a special permit to an RMD that has been licensed and lawfully operating within the Town for at least one year to authorize adult use retail sales, subject to execution of a new Host Community Agreement, submission of new applications for site plan approval and special permit satisfying all of the requirements of Section 410-3.13F, a determination that operation of the RMD has not negatively impacted the Town, and compliance with the provisions of Chapter 309, including receipt of a license from the Board of Selectmen. (Citizens' Petition inserted at the request of Meghan Sylvester and others)

ARTICLE 19: Due to major developments already completed and developments currently proposed in other areas of Hull, to see if the Town will vote to amend current zoning for Hull Redevelopment Authority land as follows or take any other action relative thereto.

Designate HRA parcels 1,2,3,4,6 as identified by the Hull Redevelopment Authority diagram below as a "Public Open Space District" as defined in Hull Zoning bylaws chapter 410-3.7.



(Citizens' Petition inserted at the request of Susan Vermilya and others)

ARTICLE 20: To authorize the Select Board to enter into negotiations with the relevant State authorities to enact Chapter 289 allowing the town to lease DCR property to create economic development opportunities for the Town.

The Select Board of the Town of Hull shall be authorized to begin negotiations with the Commissioner of Asset Management and the Department of Conservation and Recreation to allow the town to lease the following parcel shown on the assessor's map 37, lots 001-A and 008, being a portion of the Nantasket Beach Reservation bounded by Nantasket Avenue on the east, Hull Shore Drive on the north, George Washington Blvd on the west and Wharf Avenue on the south. This long-term lease is authorized under Chapter 289 "An act authorizing the Division of Capital Asset Management and Maintenance to lease certain buildings and parkland in the Town of Hull for development purposes." (Citizens' Petition inserted at the request of Bart Blumberg and others)

ARTICLE 21: To establish a bylaw that requires all town departments to only issue permits to abutters of the Geo. Washington Boulevard Extension if they currently hold a license issued by the town.

No permit and/or approval of application of any kind shall be issued by any Town of Hull Department Board and/or Committee unless the applicant who owns the property within the confines of the Town of Hull and is/has encroached on the Proposed George Washington Boulevard Extension (railroad property) as it is described in the Deed to the Town of Hull and registered with the Plymouth County Registry of Deeds dated April 11, 1938, signed by the Board of Selectmen, Clarence Nickerson, Henry J. Stevens, and Daniel Murphy and shown on the Plan of Extension of George Washington Boulevard Hull Mass. dated January 1938, unless said applicant has a license issued by the Board of Selectmen and/or Selectboard of the Town of Hull License(s) must be current Previous to this bylaw any previous license(s) must abide by this bylaw. Fees for license(s) must be based on fair market appraisal. License(s) may be rescinded with a 30 day notice by the Selectboard. (Citizens' Petition inserted at the request of Randall Gould and others)

ARTICLE 22: To see if the Town of Hull will vote to delay decisions on development proposals for the Hull Redevelopment Authority land use until a current formal independent study is performed and publicized that shows the impact that further development would have on the town's current resources. Resources as defined as usage capacity for water, sewer, electricity and the impact of climate change; or to take any other action relative thereto.

Study to include the below if HRA proposals were implemented

1. Specific changes/upgrades needed for each resource.

2. Total estimated cost of any changes/upgrades.
 3. Identify negative impact to town residents and businesses (ie: would increases in water usage from this development cause poor waterflow to other areas of town and result in the need for additional capacity).
 4. Specifically, who or what entity would pay for each change/upgrade.
 5. Factors in current major building proposals submitted to town.
- (Citizens' Petition inserted at the request of Susan Vermilya and others)

ARTICLE 23: Town will Vote to establish a citizen committee to interview the finalist for the Town Manager position.

The committee should be made up of 7 citizen and then open have an open Q.A. & Town Forum to present their background, education and why they would like to be the Town Manager of Hull.
(Citizens' Petition inserted at the request of Anne Marie Papasodero and others)

ARTICLE 24: This article is purposed to set limited term limits for all elected town boards petition with in The Town of Hull.

The proposed article is to seek for the Town of Hull to petition a special act by the Hull residents that state, "no person may be elected as a member of a Town of Hull Board, Select-person Board, Light Board, etc. of the Town of Hull for more than three full terms or ten and one half years, whichever is lesser."

This petition will set term limits on all Hull elected Board positions.

This citizen petition is being presented as an article for the Town Warrant to be voted on at the Hull Town Meeting 2023. (Citizens' Petition inserted at the request of Christopher Sweeney and others)

ARTICLE 25: To direct the Town of Hull to pay Hub Construction from free cash, reserve funds or any other available funds for outstanding invoices for services rendered 2017 – 2019.

The following unpaid invoices were submitted in a timely manner before the end of each fiscal year. Invoice #20835 installed handicap ramps at "K" Street ocean side \$4,680.00, Work Date 5/8/17 invoice date 5/26/17. Invoice #21738 bon fire prep and cleanup at HRA lot \$4,900.00, work dates 11/21/17 – 11/24/17 invoice date 2/28/18. Invoice #22025 plowing and storm work \$133,902.00, work dates 12/25/17 – 4/2/18 invoice date 5/21/18. Invoice #24281 repaired water line at landfill \$4,112.99, work dates 12/19/19 – 12/27/19 invoice date 4/27/20. (Citizens' Petition inserted at the request of Paul V. Gratta and others)

ARTICLE 26: To allow the Oscar Smith Mitchell American Legion Post 140 to hold their meetings at the Anne Scully Senior Center.

To allow the Oscar Smith Mitchell American Legion Post 140 to hold their meetings at the Anne Scully Center at the Veterans Building. Located at 197A Samoset Ave. This was once the home of the original Post 140. There is Legion history within the building and the plaque with our Past Commanders hangs on the wall upstairs. Since the VFW has turned in it's charter and combined with Hingham. This would be the only Veterans organization in our Community. The Legion will be Fully Insured. We would ask for favorable action on this Article. (Citizens' Petition inserted at the request of James Richman and others)

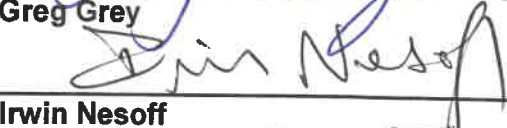
And you are hereby directed to serve this Warrant by causing attested copies thereof to be posted at the main entrance to the Municipal Building and at least three other public places in said town thirty days at least before the time of holding said meeting, as directed by vote of the town.

Hereof fail not and make due return of this Warrant with your doings thereof to the Town Clerk at the time and place of meeting aforesaid.

Given under our hands this 22nd day of March, 2023.


Donna Pursel


Greg Grey


Irwin Nesoff

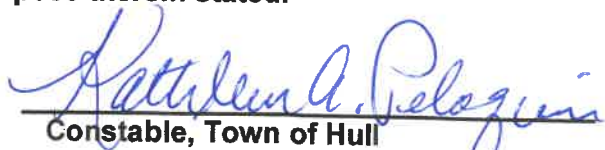

Domenico Sestito

SELECT BOARD

Plymouth ss.

Date: 3-27-2023

By virtue of the above warrant, I have this day notified and warned as therein directed, the Inhabitants of the Town of Hull qualified to vote in elections and town affairs, to meet at the time and place for the purpose therein stated.


Constable, Town of Hull