



TOWN OF HULL Design Review Board

253 Atlantic Avenue
Hull, Massachusetts 02045

Town of Hull Design Review Board

www.town.hull.ma.us > Boards & Commissions > Design Review Board

February 7, 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 submits the following comments to the Hull Planning Board, Building Department, Planning Department, and applicant for the Paragon Dunes Redevelopment Project. These comments are based upon plans dated 2/1/24 and meetings with the applicant.

While the Board appreciates the efforts the applicant has made to improve the design, the DRB remains concerned about many of the issues raised previously dating back to the 10/11/23 submission.

“The purpose of the Nantasket Beach Overlay District is to stimulate mixed use redevelopment of commercial and multi-family property at **scales and densities appropriate for an historic beachfront community...**” the DRB makes the following recommendations:

1. Provide increased setback from the Comfort Station or reduce the height of the proposed building at this location.
2. Create public vistas and view corridors through the site. (Regulations H.2.b and K.2.d.5).
3. Setback the top story 10’ along George Washington Blvd. stepping down main façade to 30’.
4. Mitigate the length of the building wall along GWB with breaks and greater variation in roof heights. Limiting unbroken wall lengths to 80’.

5. Change the large lobby facing Nantasket to commercial/ market hall space.
6. Eliminate parking at distance from the building and reduce number of units if required. Parking in setbacks violates zoning requirements. Not allowed as of right except in a B zone.
7. Confirm public open space courtyard remains public.
8. Provide solar on roof as part of original construction.
9. Further develop architectural style to better reflect a sense of place. Introduce more shingle style detailing. From the options presented on 2/3/24 the DRB selects Gable Study option 4 and Color Study option 4 or 5.
10. Building height to adhere to regulations measured as an average of existing grade.

Respectfully,

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

cc: Selectboard, Planning Board, Conservation Commission, Historical Commission