



TOWN OF HULL **Planning Board**

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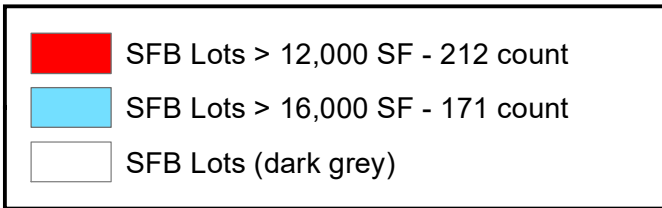
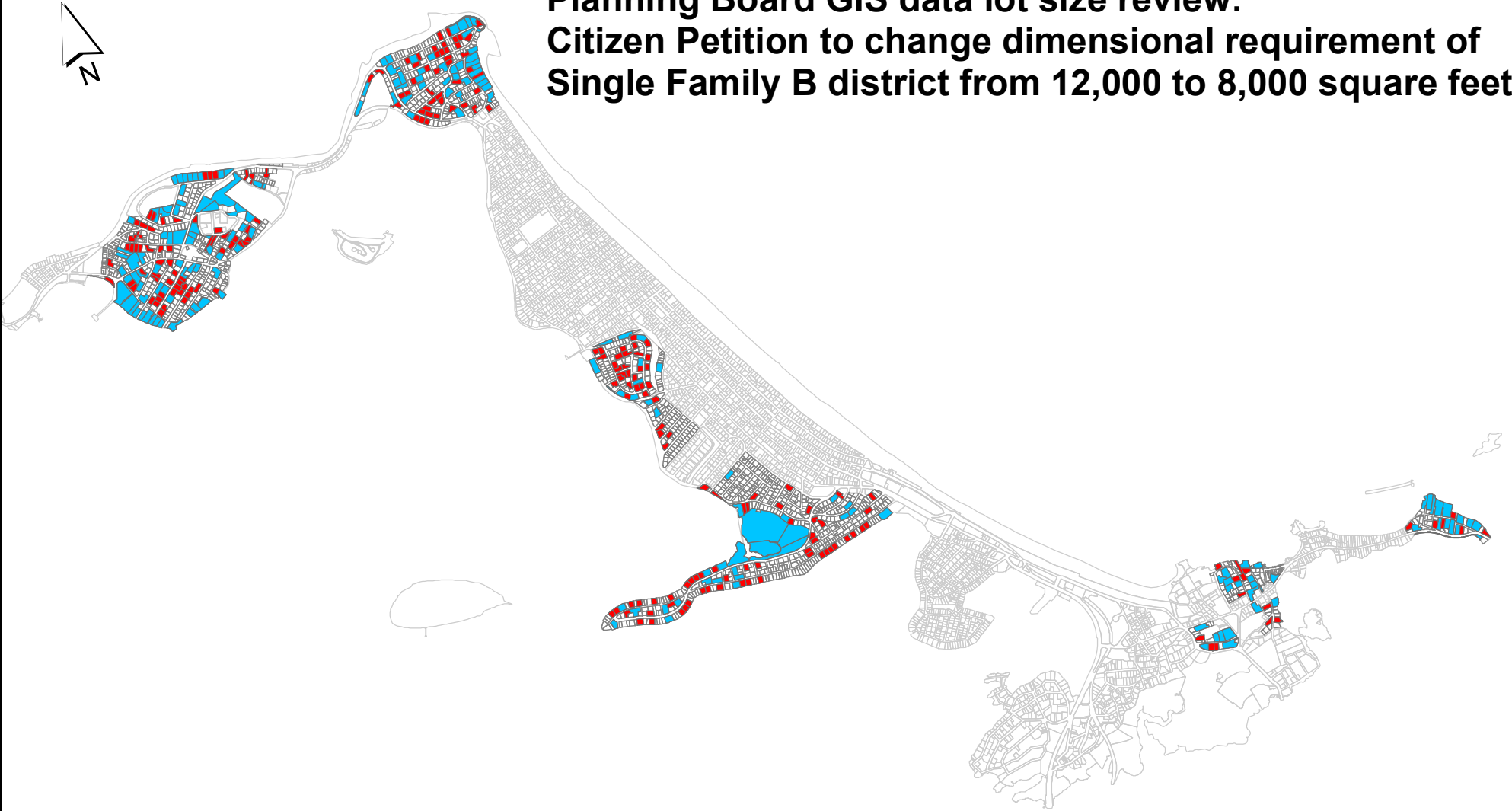
At the 2021 Town Meeting a citizen petition article was put forward to amend the zoning bylaw in order to reduce the minimum lot size in the Single Family B (SF-B) district from 12,000 SF to 8,000 SF. The Planning Board requested time to review the proposed citizen petition and provide a response to this article.

The Board wants to stress their position that all zoning amendments follow proper procedures for review and that the public is afforded a proper channel to weigh in on all zoning amendments. It is imperative that enough time be allowed to adequately research the topic and to assess the effect of the proposed change on existing laws and regulations, understand any unintended consequences of the new law and to understand the effect the law will have on the Town, its neighborhoods, and the residents of the Town. In this specific instance, it was implied by the petitioner and relayed to the Planning Board and the Advisory Board that the amendment would be withdrawn from Town Meeting and therefore proper review and the proper opportunity for the public to comment was not provided.

Regarding the specifics of this amendment, such increases in density would change the character of the Single Family B neighborhoods where for every two legal lots there could now be three legal lots. In the Single Family B district there are over 171 lots with more than 16,000 square feet that could be divided into two lots. 212 lots in the Single Family B have between 12,000 and 16,000 square feet and where these properties about a new lot could be created. This amendment could lead to considerable increase in density within the single family district. Density brings increases in traffic, reduces open space and increases impervious surfaces in a Town that is already in the top 15% most densely populated communities in the state. The Board recognizes that the cost of housing in Massachusetts and the Town is a problem that needs to be addressed. However, adding more market rate single family homes that this petition would provide for, where over 75 percent of the existing units in town are single family, will not address this issue locally. Diversity in housing types is essential for developing home affordability. The Planning Board through its Affordable Housing Production Plan Committee has contracted with the Metropolitan Area Planning Council (MAPC) to create a plan that will help the town to develop new housing that will be affordable to a greater number of people. An important component of this plan is that housing be created without negatively impacting the character of the neighborhoods that we cherish here in Hull. This plan will be finalized in the coming months and recommended zoning changes will be a component of that. The Board will be reviewing these recommendations and proposing amendments to future Town Meetings.

(This brief report is accompanied by a full GIS mapping and impact analysis of the proposed zoning.)

Planning Board GIS data lot size review: Citizen Petition to change dimensional requirement of Single Family B district from 12,000 to 8,000 square feet.



Adjacent red lots would have greater than 24,000 SF allowing division into a third lot.

Blue lots could be divided into at least two lots potentially more