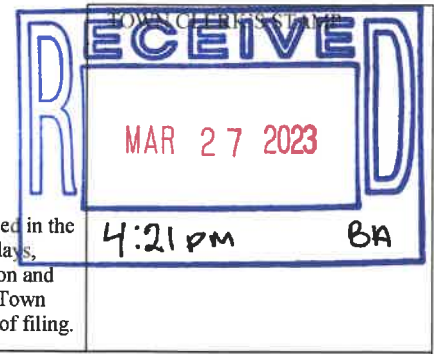




MEETING NOTICE POSTING & AGENDA

TOWN OF HULL

Pursuant to MGL Chapter 30A, § 18-25 all Meeting Notices must be filed and time stamped in the Town Clerk's Office and posted at least **48 hours prior to the meeting** (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.



Board or Committee	PLANNING BOARD
Date & Time of Meeting	March 29, 2023 7:00 P.M.
Meeting Location Full Address	Town Hall 253 Atlantic Avenue Hull, MA 02045
Requested By:	CD&P DIRECTOR

The listings of items are those reasonably anticipated by the Chair which may be discussed. Not all items listed may in fact be discussed and other items not listed may also be discussed to the extent permitted by law

AGENDA

Zoning Amendment Public Hearings

7:00 PM The Hull Planning Board will hold a series of Public Hearings on each of the proposals to amend the Hull Zoning Bylaw and issue recommendations as follows (zoning amendment number below does not reflect warrant article number):

Zoning Amendment 1: To see if the Town will amend the Zoning Bylaw § 410 to establish § 410-4.1.C(3)(h) and § 410-6.5 Lighting Pollution Prevention. This article would work to control light pollution and overflow from commercial and multi-family developments throughout town. (Inserted at the request of the Planning Board).

Zoning Amendment 2: To see if the Town will amend the Town of Hull Zoning Bylaws Article III and Article V of the Town of Hull Zoning Bylaws and adopt the proposed Article IV Section 410-4.9* Accessory Dwelling Units (ADU) and associated language. This article would allow up to 10 accessory dwelling units be permitted by-right per year throughout town. (Inserted at the request of the Zoning Board of Appeals).

Zoning Amendment 3: To see if the Town will amend the Town of Hull Zoning Bylaws Article V Section 410-5.1 Table 50 Commercial Recreation Districts A, B, & C. This article would enable new construction to exceed current height restrictions by including flood elevation requirements under building code plus an additional 6 feet to the total height by special permit within the Commercial Recreation Zones. (Inserted at the request of the Zoning Board of Appeals).

Zoning Amendment 4: To see if the Town will amend the Town of Hull Zoning Bylaws Article III, Section 410-3.5. A. Permitted Uses for Business District (2)(b) Multifamily dwellings in Business District. This article would allow 100% residential use buildings in the Business Districts which currently requires mixed use developments. (Inserted at the request of the Zoning Board of Appeals).

Zoning Amendment 5: To see if the Town will amend the Town of Hull Zoning Bylaws Article III, Section 410-3.5. A. Permitted Uses for Business District (1)(g). This article would eliminate the requirement that residential units in the Business Districts be rentals and contain a maximum room/bedroom count. (Inserted at the request of the Zoning Board of Appeals).

Zoning Amendment 6: 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. This article would require 1 affordable residential unit be constructed for every 10 units constructed in a multi-family building. (Inserted by George Boylen citizen petition).

NBOD Special Permit

7:30 PM Public Hearing (Continued from 1.25.23): 120 Nantasket Avenue NBOD Special Permit Application. Applicant seeks special permit approval under §410-3.12 Nantasket Beach Overlay District of the Zoning Bylaw to construct a 21 unit multifamily residential development with 3 one bedroom residential units, 12 two bedroom units, and 6 three bedroom units.

Preliminary Subdivisions:

120 Nantasket Avenue

Hull Redevelopment Authority (27-034, 27-035, 27-061, 27-119, 27-133, 27-150, 33-009, 33-010, 33-066, 33-067)

Planning Board Discussion and Recommendations:

Zoning Amendment 7: 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). This article would allow recreational marijuana sales to occur at Registered Marijuana Dispensaries operating for over a year by Planning Board special permit. (Inserted at the request of Meghan Sylvester – citizen petition)

Zoning Amendment 8: To see if the Town will vote to amend current zoning for Hull Redevelopment Authority land. This article would change the zoning of the Hull Redevelopment Authority Properties to Public Open Space District (Inserted at the request of Susan Vermilya – citizen petition)

Minutes