

## HULL REDEVELOPMENT AUTHORITY PUBLIC MEETING SERIES, MEETING PAIR #2 SUMMARY

*Prepared by JM Goldson LLC, April 2023*

### OVERVIEW

The Hull Redevelopment Authority hosted the second pair of public meetings in a three-month series to discuss the draft Urban Renewal Plan (URP) for the future of the HRA property. To reduce barriers to participation, this meeting was offered twice: virtually on March 16, 2023 and in-person at Hull High School on March 27, 2023.

The HRA and consultant team shared an identical presentation slide deck at both sessions and invited participants to ask questions and offer advantages and disadvantages of different proposed uses at the site. For the purposes of this document, the overall summary will include information from both sessions and questions will be separated by session.



### PARTICIPANTS

There was a total of 167 participants who attended this pair of meetings, 73 who attended the Zoom session and 94 who signed in at the in-person session.

### PRESENTATION SUMMARY

This presentation included a review of the Hull Redevelopment Authority (HRA), their primary mission/goals, and the Draft URP process. Presenters shared a summary of public comments shared during the first pair of meetings and offered insight as to how the HRA team has revised their plan according to comments.

### SUMMARY OF COMMUNITY FEEDBACK

Following the presentation, members of the public were invited to ask questions and offer feedback on the advantages and disadvantages of proposed uses at the site. The in-person forum included small group discussions while the Zoom was a collective Question and Answer period. A full transcription of questions and comments from each session is provided in the Appendix.

### Virtual Session

Fifteen audience members asked questions or provided commentary, all of which were responded to by HRA Chair Bartley Kelley with support from Chris Dilorio, Hull Director of Community Development and Planning. Audience members entered into a discussion on whether the HRA's original promise and purpose remain relevant in today's landscape, especially given the coastal vulnerabilities with the parcel. Supporters of enhancing the area according to the Draft URP cited Charlie Gould's (first chairman of the HRA) letter to the editor starting the

development of the HRA land would fulfill the promise to the original owners. Hesitation was shared by those concerned about developing an area of critical environmental concern (ACEC), citing a former Massachusetts Office of Coastal Zone Management (CZM) report that used Hull and Nantasket Beach as a location that should not be developed. Other ideas expressed included concerns about parking in the area, support and opposition for housing, interest in preserving the view and flipping the design to develop the bayside rather than ocean side, questions regarding the Department of Conservation and Recreation's (DCR) role in this project, and desire for more comprehensive transportation plans for the area, including satellite parking and local alternatives including a bus or trolley.

### **In Person Session**

The March 27, 2023 In-Person session invited community members to participate in break-out group discussions after the presentation. Six groups were tasked with discussing the advantages and disadvantages of the different proposed land use types for the HRA property. The session concluded with facilitators sharing out a brief overview of their conversations and a group Question and Answer Period. A full transcription of breakout group notes and questions asked during the Q&A portion can be found in the Appendix.

The breakout groups generally had very similar ideas. Most attendees advocated for open space across the entire property; noting that open space is "development" and can generate revenue for the Town. Attendees hope this space, as one of the last remaining spots in Hull, can be used for continuous open space and designed in such a way to promote community-building and benefit residents. Though, participants shared if residential/commercial development has to occur, they would prefer continuous open space with development abutting neighboring properties and open space in the center. There was some disagreement on which parcels should be used for development in this case. Attendees also disagreed on the need for housing and affordable housing at this site, some supporters seeing this as an opportunity for senior housing, opponents feeling Hull does not need more housing.

Groups felt the URP was created in a silo and were unsure how it considered abutting properties or aligned with the Town's goals at large — calling for a townwide Master Plan before implementing the URP. There was interest in learning how the URP fits into the bigger picture, and specific questions about the transportation plan overriding changes made in the last fifty years for safety concerns. Others had questions about parking and how residents and tourists alike would be able to access the property given the net loss, advocating for satellite parking and shuttle services.

Overall, attendees felt there was not enough information to make an informed decision on the existing plan — seeking more data about housing need, commercial vacancy rates, assessed value of the property, potential revenue of proposed uses, and more. There was also an interest in this being a town-wide vote rather than approved by the Select Board.

## APPENDIX — TRANSCRIPTS & ZOOM CHAT

### Session Notes – Virtual

- Participant read Charlie Gould's letter to the editor, "Development of HRA land will fulfill promise to the original owners"
- Disappointed to see Parcel 1 taken out; thought townhouses were particularly attractive, offering different housing options.
- Has heard recognition of environmental concerns and climate change/sea level rise but wants to point out that they haven't heard anyone talk about the weather at the HRA Parcel. Encourages the consultants to visit the property during a Nor'easter to understand that you cannot walk through the property. Rocks and sand come up from the beach from the tide.
- Concern about dual use for events and parking, questioning where people will park during events.
  - *HRA Response: Parcel 7 could be used for parking during events/festivals, could also direct parking on the grass for occasional events/festivals.*
- Interest in adding public restrooms and/or outdoor showers to the plan to accommodate intended density and use of the space.
  - *HRA Response: DCR does have bathrooms currently and the HRA is willing to consider this addition moving forward. DCR's 2016 Master Plan lists a new bathhouse at Nantasket Beach that would be fully funded by the state.*
- Question regarding the projected revenue streams to the Town based on this development proposal, suggesting that it is difficult to ask the Town to support a project when they don't have the full picture including that infrastructural costs the Town will be responsible for and what revenue development would generate for the Town.
  - *HRA Response: The HRA has not yet done this analysis as they are waiting to finalize the Urban Renewal Plan to accurately estimate revenue, but estimates \$30,000-40,000 per unit. All infrastructure costs will be bore by the development. Both light and water have stated they have the capacity for development in Hull.*
- Maura Healy announced plans to increase DCR budget and participant noted that Senator O'Connor recently read a letter from DCR in regard to the agencies goals, stating that the DCR intends to fulfill the 2016 Master Plan. Participant called on others to advocate to the state and DCR for funding for Nantasket Beach bathhouse upgrades.
- Would like more open space. Would like to see the project be 90 percent open space/parking and ten percent building footprint, thinks this can be achieved through eliminating light blue townhouses.
- Would like Parcel 3 and 4 to be open so the wide space from the bay to the ocean remains open with the view. Would like to flip the design.
- Parking needs to consider electric vehicle charging station.
- There is already a hotel that doesn't have enough parking and the Town had to rent the hotel a portion of Parcel 5. How do we know the next hotel will have enough parking to meet its needs?
- Concern about waiting for the plan to be finalized to conduct revenue analysis. Revenue streams need to be calculated before finalization to inform decision-makers. There needs to be enough money to create the property and maintain it.
  - *HRA Response: Looking to provide a baseline for the April meeting, hoping by then there will be a better idea of the total unit count.*
- Would like to explore Parcel 9 and inquire about the intention for municipal use. Feeling that there is a secret plan that is not being shared with the public about what municipal use will be, like the senior housing at Town Hall that is being hidden from the public. Need the HRA to put their cards on the table for what is being considered. There is limited space to build what we need for the community. If we need to reserve that space for the community, then the HRA needs to tell the community that.
  - *HRA Response: Parcel 7 is designated for municipal use to show the size and scope of what could go there. It's a idea with no hidden agenda, just providing what the possibilities are. There is no plan for*

*Town Hall yet, just some conversation about potentially moving it to the Middle School but there is no secret plan.*

- Concerns that satellite parking is not being considered enough. Because the MBTA Communities law is being forced on Towns, the state should provide funding for local transportation to increase connectivity. There are whole parts of Hull that are not on bus routes or near the train. People are disconnected.
  - *HRA Response: Agreed, satellite parking is great. The HRA historically provides funding for trolley busses around Town. The Town is looking at ways to extend an MBTA bus line through the area or use a local trolley/ferry system to increase access.*
- Shared frustration that there is a fifth HRA member who was appointed to the board a few months ago and he has not attended when there were other suitable candidates. If members are not attending it is up to the committee themselves to act accordingly to ensure participation.
  - *HRA Response: The HRA is aware of the situation and working to rectify it.*
- *HRA member offered that the committee is working with Kevin Dandrade of the consultant team on the financial projections and that Parcel 7's municipal use could be a proper public safety building but there is no plan, just something people have suggested in the past. They wanted to remind the public that the Select Board and Planning Board are the critical players, they need be involved and working in collaboration with the people to ensure successful outcomes.*
- Parcel 6 is open space by default, as it is an Area of Critical Environmental Concern. This is protected property and the HRA should not be looking to increase use of the property. It is not flat and therefore is not conducive for the types of activities proposed. Would like the HRA to go back and reconsider what is counted as open space in their calculations.
  - *HRA Response: With the two-way road changes, Parcel 6 will grow by 22-27 feet in width, making it larger and more user friendly.*
- Climate adaptivity team is currently looking at future impacts.
- The Urban Renewal Plan seems to be being done in isolation of the entire peninsula. There are plans for the property but not addressing the entire picture. There is no Master Plan this fits into. Hull needs a Master Plan.
- Woods Hole report is only about the property itself but does not study the impacts of the abutting properties. Is there a plan or study how development on the HRA parcel will impact surrounding neighborhoods? The Massachusetts Office of Coastal Zone Management includes Nantasket Beach and the HRA site in a 2012 report indicating that development in this area would be detrimental to the landscape and flood zone.
  - *HRA Response: The Urban Renewal Plan is an idea of what the community would like to see on the parcel but it is not a specific development proposal. Any future development would have to go through the proper permitting process, including CZM and environmental planning. Impacts of future development would need to be calculated and reported by future developers at that stage. Development will not be approved if it does not meet certain standards in the permitting process.*
- Is there coordination between the HRA and DCR to coordinate between the URP and the DCR Master Plan?
  - *HRA Response: DCR has participated in the process through the utile revitalization plan. A major funding initiative in the DCR master plan is to improve the Nantasket Beach sea wall and other infrastructure.*
- This is a concept people are familiar with in other tourist-destination area. Like when someone goes skiing, they don't park on the mountain. There is a system to get them there. People are familiar with the concept and know how to use it.
  - *HRA Response: Connection from DCR parking lot to Front Beach. The HRA wants to explore more shuttle busses from commuter boats and train service.*
- Is there thought to putting a community building up? Is there really a need for another hotel so close to the existing hotel? What is the timeline for the project?
  - *HRA Response: A community building is something to consider, potentially with public restrooms.*

- This is one of the most beautiful strips of land and it is painful to think the skyline and terrain will be marred. Routing for as much open space as possible. Will development be kept in line with the height of other properties in town? Will there be a limit?
  - *HRA Response: The underlying zoning actually allows for up to 70-feet through flexible zoning but the HRA did not want this. The HRA advocated for the Nantasket Beach Overlay District to impose a 40-foot maximum, though there is additional 10-foot consideration for flood resiliency,*
- Despite the letter read in the beginning of the meeting, trying to make good on a 60-year old promise, is this proposal still worth it? A lot has changed in 60 years, understanding that this is environmentally not a good location for development. Hopes the HRA is not moving forward based on an outdated promise.
- Will future development have solid foundation walls? Based on the quote read earlier from the CZM manual it sounds like their concerns for development on the site were contingent on solid foundation.
  - *HRA Response: You might have some solid foundations, some may have pile foundations. Any development will need to meet flood compliance. You cannot build in such a way that negatively impacts the environment or abutters, any future developers will need to propose development that is appropriate for the area.*
- There is no cooperate with DCR in regards to the Town of Hull. The Reservation is blighted. The fact that there are no year-round businesses has to do with DCR. DCR needs to step up and improve.
  - *HRA Response: We do not have control over DCR.*
- The project is interesting, unsure if the Trustees will support because everything will be blocked. There are at least three other large condo projects going on in Hull (old restaurant, old aquarium, boardwalk). With 300+ condos slated to be built in addition to this project, what study has been done and completed by the HRA or the consultants that indicates more housing is necessary, welcomed, and will attract people to the Town by implementing this project?
  - *HRA Response: Only one of the three condo projects listed has gone through the permitting and development process, the other two have not reached that stage yet. They might become condos, but together would only total 180 units. There is a housing shortage in Massachusetts. Right now the HRA parcel is zoned to allow for 300 units. The HRA is trying to prevent 300 units from being built on the site. Through the URP they can determine what can and can't be built there. The URP is one of the few projects in Town that is going to require affordable units. There was also a consolidated work plan done in 2020 for Nantasket Beach that discusses housing.*
- Who in the Town is responsible for ensuring the development is cohesive? There is an article up for vote in Hull right now to increase height maximums, would that impact this property?
  - *HRA Response: All development would have to go through the Site Plan Review process with the Planning Board. there are eyes on this project, the public has a say. Nantasket Beach has special design guidelines that prescribe what development should look like but by finalizing a URP the HRA can impose additional design guideline on the property. The current article to Town Meeting impacts C Zone, this property is not in the C Zone.*
- The HRA's 2020 report states that the HRA lot was 900 spaces and the DCR lot was 122 spaces which contradicts what this presentation stated about parking spaces and net loss.
  - *HRA Response: The maximum number of parking spots was reduced to 500 when COVID began. The Select Board has made this decision permanent and so net loss was calculated using this number. Option 11 would allow for 275 new spaces above what is required for the development based on zoning.*
- Concern about constructing a hotel on a barrier beach and coastal dunes. How far do you have to dig down into the soil/sand for pilings? This will compromise the land.
  - *HRA Response: Any development would need to go through the permitting process. The how far depends on the size of the building and would be calculated by an engineer.*
- The Planning Board does not seem as sold on the MBTA Communities law as the HRA does.
  - *HRA Response: MBTA Communities is separate from this project and really designed for multi-family development near transit stations. This area will not qualify as part of the MBTA Communities Overlay*

zone because it is in a DEP Flood Zone. Hull is working with state-provided technical assistance but ultimately, if the Town does not comply it will lose funding.

- A consultant referred to the Town's Housing Production Plan stating that it supports the HRA's plan. Participant would like to clarify that the Housing Production Plan mentions affordable housing but it is just a suggestion not a requirement. The HRA should not reference the Housing Production Plan which does not specifically call for affordable housing on the HRA Parcel.
  - *HRA Response: While the Housing Production Plan did not call out this property specifically, it is by nature a plan to develop affordable housing. The Urban Renewal Plan will enable Hull to create more affordable housing through imposing a 15 percent inclusionary zoning requirement for development.*

### Zoom Chat

19:04:14 From Adrienne Paquin to Christopher Diiorio(Direct Message):

Will this meeting be recorded?

19:04:31 From Christopher Diiorio to Adrienne Paquin(Direct Message):

yes

19:04:36 From Adrienne Paquin to Christopher Diiorio(Direct Message):

Thanks!

19:05:10 From C. Anne Murray to Christopher Diiorio(Direct Message):

Was anything said about opening up the CHAT and /or public Comments??

19:06:58 From MJ Walsh to Christopher Diiorio(Direct Message):

It would make sense to open the chat up for all to use this Zoom feature at this meeting soliciting public input. Thank you.

19:09:08 From C. Anne Murray to Christopher Diiorio(Direct Message):

C. Anne Murray Sent a message to Chris but he is not responding.

19:12:58 From MJ Walsh to Christopher Diiorio(Direct Message):

It would make sense to open the chat up for all to use this Zoom feature at this meeting soliciting public input. Thank you.

19:20:44 From Maggie Merrill to Christopher Diiorio(Direct Message):

The only person that I can see to send a message to is Chris Diiorio. Who is he? How to I leave a chat for the HRA board?

19:21:21 From MJ Walsh to Christopher Diiorio(Direct Message):

Thanks, Henry for bringing that up. Who DID make the decision to shut down the chat?

19:22:33 From Christopher Diiorio to Maggie Merrill(Direct Message):

You are, we are keeping track of the chat questions and will provide a sheet of the questions and answers at the HRA website

19:28:12 From MJ Walsh to Christopher Diiorio(Direct Message):

Thanks, Bartley for that awesome summary.

19:28:51 From Maggie Merrill to Christopher Diiorio(Direct Message):

Chris who are you? ARE you on the HRA? Please explain. I am a home owner in Hull.

19:30:26 From Christopher Diiorio to Maggie Merrill(Direct Message):

I am the Town Planner and I'm working to help the HRA with process

19:32:32 From Elana Zabar (she/hers), JM Goldson to Everyone:

You can access the last forum's summary and slides at the HRA website: <https://www.hra02045.com/>

19:39:17 From Gisela Voss to Christopher Diiorio(Direct Message):

Please honestly show Parcels 6 and 7 next time you show it as being underwater except during low tide.

OPTION 2 presentation is disingenuous.

19:40:34 From SS to Christopher Diiorio(Direct Message):

Can we revisit option 3. Removing the hotel?

19:42:35 From MJ Walsh to Christopher Diiorio(Direct Message):

So a net loss of 225 parking spaces? What does that represent in revenue??

19:43:23 From SS to Christopher Diiorio(Direct Message):

What is the on street parking mean? Are you using on street parking for your additional parking spaces?

19:48:23 From Kevin Locke to Christopher Diiorio(Direct Message):

Condo canyon?

19:55:54 From Gisela Voss to Christopher Diiorio(Direct Message):

Who will be responsible for designing/building these lush green elements you are showing photos of. Public gardens. trellises. Developer would decide, correct? Who would manage the open space/theatre etc etc. Town?

19:57:05 From Scott Plympton to Christopher Diiorio(Direct Message):

Your use of open space is misplaced. If you must have some development have it be in parcel 1 and parcels 2, 3, and 4 should be left open.

19:57:11 From Maggie Merrill to Christopher Diiorio(Direct Message):

Parcel 3 is very small and will be overrun by residential units parking. Public events there? I think not.....residents do not want public gatherings nearby.

19:58:35 From Maggie Merrill to Christopher Diiorio(Direct Message):

Id like to see an Option 3....add more open space!!!! More passive recreation and increase view space....Open space development would be funded by Development??? Huh?

19:59:33 From Maggie Merrill to Christopher Diiorio(Direct Message):

Decrease residential units and get rid of hotel. Why a hotel? Decrease housing..we have enough units in town.

20:00:03 From Gisela Voss to Christopher Diiorio(Direct Message):

Thank you for a very clear presentation. Going so fast.

“More open space will be funded by development” — managed by Town Staff? Recreation Dept? That statement needs clarification.

20:00:48 From Maggie Merrill to Christopher Diiorio(Direct Message):

Why increase boutique hotel or inn? Who wants that ANYWAY? NO one. A boutique hotel will compete directly with existing hotel!!!

20:01:45 From SS to Christopher Diiorio(Direct Message):

It looks like The existing hotel lease a parcel you have in your plan, at this time the hotel is leasing parking off the hra, they a parking garage, and also using state parking spots. If we can't support the existing Hotel parking demands why do you think with a new hotel these same issues won't arise.

20:02:04 From Maggie Merrill to Christopher Diiorio(Direct Message):

More Open Space is needed for the entire town.

20:04:00 From Anna-Lisa's iPad to Christopher Diiorio(Direct Message):

When a builder is chosen is there a guarantee that they can not change the plans

20:05:55 From Maggie Merrill to Christopher Diiorio(Direct Message):

Its clear things that have changed in town. The original property owners are gone. They were paid and moved on. Things have changed and an overwhelming number of residents want to preserve as much open space as possible.

20:08:06 From SS to Christopher Diiorio(Direct Message):

We do have an issue, when people own weather it be a condo or a home the new residents start to claim the open space as residents only, how will you prevent this from happening?

20:08:51 From Elisabeth Tyler to Christopher Diiorio(Direct Message):

Is there a way to ensure the residences can be sold to year-round residences. I feel to make the businesses work, you need these residences to not empty out in the winter. In addition, many long time rental residents like myself struggle to buy due to so many homes being snatched up by seasonal home owners.

20:10:28 From SS to Christopher Diiorio(Direct Message):

Please address the revenue stream to the town.

20:17:38 From Elisabeth Tyler to Christopher Diiorio(Direct Message):

Would like a little more open space. I like the pedestrian walkthrough, green parking lot & bandstand in the bayside park.

20:17:52 From SS to Christopher Diiorio(Direct Message):

We don't get water from Hingham? Just Cohasset? Is that because they are continuing to build out Linden ponds? We paid for the Hingham water plant and we had a major water bad last summer. I fear a water band every year.

20:20:48 From Elisabeth Tyler to Christopher Diiorio(Direct Message):

Would like to see the housing move towards the north end of the lot & the commercial or event space moved towards the south end, leaving the entire middle open for open space event areas that can connect the two areas with walkways, etc....

20:22:36 From SS to Christopher Diiorio(Direct Message):

Bart, you stated that our sewer infrastructure is upgraded enough to ask Cohasset and Hingham to connect to Hull Sewer plant, so the sewer plant doesn't need anymore infrastructure repairs.

20:24:28 From SS to Christopher Diiorio(Direct Message):

A lot of towns are opting out of the MBTA housing plans. We still have the option to opt out.

20:25:59 From Scott Plympton to Christopher Diiorio(Direct Message):

I disagree with Bartlett's assessment of infrastructure impacts. The developers will pay for impacts and increases? No. We will. Impacts of overdevelopment to sewer / water and town services are understated

20:29:57 From SS to Christopher Diiorio(Direct Message):

Please take out the homes on shore drive, please take the municipal use out of parcel 7

20:34:53 From SS to Christopher Diiorio(Direct Message):

As per Pat O'Connor and Joan Mescinio that they schools use would best be used to introduce the trades like Weymouth and Marshfield. If the town hall need a lot of upgrades where are the grants, the CPA application..

20:35:47 From Debra to Christopher Diiorio(Direct Message):

Debra Zieper, 221 Beach Ave., There are 3 of us online here. If option 1 enables the town a better balance of revenues to support the other needs described, then I think that should be back on the table. I support more housing and shopping, balancing views of course, which would provide year round use as opposed to parking which will most likely be used for the busy beach days (which were described as approx. 3 per year).

Thank you for all of the hard work put into this.

20:36:01 From Scott Plympton to Christopher Diiorio(Direct Message):

When you complete your development who takes the profits from the sale. HRA? Town? Would you be open to selling open space to conservation?

20:55:53 From SS to Christopher Diiorio(Direct Message):

Agree a lot of Hull has changed with all the additional condo build outs within the town.

20:57:57 From SS to Christopher Diiorio(Direct Message):

Hotel is going up on piles?

21:00:05 From SS to Christopher Diiorio(Direct Message):

So they will have foundation will be down to the ground, that can effect the flooding of abutter's homes.

21:09:15 From SS to Christopher Diiorio(Direct Message):

Hull residents have commented several times they don't want another Hotel and the condo's will be sized for only as you called a "transit" market base patrons.

21:10:30 From Elana Zabar (she/hers), JM Goldson to Everyone:

Here is a link to all of Hull's Studies and Plans (from the Planning Board website):

<https://www.town.hull.ma.us/planning-board/pages/studies-and-reports>

21:23:14 From Christopher's iPhone to Christopher Diiorio(Direct Message):

Thank you all for your time and efforts

21:27:38 From MJ Walsh to Christopher Diiorio(Direct Message):

Thank you all very much.



**Session Notes – In Person**

*Breakout Group 1*

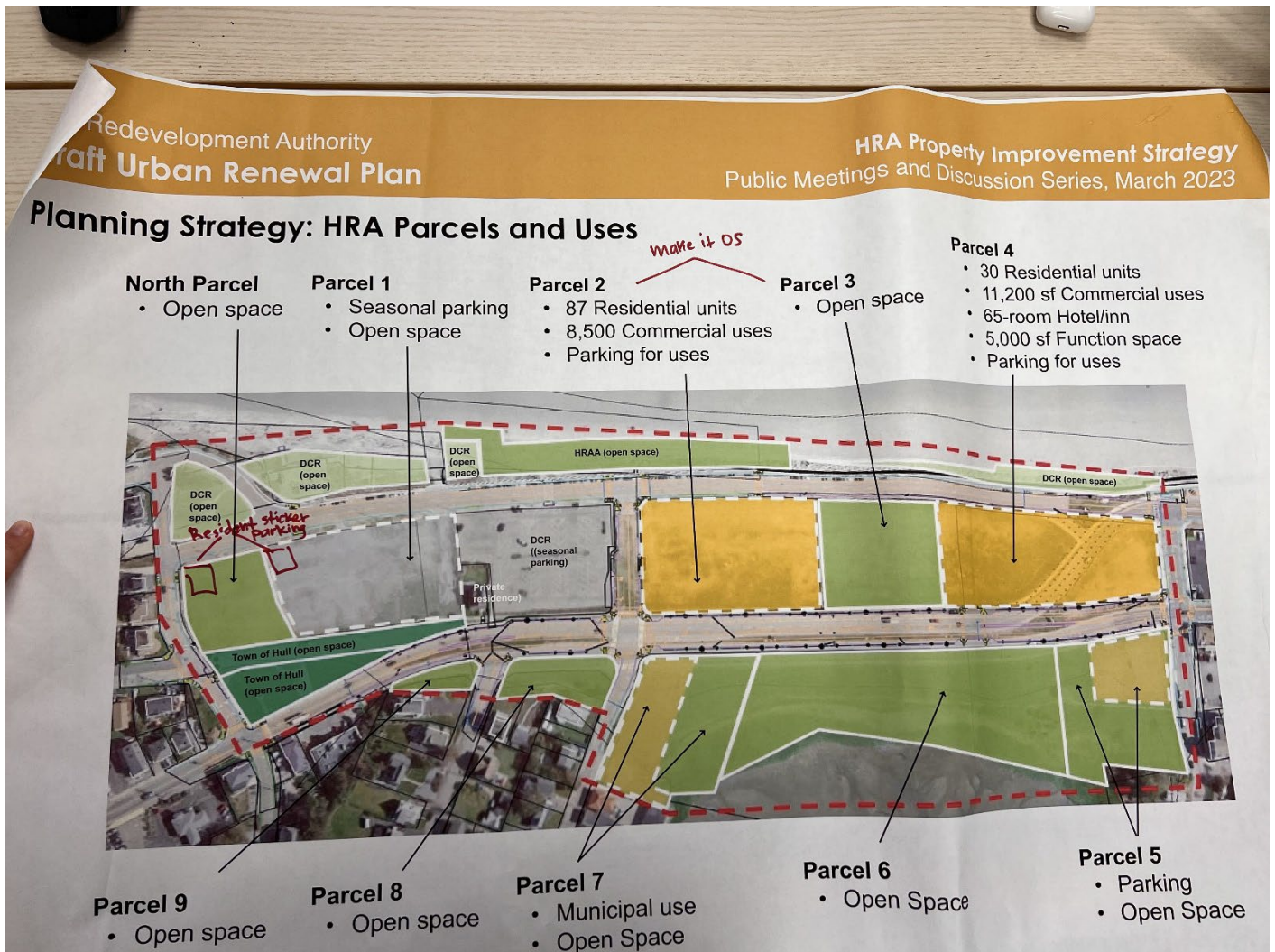
<b>Comment Type</b>	<b>Comment</b>
Question	How tall will building be allowed to be?
Question	How does the Urban Renewal Plan compare to the underlaying and overlay zoning? Which will developers have to meet?
Question	What municipal body is responsible for making sure developers meet the URP?
Question	How many public vs private/reserved parking spaces will be in Parcel 2 & 4? Do the current parking quotes include the residential/commercial parking? How many spots will be publicly available?
Question	What municipal use would be used on Parcel 7?
Open Space	Desire to keep it 100% open; really one of the last open spaces in Town
Open Space	"Development" doesn't have to buildings; could be open space development
Open Space	Open space can generate revenue as well
General	Place for the community; Community fire puts
Question	This is going to cost money, where does the money come from
Open Space	If it cannot all be open space, the open space should be continuous to maximize open space
Open Space	Keep space between the bay and ocean open
General	If developing, develop on Parcel 4 only
Question	General question about the theoretical renderings for what development could look like. Is there a way to provide a rendering that incorporates abutting properties to see how the space would blend with the existing area if it were to be developed?
General	Would like rendering with existing buildings for scale and Parcel 5 noted as leased to the hotel
Question	General question about parking leased to hotel in Parcel 5 and why that is considered parking on these renderings
General	50 ft is way too high; two stories max
Open Space	Public common or square for the town
Commercial	Drive in movie theater in the parking area
Housing	Affordable senior housing in North Parcel and Parcel 1; others concerns about seniors living here during storms
Question	Is there a way to require zero-step entrance/accessible housing?
Municipal Use	Community center (two-stories)
General	Design guidelines – no boxy buildings
Open Space	Intergenerational open space
Open Space	Shaded
Open Space	Fountains (like the Greenway in Boston)
Open Space	Semi-permanent outdoor recreation games (e.g., cornhole, kan jam, chess tables)
Commercial	Food truck area
Open Space	Landscape guidelines – pollinator gardens, native plants, gardens
Open Space	Open space doesn't just have to be grass

Question	General question about the vacancy/use rates of the existing hotel and commercial spaces. Is there a documented need for more?
Seasonal Parking	Satellite parking at the train stations (increase train station parking revenue)
General	Develop North & Parcel 1 only, keep everything else open space
Question	Why is the property broken up into multiple parcels instead of being looked at as one development site?

*Breakout Group 2*

<b>Comment Type</b>	<b>Comment</b>
Open Space	Great job, plan looks good.
Question	Can we see more renderings/designs for open space options?
Housing	Affordable housing doesn't fit because it's a flood zone.
Open Space	Grass, where's the water coming from to water it? There were trees before but died. Irrigation?
Seasonal Parking	Having a multi-level private parking structure that can help finance the open space and leaves more open space. (No fee for residents, also includes solar panels and green space on the roof.)
Question	Who owns the land and will they sell or lease the parcels/land? Who maintains the open space?
Open Space	Developers pay HOA fees or other fees to maintain open space.
Open Space	We have to protect the vista because it's part of the character and the barrier beach.
Open Space	We need plants/planting that survives the environment and follows the character of the area.
Question	Was there a real-estate company hired to do a study to calculate real-estate values and revenue for the town? Was that information biased?
Question	How self-sustaining will the buildings be? (insulation, energy, water, etc.)
Housing	Should go somewhere else, maybe where the town hall used to be.
Question	Clarify whether we need new development to fund transportation efforts.
Question	What are the traffic impacts for supporting families and visitors, etc.?
Question	What are the tax consequences of this development to current residents?
Question	Will the HRA continue to exist if this plan is executed? Are they able to sell the open space later down the line? Will they have any power at all?
Question	What's the supply and demand for the hotel and housing?
Question	Will the HRA revisit/revision its mission? This shouldn't be led just by economic interest. The vista is priceless.
Commercial	Have a food truck row/farmer's market in the space.
Commercial	Not have a permanent structure on the site, allows for transient activities.
Question	What happened to the transportation arguments to make old streets from two-way to current one-way? What's the relevance to today's arguments?
Question	Why is there more pressure to have this land create tax revenue when the current homes/home sales are bringing in tax revenue?

General	Have 2 more plan options that propose no housing and another that keeps the open space altogether.
Question	Is the beach part of the open space and its percentage?
Commercial	Commercial and restaurants in town are already having trouble staying afloat, how will this new retail and restaurant space do?
Hotel/Inn	65 units is not boutique.
Hotel/Inn	Canvass the other hotels to get their opinion on numbers, etc.
Question	Is the schedule self-imposed spaced or state-mandated? Can we push it back?
Seasonal Parking	Parking designated for residents only based on the resident stickers.



Breakout Group 3

Comment Type	Comment
Open Space	Parcel 6&7: Part not buildable Percentage developed Concern about counting beach/tide zone/Weir River as open Space

Housing	Affordable housing – how much is being built? Is this the right location? Where? Town Hall
Commercial	Infrastructure needs for town
Commercial	Generate money from tourism (needs parking)
Commercial	Potential town-wide master plan
General	Highest, best use
General	Open space is "development"
General	Recreation/commercial use
Open Space	Money for open space; parking paid
Seasonal Parking	Concern about parking that is being taken away (existing)
General	Is mixed-use feasible?
Municipal Use	Community center
General	Coordinate with DCR to create a unified plan; connect town overall
General	Change parcel 1 to open space and parking; tie into Samoset Road
Housing	Rebuild neighborhood/single-family houses
Housing	Affordable housing – fear of flipping/deed restrictions; over 10 units --> require 10%
Housing	36% housing distress
General	Development location – phipps vs bay - either end?
General	Financial analysis – market value, critical to evaluate
Question	Who is responsible for the sea wall
Housing	Housing problem – how/where solve?; hugely important; not on the HRA site
Open Space	Music, theater, art (like the rose kennedy greenway)
Open Space	Senior facilities
General	Bus depot/drop-off
General	Circulation – Edgewater ext – parking egress
General	Site visit – stake out footprints

*Breakout Group 4*

<b>Comment Type</b>	<b>Comment</b>
Open Space	Parcels 2,3 and 4 should be combined into one contiguous open space.
General	Parcel 1 is the best place to build buildings if that is necessary
Housing	11 participants voiced a preference for no housing development. 1 participant voiced a preference for including housing development
Open Space	The "green" will be shadowed, windy and too narrow
Question	What uses can pay for open space? What will the financial analysis say?
Question	Has there been an accurate analysis of the hotel vacancy rate?
Open Space	The HRA needs to take seriously the idea of Open Space as a viable program and engage a landscape architect to do a comprehensive open space analysis and design
Question	What is the purpose of more housing?
Housing	Affordable housing should not be included for people who haven't worked hard all of their lives. Why would they get to occupy the new buildings?
Housing	"Affordable" housing vs. "low income" housing

General	Hull is one of the most densely built communities in all of Mass. And this is the only open parcel, it needs to be preserved.
General	It feels like an assault on the community to build here
Open Space	Bayside open space is not programmable due to its ecological condition. It has value to the community as a wild place rather than the setting for passive or active recreation
General	The future of the land should be taken to a vote by the entire town
Municipal Use	Municipal uses if built should focus on community, seniors, fitness, green space - useful amenities like a dog park, basketball or tennis etc...
General	Poll numbers don't tell the story. They need to be dissected more closely by someone with expertise

*Breakout Group 5*

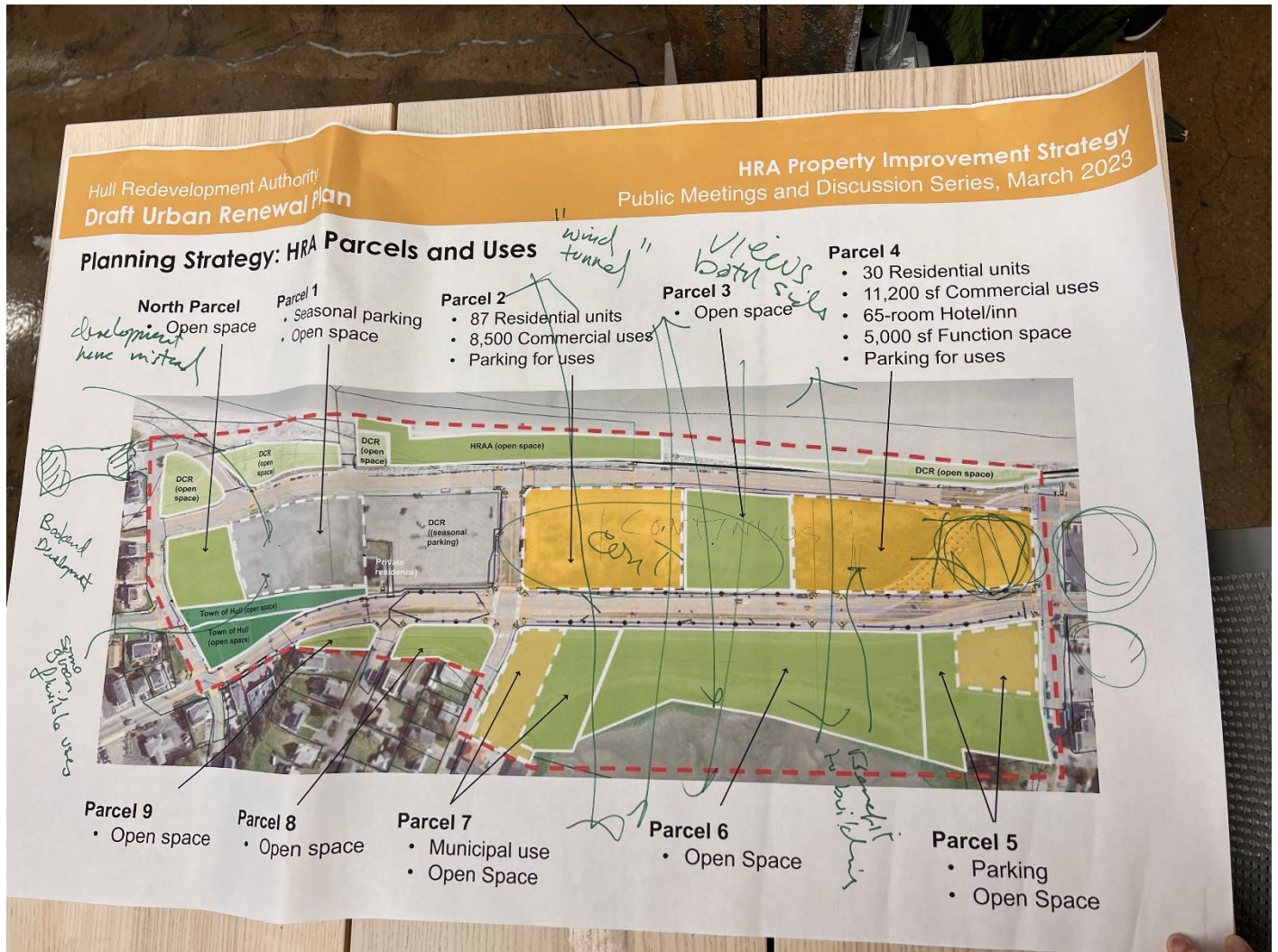
<b>Comment Type</b>	<b>Comment</b>
Question	Are the existing condos already fully occupied?
Question	What pending developments of new units? Is there actually a need for more condos?
General	Town-wide plan and context for HRA condos as a part of that
General	Utilities demand of the planned development already strained with Hingham growth (sewer/electric/water)
Housing	Price point not targeting the "average job" for condos
Question	What is the square footage of each individual parcel?
Question	What is the percentage breakout between open space and revenue generate space?
Question	Why pursue this plan if Woods Hole says it's not viable?
Open Space	Alternative open space not considered like Lawn on D, Arsenal Park, etc
General	Redistribute the development space to preserve the views
Question	How do senior housing units get incorporated into place?
Housing	Eminent domain removed housing so it needs to be reinstated
Question	Uniquely open space in Hull is not available in any other community - why disturb it?
Seasonal Parking	Is the DCR lot the best use of that space?
Seasonal Parking	225 would have to move to GW lot
Question	Would residents get free parking at GW lot or another beachside lot?
Seasonal Parking	Permeable parking - great idea
Open Space	Mudflats — not really any use - should not be part of 68% open space
Open Space	Look at high tide percentages
General	Need to look at a "big picture" plan for Hull
Question	How does the URP fit into Hull's Master Plan?
Housing	What about traffic impacts of adding housing?

General	<p>Most important for me:          Beautify property          Alternative revenue generation from open space rather than housing          Preserve aesthetics of the space          Part of the town Master Plan</p>
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*Breakout Group 6*

<b>Comment Type</b>	<b>Comment</b>
Open Space	The open space should not be split up into segments, but be contiguous
Open Space	The open space calculation should not include the beach that the HRA owns
General	Minimize the development and have just enough to support the open space
Municipal Use	Add a community center for public meetings and other uses
Commercial	Don't add commercial space until the existing empty storefronts along Nantasket are filled up
Question	How will the HRA guarantee that the actual designs will look like the illustrations, and not turn out badly?
Question	What is meant by "affordability" for the housing?
General	There needs to be a blend of open space and other uses to create revenues to support public improvements and benefit the Town
Open Space	It is important to be able to see what the open space would actually look like, with a more advanced design
Open Space	Don't develop any residential uses, leave the site entirely as open space
Open Space	The open space should include active recreational facilities like basketball courts, a skatepark, or a spray pool
Open Space	This open space should provide active alternatives when the beach is narrow at high tide and only the boardwalk can be accessed
Open Space	This is one of the most beautiful beaches in New England
General	Whatever is done, the HRA parcel should not be simply left the way it is today
Open Space	The HRA should engage an event planner to activate the space
General	There should be a balance of funding sources so that the public space is dependent only on revenues from the site uses and development
Question	Why isn't there a ferry link to Nantasket Pier? (answer from another participant: because it is too expensive to dredge a channel)
General	The conversion of Hull Shore Drive to a busy 2-way street raises concerns about pedestrian safety
General	The financial evaluation is extremely important, to determine how much development is needed to support the open space
Open Space	The Town Conservation Commission will require permeable surfaces, so their requirements should be taken into account
General	Will the development and funding resources be adequate to pay for the infrastructure, such as the sewer capacity?
Question	Is there enough sewer capacity?

General	We should use the polling method from the last meeting and ask participants about what they would want, parcel by parcel
Housing	What will be the unit sizes for the housing?
General	Is there enough electrical capacity to service the development?
General	If the HRA specified that Green Building methods be used, there would be less demand on electricity
General	The big issues don't seem to be about whether the range of uses isn't appropriate, but it depends on where and how big they would be
Housing	Could the housing contribute to the goals established through the MBTA process?
Housing	Could the affordable housing be provided off site?
Housing	There should not be any more housing here
Housing	If there is housing here, it should be rentals, not condos
Open Space	The views that go across the entire parcel, harbor to bay, are extremely valuable and should be preserved
General	The low, open areas between buildings create a wind tunnel; we need to be realistic that conditions can be extremely severe here
General	The best approach would be to cluster some development to the north and south ends, adjacent to where there are existing buildings
General	The idea of "bookend" development limited to the north and south ends would leave the middle as continuous open space
Open Space	Having some green within or on the edge of seasonal parking on Parcel 1 would provide flexibility to stage events
Open Space	Parcel 2 should not be developed, but add to a continuous band of open space



**Question & Answer Period**

- Can there be an Option 3 based on feedback?
- Would like to delay spending \$30k on revenue/financial analytics to create an Option 3
- How does this plan relate to the greater Master Plan? When is there an opportunity for the town to talk about a Master Plan?
- Why are we changing the roadways now if Hull Shore Drive was a solution to the wide Nantasket Avenue problem?
- Why is the HRA Urban Renewal Plan not overlayed on the DCR Master Plan?
- Where is the transportation (MassDOT) plan? Traffic Lights? Crosswalks?
- What are the maintenance costs?
- What is the assessed value of the HRA property?
- Can the HRA create/compile existing plans into something readable for the general public instead of referencing long documents?