

Hull Times 3/23/2023

To the Editor: Hull has the Hope Diamond of a viewscape, the view from the sunrise to the sunset. The HRA is proposing to take that view away for a bunch of buildings that hold retail space and another hotel, none of which Hullonians need. Building more retail and hotel space will compete with our existing retailers. Hull is a cul-de-sac community. During eight months of the year, our retail areas do not get the through traffic that other communities get and will not support added restaurants and retail.

The HRA's mission statement is to "...create a sense of place in our community through development that provides tax revenue, open space recreation, job growth, improved business environment, event venues and parking for Nantasket Beach."

How do more retail space and more hotels "create a sense of community?"

I believe Hull wants development that benefits the town, not just private development. Here is my dream:

- At Phipps end: A beautiful Hull community center that houses a contemporary library, an event space for the town and a senior center, all community focused economic opportunities. All of this would be up on stilts for Hullonian parking underneath. Hull could rent out the event space for weddings, conferences, etc. for income.
- From the DCR lot, just south to the split-rail fence: Using a permeable, light-colored parking surface that could also be used for concerts, food trucks, kite festivals, art shows, drive-in-movies, etc. These would all bring revenue into the town. Hull could hire parking attendants and reap all of the parking proceeds instead of contracting the parking lot out and receiving only \$50 per parking place per year.
- From south of the split-rail to Water Street: This section really does not get the east-to-west World's End view. We could build housing, with a portion being affordable housing to aim toward our 40B requirement. Hull has less than 2% affordable housing and the state requires 10%. If we do build housing with 25% affordability in it, we can forestall a 40B developer from coming in and riding roughshod over the will of the town. Also, maybe a portion of the affordable housing could be designated for Hull elderly residents so they can afford to stay in the town.
- The existing library and senior center could be made into housing with an affordable unit in each to spread the affordable housing throughout the town.

I feel the above is a plan that brings in revenue, supports the community, and maintains the most beautiful views around! I strongly recommend that we pause the HRA process and figure out a way to get more input from the Hull community on how to balance open space and development that is sensible, sustainable, and resilient for generations to come. Kim Draper