

HULL REDEVELOPMENT AUTHORITY

Public Meeting Series, Meeting Pair #1 Summary

Prepared by JM Goldson LLC, 28 February 2022

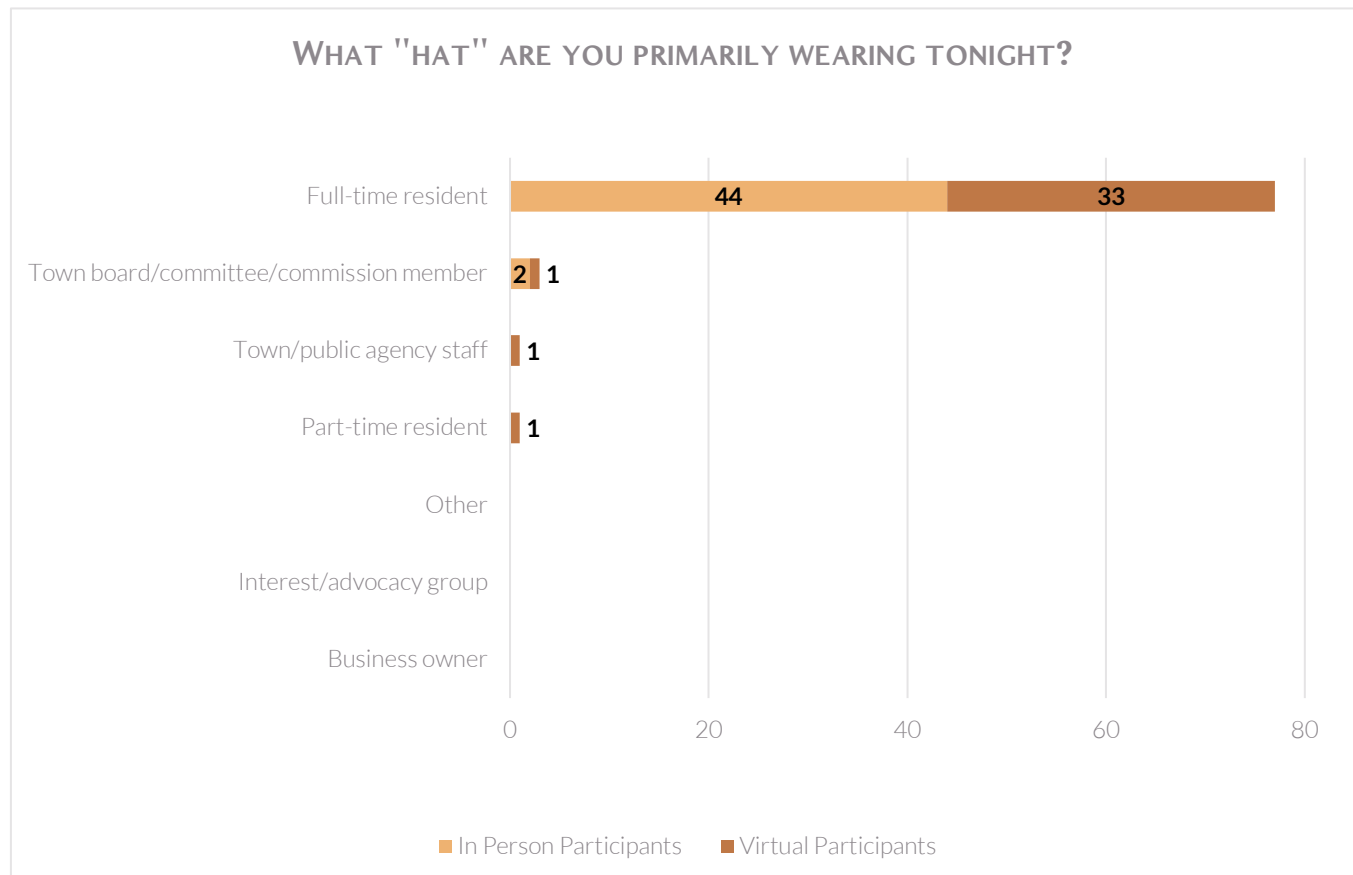
OVERVIEW

The Hull Redevelopment Authority hosted the first pair of public meetings in a three-month meeting series to discuss the draft Urban Renewal Plan for the future of the HRA property. To reduce barriers to participation, this meeting was offered twice: in-person at Hull High School on February 13, 2023, and virtually on February 16, 2023.

The HRA and consultant team shared an identical presentation slide deck at both sessions and invited participants to engage in the same activities. For the purposes of this document, the overall summary will include information from both sessions and results will be separated by session. In addition to a presentation and informational boards, these sessions included six polling activities for participants to share their feedback.

PARTICIPANTS

There were a total of 156 participants who attended this pair of meetings, 74 who signed in at the in-person session and 82 who attended the zoom session. There were 85 participants who engaged with the polling activities, 94 percent of which (77 participants) indicated they were full time residents. There were also three Town board/committee/commission members, one part-time resident and one Town/public agency staff member present.



PRESENTATION SUMMARY

This presentation included an introduction to the Hull Redevelopment Authority (HRA), the planning process, an overview of the Draft Urban Renewal Plan, and information on the next steps for the project.

SUMMARY OF COMMUNITY FEEDBACK

Following the presentation, members of the public were invited to ask questions and offer feedback in a large room discussion facilitated by the consultant team as well as respond to six polling questions.

In Person Session

Most notably, participants advocated for a third option that includes increased open space and recreation area to prioritize community space and resilience in a location vulnerable to flooding and storm surge. There was also interest in preventing future development from blocking scenic views between the bay and the sea to promote continued community enjoyment of the space. Others felt the inclusionary zoning should require up to 15 percent affordable housing and be restricted for older adults. There was some diversity of opinions for how commercial space should be allocated with some wanting to limit commercial activity in the area and others hoping to include more economic development opportunities for the property to boost tourism and local tax revenue.

Virtual Session

Virtual participants shared many of the same sentiments as those who attended in person, including the interest in more open space, protecting scenic views, and concerns about developing in this coastal area. Circulation and other transportation ideas were also discussed in the virtual session, including recommendations for traffic flow, solar-powered personal rapid transit, and advertising for the ferry/shuttle service. In addition, participants discussed wanting to see greater sustainability goals for the development such as Passive House design, solar canopies over parking lots, and EV charging stations. Participants also noted interest in encouraging more affordability of residential development.

Poll Everywhere

The consultant team conducted interactive polling through the Poll Everywhere platform which allows participants to answer questions online or through text. There was also a paper copy of polling questions available for those at the in-person session who preferred to answer manually. The summary below aggregates the responses from both forums. A full breakdown of responses is available in the Appendix.

When asked about what the HRA should prioritize, participants across both evenings indicated they were most interested in open space (85 percent), hotel/inn space (45 percent), and 'other' uses (38 percent).

Polling questions also asked participants about their lowest priorities which included places to shop (77 percent), housing (44 percent), and hotel/inn space (36 percent). This showcases tension between supporters and opponents of hotel/inn space on the property. Respondents' biggest concerns they hope the Urban Renewal Plan will address are environmental impacts (41 percent), flooding/resilience (26 percent), and traffic congestion (15 percent).

Lastly, respondents were asked, "What refinements to the plan would you like to see? (Please be as specific as you can.)" Responses included, but were not limited to:

- Clearly identify parking available to residents and where that will be. How many parking spots for tourists to visit Hull and how many for residents and guests of the developments?
- Love the idea of a hatch shell event space with solar roof!
- Have any cost-benefit assessments been done? More attractive and community useable open space. Limit build size- small buildings and heights. Plantings. Community fire pit for gatherings year-round vs 1-day bonfire
- Workforce housing but 70-80% open spaces

- I would really like to see a plan that is 75-100% open space w/little to no development. I would like the HRA to explain why they already negotiated a long-term lease on the Bay Street lot. It takes an important parcel off the table for the master plan.
- Replace hotel with low height housing

APPENDIX — POLLEVERYWHERE ACTIVITIES, CONVERSATION NOTES, ZOOM TRANSCRIPTS, AND PRESENTATION SLIDES

Poll Everywhere Activities

What "hat" are you primarily wearing tonight?

Response options	In Person	Virtual	Total	Percent
Full-time resident	44	33	77	93.90%
Town board/ committee/ commission member	2	1	3	3.66%
Part-time resident	0	1	1	1.22%
Town/public agency staff	0	1	1	1.22%
Business owner	0	0	0	0.00%
Interest/advocacy group	0	0	0	0.00%
Other	0	0	0	0.00%
Total Responses	46	36	82	
Unique Participants	46	36	82	

What should be the 3 highest priorities for the HRA?

Response options	In Person	Virtual	Total	Percent	Percent Unique
Open Space	37	33	70	33.82%	85.37%
Hotel/Inn Space	25	12	37	17.87%	45.12%
Other	18	13	31	14.98%	37.80%
Parking	16	7	23	11.11%	28.05%
Housing	9	13	22	10.63%	26.83%
Restaurants/cafes	12	7	19	9.18%	23.17%
Places to shop	2	3	5	2.42%	6.10%
Total Responses	119	88	207		
Unique Participants	46	36	82		

Participants were instructed to select up to three options for this question. Percent represents the percentage of total responses whereas percent unique represents the percentage of total participants that made that selection.

What should be the 3 lowest priorities for the HRA?

Response options	In Person	Virtual	Total	Percent	Percent Unique
Places to shop	33	29	62	30.54%	76.54%
Housing	23	13	36	17.73%	44.44%
Hotel/Inn Space	12	17	29	14.29%	35.80%
Restaurants/cafes	17	11	28	13.79%	34.57%
Parking	12	14	26	12.81%	32.10%
Other	12	6	18	8.87%	22.22%
Open Space	3	1	4	1.97%	4.94%
Total Responses	112	91	203		
Unique Participants	45	36	81		

Participants were instructed to select up to three options for this question. Percent represents the percentage of total responses whereas percent unique represents the percentage of total participants that made that selection.

What are your biggest concerns that the plan should address?

Response options	In Person	Virtual	Total	Percent
Environmental Impacts	17	16	33	40.74%
Flooding/Resilience	10	11	21	25.93%
Traffic Congestion	9	3	12	14.81%
Negative Financial Impacts	7	1	8	9.88%
Lack of Affordable Housing	5	2	7	8.64%
Amount and Type of New Uses	5	1	6	7.41%
Adequate Parking	1	1	2	2.47%
Other	1	1	2	2.47%
Total Responses	112	91	203	
Unique Participants	45	36	81	

What refinements to the plan would you like to see? (Please be as specific as you can.)

Complete land swap of DCR parking lot and Fort Revere parcel.

Parking for residents only. Partner with state to utilize parking at trains stations (Cohasset & Nantasket Junction) with frequently looping "airport-type" shuttles buses for non-resident s. Fewer coolers...less trash...increase business at Hull shops and restaurants.

The world has changed since 1962-1970. It's OK, to create a plan that reflects 2023 and beyond rather than 1970 fiscally, environmentally, aesthetically.

Clearly identify parking available to residents and where that will be. How many parking spots for tourists to visit Hull and how many for residents and guests kf the developments

Also, there should be numbers from existing hotel of when there is an event such as a wedding how many people can they not accommodate and where do they send them

Keep as much public land as possible - don't sell most of it to private developers - consider how the Town can attract visitors and revenue

Love the idea of a hatch shell event space with solar roof!

Excellent idea for Meschino and OConnor to rethink DCR participation.

Promenade looks like it's not on the ocean. Tying the area with trees does not work. Trees in front of houses is not adequate

Occupancy numbers for existing hotels should be readily available

Identify all costs to town vs loss of money from parking revenue

No luxury condos ..more affordable condos.

More open space than is in either plan so far. Thoughtful planning of open space. Limit size of buildings and be careful not to overbuild in the space. Limit residential buildings. Increase view of bay to sea than what was shown today. Careful consideration of hotel/event space/parking.

Recreational area planned on bayside is not adequate. Beach side is preferable for most

Amphitheatre with a solar array over it.

Have any cost-benefit assessments been done. More attractive and community useable open space. Limit build size- small buildings and heights. Plantings. Community fire pit for gatherings year-round vs 1-day bonfire

Meschino and O'Connor should bring DCR to table

Workforce housing but 70-80% open spaces

Do surveys/studies with local large companies to understand their interest in meetings on weekdays.

Two-way traffic doesn't seem to be the solution to traffic. May make it worse.

Notify ALL Hull residents and invite them to participate - don't count on everyone reading the Hull Times to find out what the HRA is deciding to do.

Senior friendly

The two-way road solution omits considerations that were brought up tonight, re: parking holdups and emergency vehicle passage.

Replace 76 residential places (not studios) and no more.

Make open space more attractive

Be realistic about the bay side open space.

Limit over-building; leave more space open

Limit height

Open space has been a very loud theme.

I wish the space was used for SUBSTANTIALLY more open space like a Hatch Shell in Boston filled with concerts and acts to bring tourism to town and customers for business

Add financial impact, consult Mass Developers with ties to town, density on south side

Shorter buildings.

Economic Development

Open space except for small development on bayside

I would really like to see a plan that is 75-100% open space w/little to no development. I would like the HRA to explain why they already negotiated a long-term lease on the Bay Street lot. It takes an important parcel off the table for the master plan.

Plan for future flexibility

Put plan in context of market needs

Smaller housing units that fit our Town. More open space

Develop the space for recreation, trees, picnics and family fun. outdoor music. limit buildings

Only use the southern parcel for development

more affordable housing

No more conference space. The resort doesn't even use theirs

Preserving more open space than either of the two options offered

More open space, less development,

Open space, traffic patterns, too much retail/with so many vacancies

Rethink the density of all build ng development and maintain open space bay to sea

large open space

Hugely reduced building and more emphasis to community space

Limit height to 3 stories - limit residential and commercial development - maximize open space (rather than corporate profit)

Expansion of open space. Reduce the number of housing units to reflect the number of housing units that were demolished 50-60 years ago... not an increase.

Zero/Green construction

Less residential space.

Financial underpinnings

Expand open space and limit size of any buildings to be much smaller and shorter than described.

Focus on resiliency. Something that helps the community and draws neighboring towns such as sports complex.

Add Solar Personal Rapid Transit

Recreational area

Increase open space plan

Larger size open space than proposed.

An intense focus on natural beauty

More curated open space.

More open space

Development that supports the beach and is flexible to climate change: a bandstand offering shade, an elevated viewing platform, picnic tables, a playground, resources for food trucks.

I'd love to see a section on the website where people can submit questions + have the answers posted.

Definitely a lot of confusion around impacts on infrastructure. I'm glad to see a more options for people who don't prefer to live in single family homes.

This is the last open space opportunity in town and should be preserved as much as possible. Strain on infrastructure is concerning, the town has needs for new police, fire, and town hall development. The HRA area was impacted by flooding which led to the degradation of the area, rising sea levels will continue to be a threat. Turn the land over to the town and dissolve the HRA committee.

Height? Does it have to be 50'? Could this space have limits?

Stage for concerts at Phipps end w open lawn area bordered by low hedges / seagrasses to discourage geese. Benches. Game tables (chess/ checkers). A community fire pit (gas) as a gathering place, which can be used throughout the seasons instead of a 1-day. Year bonfire. Splash pad for all ages, esp. toddlers and seniors (who might not be able to use the beach).

I like the concept of the open green space in the middle of the development...it can be marketed as the Nantasket Beach Town Center

In terms of developing this at all- why can't the money that has been received for the HRA and allow it to be open and recreational space. Concerts alone could provide the revenue for the building and maintenance while still getting grants for the new traffic patterns. The money & time that has been spent on planning - could just be a flexible space! ❤️ ✨ 🍷 🧑🏻

What about hotel/ inn space with a conference center and an indoor sports complex that's only 30 feet tall at max? Something very similar to The Weymouth Club. Swim lessons, indoor tennis, physical therapy, private trying lessons, music lessons, bistros and cafes and small clothing shops. With the surrounding towns being sneaky developed why not give them a place to come and spend their money? \$150/hr fir private lessons wither sports training or music or therapy. Monthly memberships tax revenue to town and the entire community can use the facility if they want. New money is moving to the south shore, let's give them a place to spend it!

continue the fabric of the community across the vacancy

Revisit sight lines affecting existing residential spaces, relocate potential development to lowest impact points. Maintain the view of ocean and bay simultaneously, this is the only significant open view inside the town and is more important to our future than buildings and a few hundred more residents.

How about a big roller coaster?

More open space

To develop the land with open space! We can find a happy medium! Inn Hotel yes. Cafe yes.

loose the dirt lot

I thought it was a great presentation. I would like to see a hotel, convention space and disposable income.

Open space -more attractive that the dirt lot used by the geese and USEABLE by the community.

Protection of surrounding neighborhoods from flooding and environmental impacts.

Economic Development is needed. This parcel could set the tone for what the town becomes.

Open space plan; parking not counted as open space; clarification on potential DCR land swap

Option 3 open passive recreational space with small conference hotel

create a center of town

I would like to see option 3 that the HRA board proposed but didn't go forward

Doing nothing IS an option

Dedicated housing for seniors

Better meeting leadership

I'd like to see nothing built in these spaces

Replace hotel with low height housing

More open space. Hotel only.

Option 3

More parking

Open space, small food trucks, more community involvement of continuous beauty of Hull

Do not prioritize condos/apts/townhouses!!

- Chase more beach parking

-Improve coastal resilience of entire area

-Work with other Town Boards on resilience

More focus on trees, gardens with benches, less pavement more green

Safe Pedestrian, bike, car traffic

-Resiliency that exceeds state requirements

- Net Zero

-passive house buildings

-creating clean energy

-public spaces with solar panel pavillion

-Adaptive space that can work with water coming in

-Community sports complex (possibly as part of Inn)

-Lots of open space with access to ocean and bay views

-Look at resilient award-winning community designs from Aga Khan

Develop the Bayside space instead of ocean front

Session Notes – In Person

Jenn's Notes	John's Notes
Parking - Less concerned about it for residents or not. Parking is not open space. Force non-residents to park in satellite areas.	Satellite Parking-Cohasset
Don't have to have 50' height	Don't have to have 50' of housing
Don't have to have housing	
Shops struggle staying open nobody comes to Hull to shop	
Want opportunity for more affordable housing especially senior housing (Housing Authority)	To safely age in communities

Plan 15% requirement for affordable	
Commercial aspect not huge-few shops and restaurants	
What are your x,y,z?	
Timetable? Process?	
Public Input (into summer)	
-Plan	
-PB-SB	
-DHCH State	
-Plan gives HRA right to negotiate	
Will one developer develop?	
-Likely, yes.	
Blue area	
-Set aside for municipal use. Not part of development concept	
Traffic Light?	
-Great place for some level of traffic control including Pedestrian Phase	
-No roundabouts	
Viewshed	
-See horizon from Bayside - Buildings will block view	
Loading zones and Truck parking	
-Dictate time of day	
-Should be off road	
-Specific locations identified	Where is loading for commercial?
Don't want to lose Bonfire and Carnival Space	
Build by Phipps Road if anything needs to be built	Sports facility near Phipps should be senior housing
Existing senior housing is pitiful	
-if we have any housing it should be senior	
Market Studies?	
-A few years ago yes, strong demand for housing	
Bikes Lanes- What type?	
-Mix depending on room	
-Some separated, others not separated	
Prioritize resiliency	
Lights at playground	
-Good example	
-Usually green except when pressed for pedestrian	
Want 3rd plan: Just for community space and resilience	
-But who would pay for it?	
-Plan provides cross subsidies for the public amenities with over 60% open space	
-Not opposed to development but want to consider this 3rd option	
-Another option- more recreational/passive- perhaps with only a hotel as the development	
-Need Select Board to help figure out how this can work	
Hotel- If want economic stability - will get it from hotel guests	
- support restaurants + room tax	Room capacity in venue event

South Shore drive will remain open and bathhouse will still be there	
Want to bring back a neighborhood, not a high rise	
Concerned about flooding and resilience	Water bouncing off and into ours -Can people make a decision
Do the people want to get vote on this?	
Parking - Net gain/loss? -Option 1: +150 spaces -Option 2: +195 spaces -Together equals 340, loss of 150 Beach parking spaces from Option 2 -+90-100 spaces on street for both options -500 existing spaces in HRA lots - 85% of days do not need all the Beach parking	Net loss 160 spaces
Do Site visit with "Layout"	Pat Finn. NBOD- -50 % required -70% recently proposed with revenue -concepts on Bay Side -3 Parks - good - Mock up the design on site
Other parcels to look at. These are the parcels in control of the HRA	
Woods Hole Report: 3 Options- Water movement and handling -Report not favorable of how this would work well -People long after us will have to live -Should be flexible resource rather than fixed spaces	Ocean + Bay will always be there
These options look too official	
Environment given short shift here	Environment should be top priority
World different then -Redevelopment doesn't make sense here -Why put people in places that will flood? -Want option 3+4	
Why not lease out some of the parking? Why does it have to be all or nothing?	
All or nothing? -Development or open space -What is your vision for open space? - Want something attractive not parking/dirt/goose droppings	
Want community fire pit all year. How about an ice skating rink? - If buildings are built around greenspace new residents won't like it. It won't be a community green space.	
Municipal use site. Concerned it may be a building. - Want it to be open space- game tables, shade features...	
Why not move development to Bayside and take off ocean side?	

<p>Economic Development opportunity- Activity -Entrée to get developer to do this -Increased value for properties -Tourism, Resorts - Economic Development -Help us. The Property taxbase - tourism \$ -want to move forward with option 2</p>	
<p>First thought- love seeing Bay and Ocean. But now excited to see how space could be used. -Different % of open spaces- Opportunity to have even more open space - Want all the buildings to see through like Arches (Boston)</p>	
<p>Can't we build something that brings in more economic growth -give them place to spend money -Tax Revenue- Property tax benefit -Lots of wealthy people- train kids- music lessons, baseball -Keep height lower than 30'</p>	

Session Notes – Virtual

- Two-way road – showed how stopped at Water Street. DCR supposed to do this area all over. Make sure the section that the HRA at Hull Shore Drive extension is able to be widened enough to incorporate the 2-way bike lane along with the board walk and enhancements in the DCR master plan. Start working on an option 3 and eliminate all structures along Hull Shore Drive to widen that and coordinate so the 2-way bike lane can go the whole way past the Red Parrot so board walk can be widened. Ok, if it reduces some parking spots because it will increase pedestrian, biking, and public open space. Basic concept with the central park is awesome. The only parcel that should be developed is the main parcel so not overbuilding in front of neighborhoods or destroying any neighbor’s views. Still want to have fire pit. Could have a few acres for the carnival and park and connections. Pilot beach nourishment plan too. Can have a dune system and segway into town area. Also, other passive recreational space – like Miami Salt Beach has an outdoor fitness area. Can see this in commercial spaces along the central green. Then instead of only facing the central park will have 3 sides of green space and open space. Want a skating area too. Like the idea of a developer pay for these improvements. Maybe get up to 80 percent open space. Like the idea of new growth and hotel idea.
- Interested in solar personal rapid transit. 24/7 station – every hour of the day and every day of the week. Thinking of cutting ferry service during the pandemic – people moved here for the ferry service. Wants vitality here. Likes the presentation overall. It is a big piece of the solution to what’s happening to the climate. It’s hugely important. Can cut 43 percent emissions in MA from transportation and make this a safer place.
- Thrilled seeing what the presentation entailed. Feels like a waste that we have this area we could do something with. I love the green space incorporated in the plan. If we can have something attractive like the Vitamin C cart. Would love to see more advertising to let people in Boston know they can take the ferry and free shuttle to the beach.
- Will these traffic changes – can they happen regardless of if the development happens? Yes, there is independent utility from the 2-way flow so it can happen without the development. Some significant funding can be an opportunity with the development.
- How optimistic is the board that this development can happen? Feel very optimistic because it meets the town’s goals. We took 30B path before and now going the Urban Renewal Plan path and this provides more of a program.

- Appreciate how thoughtful the HRA has been thinking of this. Sometimes things change. It was a long time ago that the HRA acquired this. Schools, aging population, climate, care for utilities and roads. All plays in a lot. Sad to think we will create a one-acre view from sea to bay as a way to maintain the unique value of this space. Open space is a commodity that communities are clamoring for. Wonder if it's a time to pause and rethink this effort to develop this. Struggling to think why all the open space is on the Bay side. Want to see if there is a way to open this view up from the Bay to the sea and expand this.
- There is a major climate adaptation project going on in Hull. We are struggling with tides that are raising water across the playground 3 feet and isolates people on a peninsula. Idea we will get through this looking at commercial work arounds for environment by raising buildings feels short sighted. Let's slow this down and take what we've been trying to do so we can open up and think about which parcels are the priority to build and not do everything at once.
- Can't we please leave that incredibly special open space open. If parcel 2 was open and you moved the hotel to the way other side close to the left of the parking was. The beauty of their town is that there is a place on the planet where you can see bay to ocean.
- There has been a culture shift from the folks that have been working on this. It would be unwise to run this through. Don't think it will go through like it is. We want to see a lot more emphasis on open space. Should consider the options if you are highly motivated to do something like this. The amount of push back will be greater this year and even greater next year. Need to be modest about the amount of development and really promote open space. Whenever this comes up so many people get upset by the proposal to fill that with open space. Now I'm concerned too.
- In the plan you show the HRA's development space on the bay side and showing a new gazebo. This is right up against the short line and is in the tide zone. Counting this land as usable space that is under water every day. Draw that back so people can see that even if you expand the road – let's be honest about how much open space there is.
- Appreciate the comments about open space and the rising tide/global warming comments. Looking at how much development happens on that site and that is being done is important.
- Suggest considering the development of workforce housing – not just the 15 percent affordable. 1/3 market; 1/3 moderate; 1/3 low income. Mixed income will better serve the town on this land. The town and the people could get behind a greater mix of affordability and that would serve economic development.
- Traffic is a major concern. The one-way traffic or days of beach days we often have problems with the traffic problems in the community. The traffic plan presented tonight is inadequate – the short streets that go left in both directions, that is not the case when you are trying to pull into traffic on a rainy day. This is a major concern.
- Disagree to have the carnival on the residential side. Important that commercial is near commercial and residential near residential. Keep it separate. We have commercial vacancies in town. This may have the same vacancy problems that we have throughout the town.
- The parking is really going to be detrimental to our community. We need a lot more people to share our beautiful town – when you say 500 parking spaces it's 2,000 people coming and bringing in trash. They are not as kind when not their home. Would the function facility have adequate parking?
 - The development is self-sustaining with its own parking. Option 2 would retain roughly 200 parking spaces. The peak need is 8-10 days in the summer. Managing the parking on those busiest days is recommended as well as better public transportation.
- What is the status of DCR parking lot. Would be a key parcel to have under control.
 - DCR does not want to give up parking here.
- Density – putting on the south side makes more sense where you already have the hotel and views that are elevated and not encroaching upon the neighborhood.
- This development is giving revenue to the town. It would be good to know how much. That could help justify the project.

- Local developers that have ties to the town – Steve Samuel, Ted Ty from National Development. Could have a consulting board of developers that could add 2 cents.
- Like the bike lane and that it's going to be wider.
- Workforce housing – want to see this. Also like the idea of going beyond the standard for affordable housing. There is a huge opportunity to lead with sustainability such as with passive house standards. There is only one other passive house hotel in the nation. This would give you a great opportunity for grants and it's helping the environment. If it is self-sustaining, it would have power when electric power goes out in rest of town and can really benefit the community. There is a ton of money in green infrastructure, and this could help the town. An ice rink in the winter you could offset the waters that are flooding in the neighborhoods when there is a storm, and this could help the entire town by building that kind of infrastructure.
- Appreciate the hard work and effort to bring forward from 60 years ago the desire from the community. The world is a different place now. In favor of maximizing open space here. Think an outdoor amphitheater with solar ray high above with parking lots with electric vehicle parking and skate park around the amphitheater.
- Options 1 and 2 – By 1970, 76 properties taken by eminent domain. Assuming less than 70 were housing units. Now proposing 145 housing units and 117 for option 2. Why the increase. Why put that much density. There are 2 hotels. What is the occupancy rate of those over the past 10 years. Does it justify this.
 - There were 76 homes taken by eminent domain.
- Does the existing data on occupancy rate of those existing hotels support the need for these hotel rooms.
- Appreciate the comments on open space. Would like to see an open green space. Understand why we have these plans, though and that it takes money to do the open space. Despite this it still feels like too much development. Want less development and larger green space. Don't want to overbuild. Glad Star Market was not put on this space. Appreciated the comments about future thinking and sustainability and charging spaces. Want bike storage. Let's be really thoughtful about the communal space.
- Questions about the 2-way road plan. The block where the hotel is – if people are parallel parking won't people have to wait and that backs up traffic more. How will emergency vehicles get through? Corner at Nantasket – moving cross walk – all people getting out of town will still be able to go. If moved to other side of street everyone can move across Cumberland Farms and cross safely. How many people 5,000 s.f. would attract. The other spaces would suffer if all parking spaces taken up for a convention. Could make it inaccessible to those places. The area by Phipps Street could be fixed up with plantings that could be moved. Doesn't have to be empty and bare with telephone poles. Should improve the look in the interim.
 - 2-way flow and parking maneuvers – today there is double parking issues but when we convert to 2-way then there may be occasional lapses where folks have to wait for a parking maneuver to occur. There are certain areas that would be unimpeded for outside flow. We would have potential for one parking lane to have some impacts to traffic flow but they would be sporadic.
 - Emergency – any of the new signals would have Opticom to give them a green light and this would allow other flow benefits.
- Even underlying zoning would allow 150 units but would be good if keep it under 100.
- Makes sense for bay side to be deed restricted because ACEC on bay side. All open space should be deed restricted.
- Bay side park is sloped and narrow and rarely enjoyed by the beach going public. Half of the day the tide is out and it's muddy and you can't get into the water. Used more for dog walkers and geese.
- Bay side park – she lives near there. Grassy area not affected by the tide. There is still an area for open space and community interaction. It's not that small and it will get larger in this plan. That is a lovely space. Sometimes the east wind can get very cold and you want to move off the ocean side then you go to the bay and better. Looking at World's End and the sunsets are fantastic. She thinks it's a great spot for open space.

Zoom Chat

19:07:36 From stubenger to Christopher Diiorio(Direct Message):

What was the cost to the town to acquire the land back in the sixties

19:19:58 From C. Anne Murray to Christopher Diiorio(Direct Message):

Would you please open up the chat to all attendees so everyone can see any general questions /comments.

19:21:48 From Brooke to Christopher Diiorio(Direct Message):

What's the story w that random private house there?

19:29:08 From Brooke to Christopher Diiorio(Direct Message):

The housing architecture does not look very modern. I get it has to fit with the town but it already looks dated (early 2000s look) and hasn't even been built yet. Consider more modern look like the Berkeley apartments

19:36:44 From MJ Walsh to Christopher Diiorio(Direct Message):

Can chat be open to be addressed to everyone?

19:43:18 From Judeth Van Hamm Hull South Shore to Christopher Diiorio(Direct Message):

I'd like to suggest asking the two companies developing Solar Personal Rapid Transit to make presentations to the HRA and its planners to see how it might create vitality and allow use of Parcel 1 for residential use rather than parking and support all of the proposed uses. The two companies are JPods and Transit X. I can also provide info. Judeth Van Hamm 781-635-7749 one@hullportside.net You can also reach me via WhatsApp and Messenger

19:46:47 From Judeth Van Hamm Hull South Shore to Christopher Diiorio(Direct Message):

Solar Personal Rapid Transit would also make the road ways safe for pedestrians and bicyclists as well as improve access to the site.

19:49:10 From Daniel Kernan to Christopher Diiorio(Direct Message):

Is there a plan for bike paths?

19:50:12 From Brooke to Christopher Diiorio(Direct Message):

Hope you include bike racks for bikers!

20:01:18 From Daniel Kernan to Christopher Diiorio(Direct Message):

QUESTION: Has there been consideration of leaving a MUCH LARGER area open. Parcel 2 completely open next to HRA parking lot .

20:08:00 From Daniel Kernan to Christopher Diiorio(Direct Message):

If Mr. Finn keeps speaking no one else will get to ask questions

20:11:53 From Daniel Kernan to Christopher Diiorio(Direct Message):

QUESTION FROM Gisela Voss: I would like to see an Option 3 that maintains much more open space. Move boutique idea to far left. Make Parcel 2 totally open net to parking lot. The current green space in the middle is much much too small.

20:13:10 From Daniel Kernan to Christopher Diiorio(Direct Message):

QUESTION FROM Dan Kernan: seems approx 20% of public space presented is in the sea tide zone. Quite misleading in terms of open space available for open use..... or do you plan to fill that in?

20:14:01 From Daniel Kernan to Christopher Diiorio(Direct Message):

^^ On the Bay side, I mean. The public space presented is quite underwater by the tide.

20:18:47 From Judeth Van Hamm Hull South Shore to Christopher Diiorio(Direct Message):

For Solar Personal Rapid Transit contacts go to www.jpods.com and www.transitx.com Also for a quick introduction, enjoy the Solar Mobility Song YouTube. Thank You for your work! Judeth Van Hamm

20:20:06 From Daniel Kernan to Christopher Diiorio(Direct Message):

Question for Kevin Dandrade – Can the road plan include a look at making BAY/Hampton Circle one-way? The way town does it during severe snow storms. In at Dunking Donuts, out at Breadbasket Bakery. Would reduce congestion in our little streets and car driving up new sidewalk edges/new roads.

20:41:19 From Daniel Kernan to Christopher Diiorio(Direct Message):

SUGGESTION FROM Gisela Voss: How about leaving the HRA land totally or mostly OPEN with a Hatch Shell Stage and Park like in Boston. Inviting performers all summer long. Talk about a destination!! In the winter, fill it with an Ice Rink (think Frog Pond), sell hot cocoa, rent skates. Again... bring folks and investment and \$\$ into town with something that adds to the community and character – and the local businesses.

20:42:50 From lisafrench to Christopher Diiorio(Direct Message):

In the diagram with general areas encircled, the open space between mixed use areas was larger - in subsequent diagrams, the hotel area was enlarged and that open space shrank!! That open space between surf and bay should be LARGER! Also, I think 4 stories (maximizing the height limit) is too high - barricade-like. The photo examples for residential and mixed use buildings are 3-stories - NOT 4!! Seems like the developers involved with this plan (consultants, town officials and HRA members) are all enthusiastic about maximizing developer profits and tax revenue. This Zoom includes a TINY percentage of Hull residents - no doubt because Hull officials only inform them via the Hull Times (except Irwin Nesoff who emails an excellent newsletter). Hull officials OBVIOUSLY want to limit the number residents involved with HRA decisions (and local government generally) - only their business partners, friends and relatives. If MOST residents were notified about these meetings and invited to give their opinion, I'm sure they'd agree with the few non-developer residents speaking this evening. They say - Don't fill that open public space with large scale residential and commercial development!!!!!! I doubt the consultants hosting this meeting will acknowledge these issues. Obviously the HRA board won't - the web site boasts of huge resident participation.

20:49:25 From lisafrench to Christopher Diiorio(Direct Message):

Another comment by a resident - the diagrams include tidal flats as part of the public open space!! It looks like these diagrams are deliberately misleading.

21:11:54 From Jenn Goldson, JM Goldson to Everyone:

[HTTPS://POLLEV.COM/JENNG](https://pollev.com/jenng)

21:14:12 From Celia Nolan to Christopher Diiorio(Direct Message):

Ranked choice voting would be a more valuable polling method with all these choices!

21:14:36 From Celia Nolan to Christopher Diiorio(Direct Message):

Now it is RCV - great!

21:15:44 From Celia Nolan to Christopher Diiorio(Direct Message):

Ah no it's block voting. Too bad - it would be interesting to see rankings and consensus with RCV.

21:17:38 From stubenger to Christopher Diiorio(Direct Message):

Thanks all

21:23:06 From Daniel Kernan to Christopher Diiorio(Direct Message):

THANK YOU lall for your hard work, Please listen to the loud chorus of "open space" – also... suggestion for future Zoom meetings. A 2-minute timer for question/comments.

21:38:01 From Liz Kay to Christopher Diiorio(Direct Message):

priority benefit is to the community.