


HULL PLANNING BOARD – MARCH 20, 2024

Paragon Dunes


197 Nantasket Avenue
Site Plan Review and Special Permit



What We Heard March 6th:

- The building pass-through is appreciated
 - Would like to see the rear of the building in full
 - Review details with DRB
 - Need to understand utility mitigation
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What we have done since March 6th:

- Met with the DRB to refine some details
 - Updated the fly-through video
 - Met with the Water, Electric and Sewer Utilities
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DRB Meeting March 12th:



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- Color Selection: Reviewed Physical Samples. Group decided to change north section to “Deep Ocean” and center section to “Khaki Brown”
 - Roof/Gable Design: Per DRB added board and batten to gable ends
 - GW Connector Design: Added detail to celebrate the moment and addressed pedestrian circulation
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Previous (March 6)



Revised per DRB



Previous (March 6)



Revised per DRB



Previous (March 6)



Revised per DRB



Plan




Rendering




Fly-through model video




Weir River Water System

- **Connection fees and water balance fees will be paid as necessary**
 - **Water conservation measures will be included to reduce impacts**
 - **Section of pipe adjacent to project could be replace to offset fees**
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Hull Municipal Light

- Relocate utilities underground adjacent to the structure
 - Potentially collaborate to extend scope to Rockland Circle through cost-sharing
 - New underground services to Jake's and Museum
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Hull Sewer Department

- ~\$120k rehabilitation fee
 - Proportional contribution to any required pump station upgrades
 - Work with the Town to pursue a Massworks/Housingworks grant
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Massworks/Housingworks Process

- Available for “shovel-ready” projects
 - Requires a conceptual (preferably 25%) design
 - Must be associated with a development or housing project
 - Need to submit an LOI by April 30th, apply by June 5th
 - Award in September
 - Typical grant range \$2-4m, no upper or lower limits
 - Town received a \$271k grant for two-way roads in 2021
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MassWorks/HousingWorks best use

- Sewer issues likely best candidate
 - Submit for two grants, first design then construction
 - Requires a local match contribution from Town
 - No minimum match, but bonus points if 10% of project
 - Could apply for multiple grants but they will compete
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Public Spaces

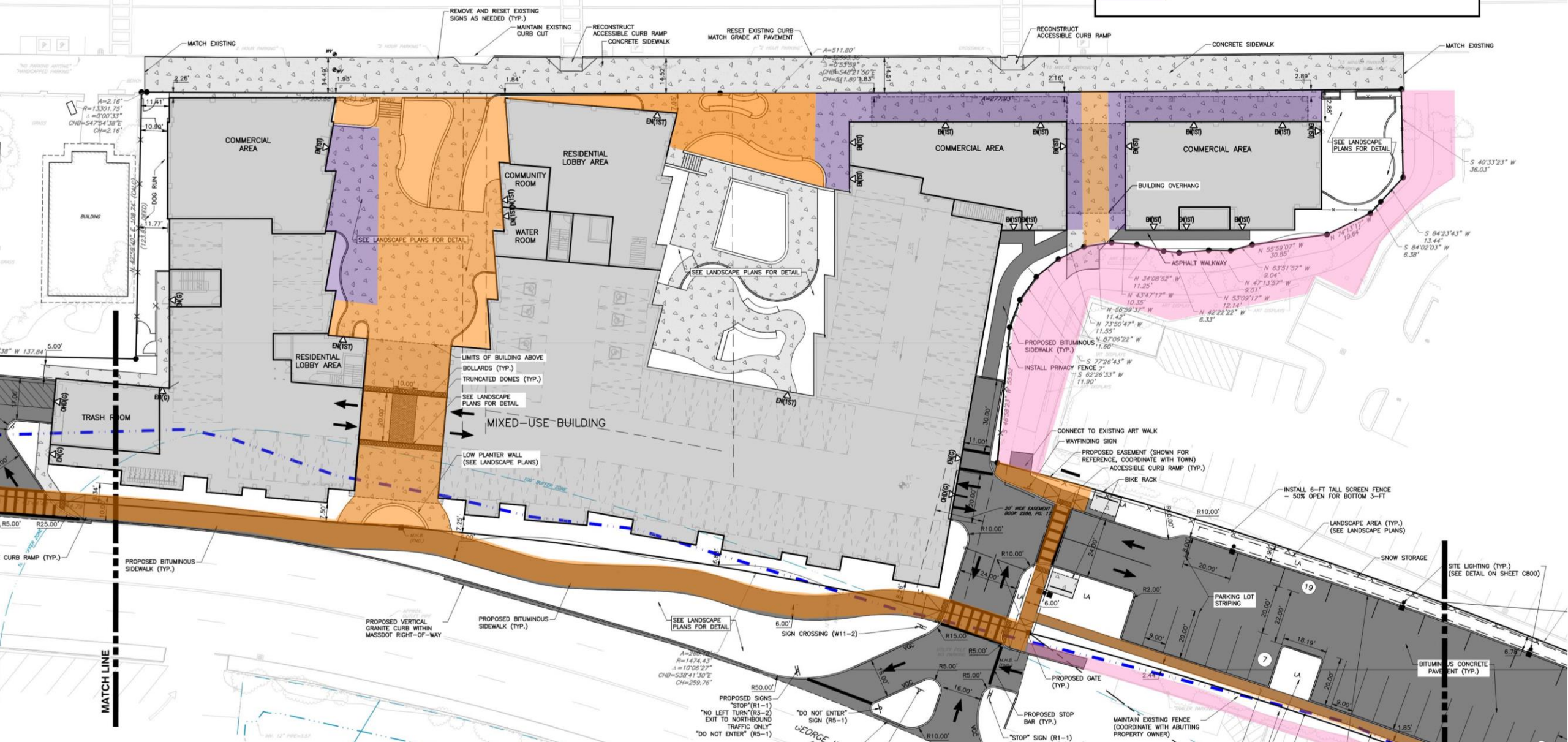


PUBLIC ACCESS AREAS LEGEND

- EXISTING ACCESS ON PRIVATE LAND
- NEW PUBLIC ACCESS
- NEW LIMITED PUBLIC ACCESS



NANTASKET AVE. (ROUTE 228)
 (PUBLIC) VARIABLE WIDTH
 (BASED ON PLAN BK 30 PG. 134)



MATCH LINE

SEE LANDSCAPE PLANS FOR DETAIL

PROPOSED SIGNS
 "STOP" (R1-1)
 "NO LEFT TURN" (R3-2)
 "EXIT TO NORTHBONND TRAFFIC ONLY"
 "DO NOT ENTER" (R5-1)

SITE LIGHTING (TYP.)
 (SEE DETAIL ON SHEET C800)



SURF SHACK

SURF SHOP

DUNES CAFE



SURF SHOP

DUNES CAFE

BeachBox



DUNES CAFE

hello!
LOCAL FRESH
WELCOME









GON

COMM









