

February 29, 2024

Dear Planning Board,

Thank you all for your time in the Paragon Dunes Project. I attended last night's meeting and was happy to see the turnout of the citizens and the thoughtfulness of the Board.

I am highly concerned about this project and I left feeling somewhat threatened by the conversation of accepting this project or getting 40b housing instead. Fast tracking a project of this magnitude and scope because of fear of an alternative is not a good reason for rubber stamping. The Developers clearly don't want what is best for our community, they want to maximize their profits which is their job. It is our job as public servants and citizens to look out for the future of Hull and what we want it to be. The developer has made several changes to appease backlash but if you really look at their changes, they are doing what they minimally can do to "shut us up" and not what will work best for the community once the project is done and they walk away.

I also don't understand why they are likely to get a pass on NBOD rules, like set back minimum and height restriction. Why bother making rules to benefit the preservation of Hull if they can be easily overridden? Procopio is not in this business to make sure Hull benefits from their proposal, they are in it to maximize their profits at the expense of the town and more importantly, its residents.

There are so many red flags, it will be hard to address them all because the more this goes on, the more beaten down we all get. From something so simple as sidewalk width (which is ridiculously small to accommodate a bustling area you are trying to create) to flood mitigation that we all know needs to be taken very seriously in 2024. Never mind all the issues in between like parking! Many businesses struggle to survive due to limited parking so I am not sure why adding 140 (?) new units plus retail and no one thinks there will be parking issues let alone minimal effect to traffic.

Hull is clearly changing and for whatever reason, in one of the top 5 (or less I believe) most densely populated land masses in MA. I am not sure why the only thing we do as a Town is to just build housing. It is very confusing to me what the Hull government wants Hull to be. It appears they just want money with no vision of the future and its citizens.

To me, Hull is beautiful, unique, entrenched in history and an absolute hidden gem. We are going to continue to ruin all of that with our shortsighted visions and our willingness to do the hard work of making long range plans, enforcing rules and regulations that protect the authenticity of Hull and its citizens who call this peninsula home.

I don't envy your job; everything is more complex than it seems, and I am aware of that. The ideal use for this piece of property is somewhat out of our hands unfortunately but we still have ways to modify and preserve this property and give the residents and visitors (whom we need) a place we can all proudly utilize as well as something that fits into our beach community. I personally don't feel like Procopio is even close to providing something we can all agree on or something we can remotely benefit from as a community.

Thank you for your time,

Ellen Whitney, 115 Manomet Ave.

