

February 25, 2024

To Whom It May Concern,

I've been following Procopio's Paragon Dunes project from the start, listening to feedback from members of the public, Design Review Board and Planning Board. Procopio has only addressed *some* issues that have been raised throughout the review process. Many aspect of the 1/10/24 version of the plans show minimal or insubstantial adjustments to Procopio's original plan. At the last Planning Board meeting, Procopio confirmed they **will not** make some of the changes that members of the Planning and Design Review Boards have explicitly and repeatedly asked for.

So now I'm very worried that the Planning Board and Select Board will waive NBOD requirements, ignore those problems that Procopio refuses to address, and approve a special permit to build the huge residential/retail structure that Procopio wants to build. Paragon Dunes is designed to insure massive profits for Procopio if it buys the property from the current owner at the extraordinarily high price needed for the current owner to recoup the high price he paid for the property several years ago.

What was the point of a carefully considered NBOD if restrictions are eliminated in order to boost the profit of a commercial property owner - a rental landlord? Members of town boards are accountable to the present and future residents of Hull as a whole - not private companies. Please consider the interests of residents, including those who don't live in the Village or on the water, further down the peninsula - consider residents who live nearby or will drive past that location several times a day every day. Think about our summer visitors - the impression that a structure like the latest version of Paragone Dunes would make. Please think about the beach communities that you, personally, like to visit and where you enjoy a stroll. Do you drive to Revere to walk along in front of that string of massive apartment blocks that line the beach? Please don't allow private developers to treat Hull like the Town of Revere!

If Procopio's massive blocky generic apartment complex is built between Nantasket and George Washington (filling *every square inch* of the lot!) it will be there - blocking the view, the wind, and the sun - for generations.

These are the issues I'm most concerned about (and Procopio continues to ignore):

There is **nothing at all** "charming," "beachy," "funky" or "quaint" (words that Procopio has used) about the latest Paragon Dunes design. There is **nothing** distinctive about the design and it doesn't **remotely** reflect a small seaside community, much less a residence **on the beach!** It looks like a **generic** dorm/office building that sits in **every** modern suburb across the U.S. That colonade design is typical of 1980's shopping malls!

132 is too many apartment units for this lot. There will be too many people crowded into that building - between the only two roads entering and leaving Hull. Procopio insists there will be no impact on traffic - apparently assuming most Paragon Dunes tenants will be wealthy retirees rather than commuters. Paragon Dunes won't have **any** "affordable" units for low-income renters who, more typically, rely on public transportation and may not own cars. [But Hull's privatized bus system is invisible and effectively unavailable anyway! Paragon Dune tenants - like all Hull residents - might flag Joseph's bus to the ferry but not to the commuter train!] Procopio promises 185 parking spaces for tenants. That's not even 2 parking spaces per apartment, some of which (because Procopio will charge market rates) will be shared by roommates, each of which will need a car! Two-parent families need 2 cars! Procopio repeatedly declares that it isn't required to provide sufficient tenant parking - why did Hull officials and staff allow such a loophole for developers? So *where* will the extra Paragon Dune tenants park and *where* will their guests park? In front of the shops along Nantasket, in the few spots where business owners and their customers now try to park? Half of Paragon Dunes tenants will walk 15+ minutes from their cars to their doors. It'll be a nightmare.

In its first plans for Paragon Dunes, Procopio labeled a concrete walkway a “park,” a rooftop beer hall a “boardwalk,” and the stairs to the roof “public open space.” In the latest version of their plan, after increasing the amount of indoor and outdoor retail space, every bit of the so-called public open space is hardscape: under the colonade (**what should be a 10' setback according to code**), the Art Walk walkway, and the outdoor retail space that no public-minded person would call a “pocket park.” Paragon Dunes will have **no** grassy open space for public use - no seating or tables for people who aren't tenants or customers. Procopio says it might “program” the outdoor retail space but, as an extension of the adjacent retail establishment, that programmed space won't invite the general public unless they pay for access. And maybe Procopio will decide against “programming” - maybe that space will be used for outdoor dining. The Design Review and Planning Boards were silent about this. Again I'd ask - why develop an NBOD if public open space requirements are waived for a commercial property owner just because they want to build out their lot to maximize their profit, packing as many residential units as physically possible into a space?

The sheer 44' tall northern wall of the apartment complex will tower over the comfort station to the north (one of Hull's few historically interesting structures and one of its **very few** public structures), leaving only a 14'-wide space between, with a 2'-3' walkway between the Paragon Dunes dog run fence and the southern wall of the comfort station. 14' is a little wider than a car (a car and a half) and the off-shore wind will race through that narrow canyon. Procopio says the dog run will be for tenants only, but in theory, the public might use that narrow walkway beside the comfort station - except that all they'll see in front of them is more of the towering apartment block behind the comfort station. Most of the day, the apartment block will cast a shadow over the comfort station. I understand why Procopio wants to avoid wind and shadow studies (they don't care). But the point of the public official review process is to thoroughly understand the impact of any new structure.

Finally (as at least one Planning Board member has repeatedly complained) the Paragon Dunes building is one long massive continuous block along George Washington Blvd. - **without the required 7' setback**. The few small balconies, changing roof lines, and color blocks don't conceal the overwhelming mass of the apartment's rear wall facing the bay. We all know that view, driving into Hull. I believe nice apartments **can** be built in that location. But Procopio's long wall (more than 300') will be an eye-sore - not an attractive welcome to Nantasket Beach.

Sincerely,  
Lisa French

47 Rockaway Avenue  
Hull, MA 02045