



TOWN OF HULL Design Review Board

253 Atlantic Avenue
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February 26, 2024

Meghan Reilly, Chair, Hull Planning Board
Chris Dilorio, Director of Community Development & Planning

RE: Paragon Dunes Mixed Use Redevelopment Project

The Design Review Board has reviewed the proposed Paragon Dunes project- both in its current form and as options going back to 2021 (when the complex was 112 units). We have worked with the applicant and provided recommendations to the Planning Board. At this point, we believe our latest recommendations are well documented and still applicable. In 2021 we raised concerns about the length of the façade facing George Washington Blvd. and requested that applicant provide design options. We bring this up now so that there is an understanding that many of the current issues have been on table for 2-1/2 years. While we appreciate the work the applicant has done on the design, we feel there are significant design and site planning issues that still need to be resolved before the project is approved.

The project is proposed on a very important site in Hull. It is a gateway to the Town, the heart of commercial support for the beach area and a site in close proximity to the National Register listed Paragon Park Carousel and Hull Shore Drive. We believe Hull deserves a design to be proud of and that this can be accomplished on this site. We respectfully urge the Planning Board to ask the applicant to resolve open issues (as highlighted in the peer review report) and present design options that address concerns related to building massing, architecture, open space, view corridors and parking.

Respectfully,
Thomas Burns, Julia Parker, Don Ritz, Tory Lam, Georgette Sullivan and Fulvia Quilici