



# Hull Master Plan

**Steering Committee Meeting**

**October 20, 2025**

# Group Agreements

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- Listen for understanding, not disagreement
- Consider the opinions and experiences of others
- Bring a spirit of experimentation and creativity
- Step up, step back (take turns speaking, make room for others to speak)
- Speak for yourself, not for others (use “I” statements)
- Respond, don’t react

# Zoom Etiquette

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- If able, please keep your camera on
- Stay muted unless you're actively speaking
- Chat has been disabled
- Raise your hand to ask or answer a question
- Facilitator may allow participants to “jump the line”

# Meeting Goals

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- **Purpose:** To share findings from our team’s existing conditions research, finalize the plan for the fall visioning open house, and present the demographics of survey participants to date.
- **Outcomes:**
  - Steering Committee members gain a clearer understanding of what “existing conditions” entail.
  - Steering Committee members become aware of key issues, opportunities, and trends in Hull.
  - Steering Committee provides input to help MAPC finalize the plan for the upcoming open house.
  - Steering Committee helps MAPC to strategize and conduct additional outreach efforts to engage underrepresented community members who have not yet participated in the survey.

# Agenda

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**Project Updates**

**Existing Conditions Presentation: Open Space + Recreation**

**Existing Conditions Presentation: Housing + Affordability**

**Existing Conditions Presentation: Community Services + Facilities**

**Community Engagement Updates**

**Next Steps**

# Agenda

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## **Project Updates**

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Community Engagement Updates

Next Steps

# What We've Done (September-October)

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- Developed a detailed facilitation plan and activities for the Hull Master Plan Open House
- Coordinated with the Town and Steering Committee members to promote the open house and survey
- Interviewed longtime summer resident about their experience
- Connected with Dr. Shaw, Principal of Hull High School to discuss engaging students
- Connected with MBTA Route 714 Bus Stop Safety and Accessibility Project (BSAP) team

# What We're Working On

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## **Community Engagement**

- Preparing for the Hull Master Plan Open House
- Publicizing the survey and open house

## **Research**

- Drafting existing conditions briefs for each of the eight topics

## **On Pause: Town Staff and Local/State Agency Engagement**

- Connecting with HRA and DCR
- Setting up additional Town Staff 1:1 interviews

# What We've Heard from You

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- Desire to have Economic Development Committee weigh in
  - Our response: Town staff will share existing conditions research with Committee and share feedback with project team
- Request to have meeting materials sent ahead of time
  - Our response: Town staff sent presentation and supporting materials to the Committee the Thursday before the meeting
- Request for more substantive involvement
  - Our response: Working on it!

# Agenda

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## Project Updates

**Existing Conditions Presentation: Open Space + Recreation**

**Existing Conditions Presentation: Housing + Affordability**

**Existing Conditions Presentation: Community Services + Facilities**

## Community Engagement Updates

## Next Steps

# Existing Conditions Overview

## Inputs:

- Local, regional, and national data sources
- Past Town plans, studies, and reports
- Lived experience

## Outputs:

- Key data points
- SWOT analysis
- Themes, patterns, and trends

8 topics



# Agenda

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Community Engagement Updates

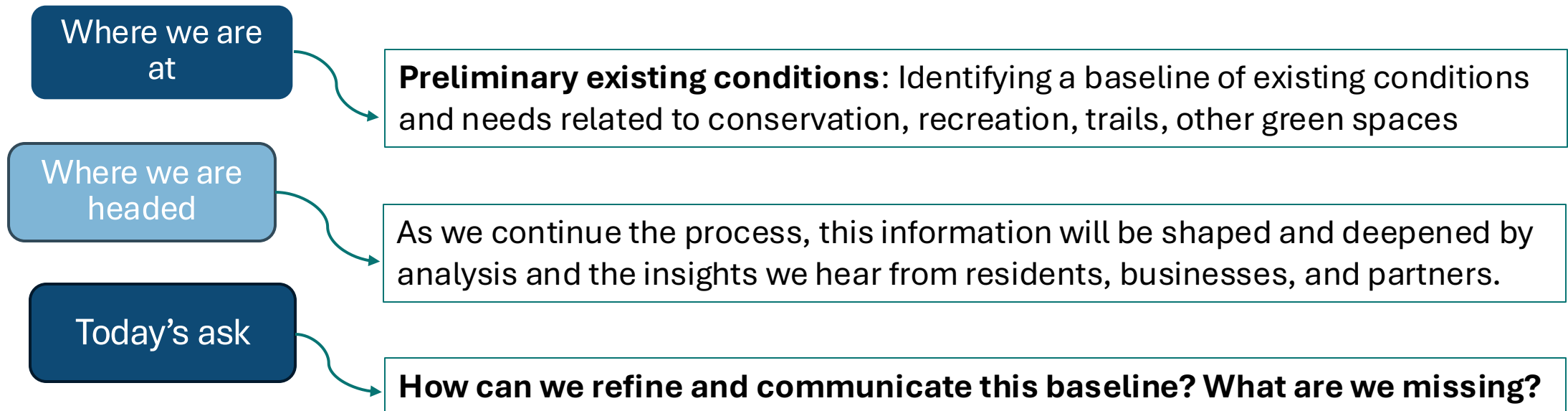
Next Steps

# Framing

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*Open space and recreation element, which provides an inventory of recreational and resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.*

- Massachusetts General Laws Chapter 41, Section 81D



# Preliminary Existing Conditions Analysis

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Open space and recreation areas in Hull represent a key **aspect of the town's identity**.

Hull has a **rich and diverse mix of open spaces**, which contribute not only to **residents' quality of life** and wellbeing, but also to the town's **climate resiliency** and **economic strengths**.

# Preliminary Existing Conditions Analysis

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Open space and recreation areas in Hull represent a key **aspect of the town's identity**.

Hull has a **rich and diverse mix of open spaces**, which contribute not only to **residents' quality of life** and wellbeing, but also to the town's **climate resiliency** and **economic strengths**.

At the same time, certain **gaps** and **opportunities** also emerged:

- **Walking and biking infrastructure is limited.** Potential sites have already been identified for new walking and biking paths.
- There is a desire for **improved access to the waterfront** and **expanded green space and programming** at Nantasket Beach.
- **Hull has a low tree canopy cover.** The need for expanded tree canopy has been identified in past planning documents.
- There is a need for **ongoing protection of critical conservation areas**, including the Weir River ACEC and Nantasket Beach.
- The town has made **significant investments in recreation** in the last few years. **Continued improvements are needed** to meet Hull's changing demographics.

# Hull benefits from rich and varied open space

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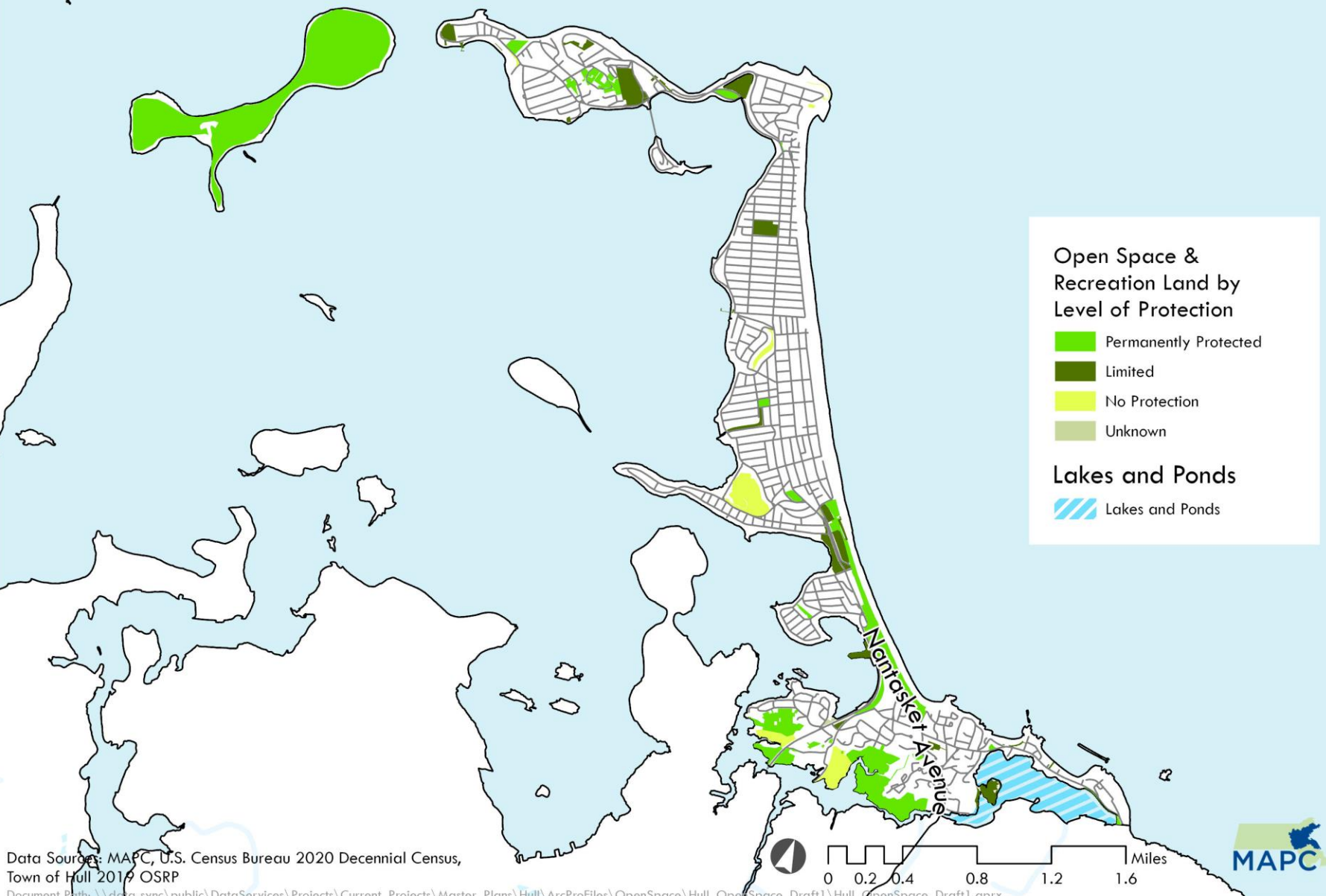
- OSRP recently completed in 2019
- Richness and diversity of open space areas is a strength for the town of Hull
  - Marshes, rivers, woodlands
  - Waterfront, shores, beaches
  - Boston Harbor National Park
  - Parks and playgrounds
  - Historic, cultural open spaces
- Open space land represents about 25% of Hull total land's area



# Open Space and Recreation Land in Hull

Draft, October 2025

**DRAFT**



- Relatively strong protections already in place - 73% permanently protected
- Various zoning designations also help protect open space

Data Sources: MAPC, U.S. Census Bureau 2020 Decennial Census, Town of Hull 2019 OSRP

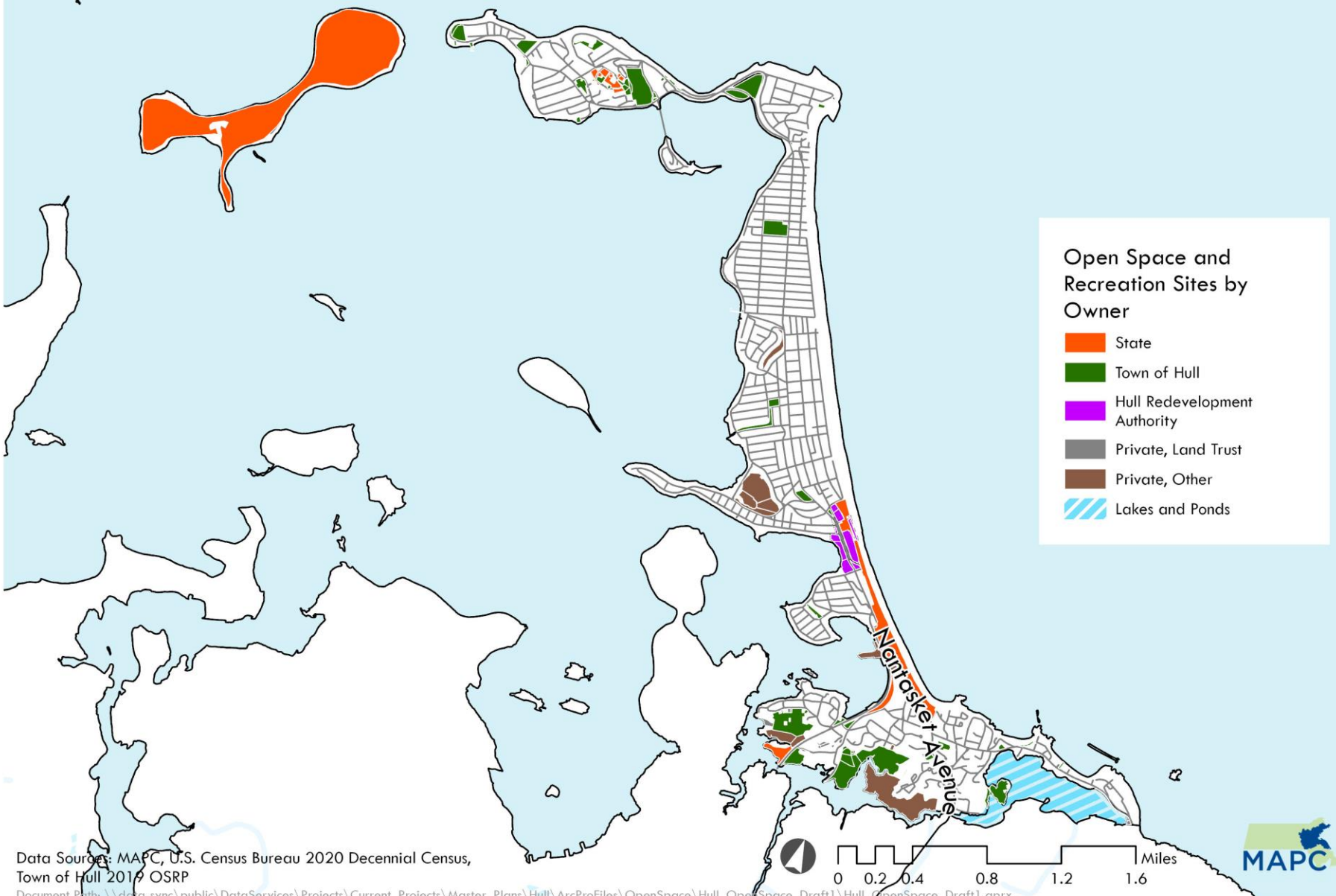
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# Open Space and Recreation Land in Hull

Draft, October 2025

**DRAFT**

- Most open space land in Hull is owned by the town (33%) or DCR (48%)



Data Sources: MAPC, U.S. Census Bureau 2020 Decennial Census, Town of Hull 2019 OSRP

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## Open Space and Recreation Land Acreage in Hull by Owner and Level of Protection, 2019

	Permanently Protected	Limited Protection	No Protection or Unknown	Total Acres	% of Total Acres
<b>DCR</b>	224	0	0	<b>224</b>	<b>48%</b>
<b>Town of Hull</b>	72	65	15	<b>152</b>	<b>33%</b>
<b>DCR + Town of Hull</b>	9	0	0	<b>9</b>	<b>2%</b>
<b>Hull Redevelopment Authority</b>	0	14	0	<b>14</b>	<b>3%</b>
<b>Private Land Trusts</b>	32	0	0	<b>32</b>	<b>7%</b>
<b>Other Private Owners</b>	1	23	10	<b>34</b>	<b>7%</b>
<b>Total Acres</b>	<b>337</b>	<b>102</b>	<b>25</b>	<b>465</b>	<b>100%</b>
<b>% of Total Acres</b>	<b>73%</b>	<b>22%</b>	<b>5%</b>	<b>100%</b>	

Source: Hull Open Space and Recreation Plan, 2019.

# Walking and biking infrastructure is limited

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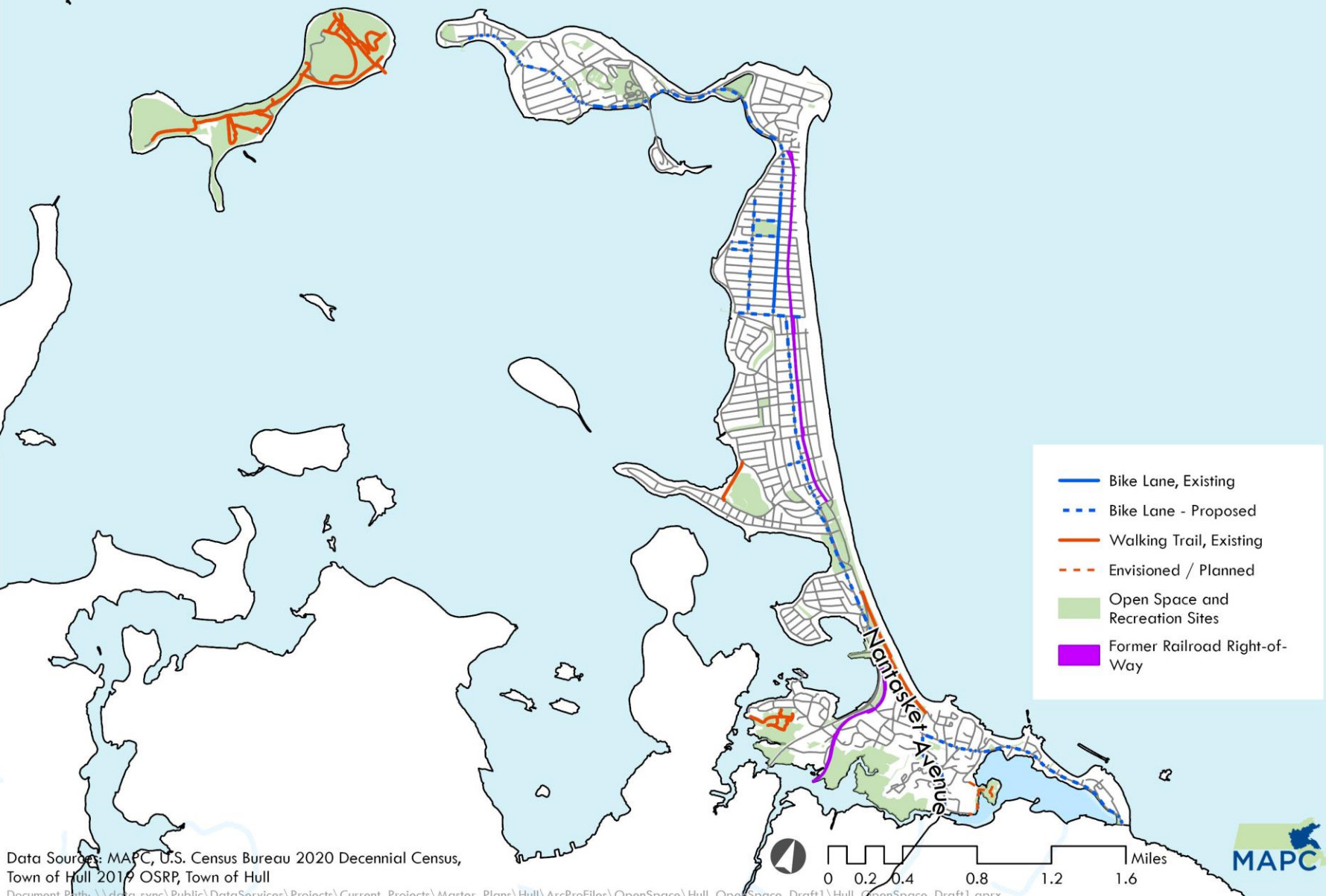
- Existing walking and biking infrastructure in Hull is limited
- Walking and biking paths not only increase access; they are also a form of recreation in and of themselves



# Biking and Walking Trails in Hull

Draft, October 2025

**DRAFT**



- Opportunities have been identified to expand walking and biking in Hull:

- Former railroad right-of-way
- Complete Streets Plan (2017)
- Walking paths at Straits Pond

Data Sources: MAPC, U.S. Census Bureau 2020 Decennial Census, Town of Hull 2019 OSRP, Town of Hull

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# Expanding coastal recreation and access is a priority

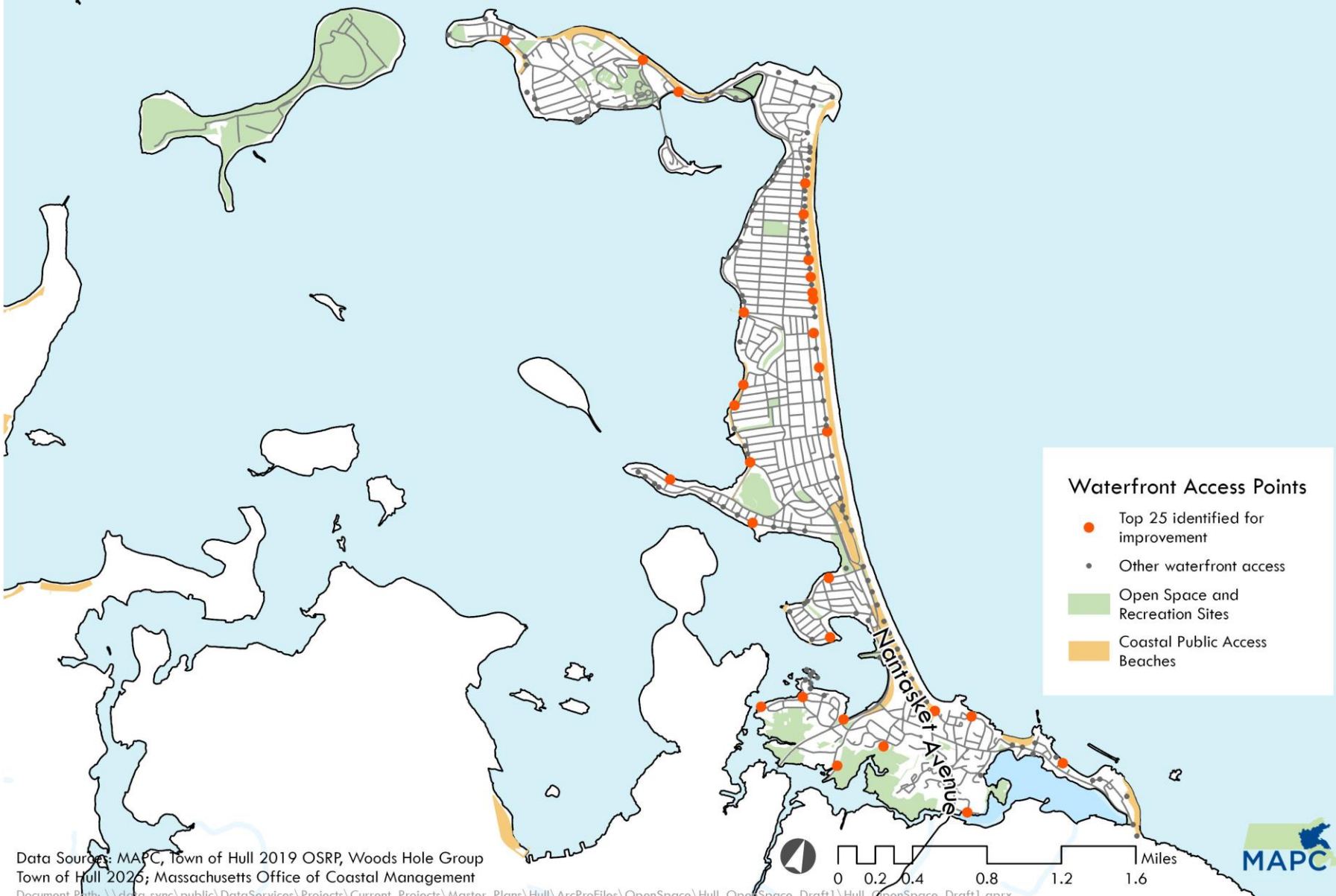
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- Waterfront access is a major strength in Hull
- There is an opportunity to implement improvements at the top 25 priority locations identified in the town's recent waterfront access study
  - Recently created database of 160 waterfront access points – scored for prioritization
- There is an opportunity to implement open space recommendations identified for Nantasket Beach
  - Significant planning efforts already completed, most recently the Unified Work Plan (2020)
  - Proposed new parks along the waterfront, which would create green space and new opportunities for more programming

# Waterfront Open Spaces and Access Needs

Draft, October 2025

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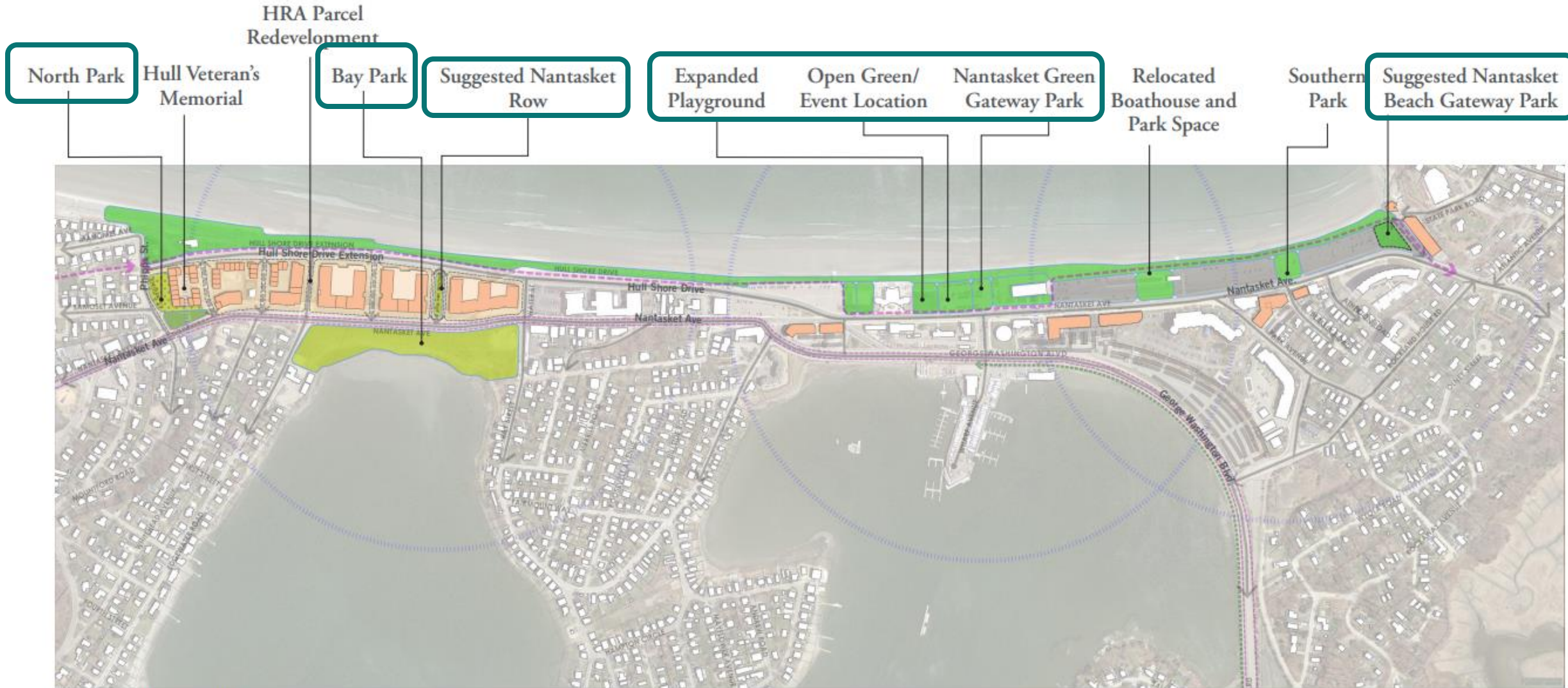


Data Sources: MAPC, Town of Hull 2019 OSRP, Woods Hole Group Town of Hull 2026; Massachusetts Office of Coastal Management

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# Proposed open green spaces for Nantasket Beach

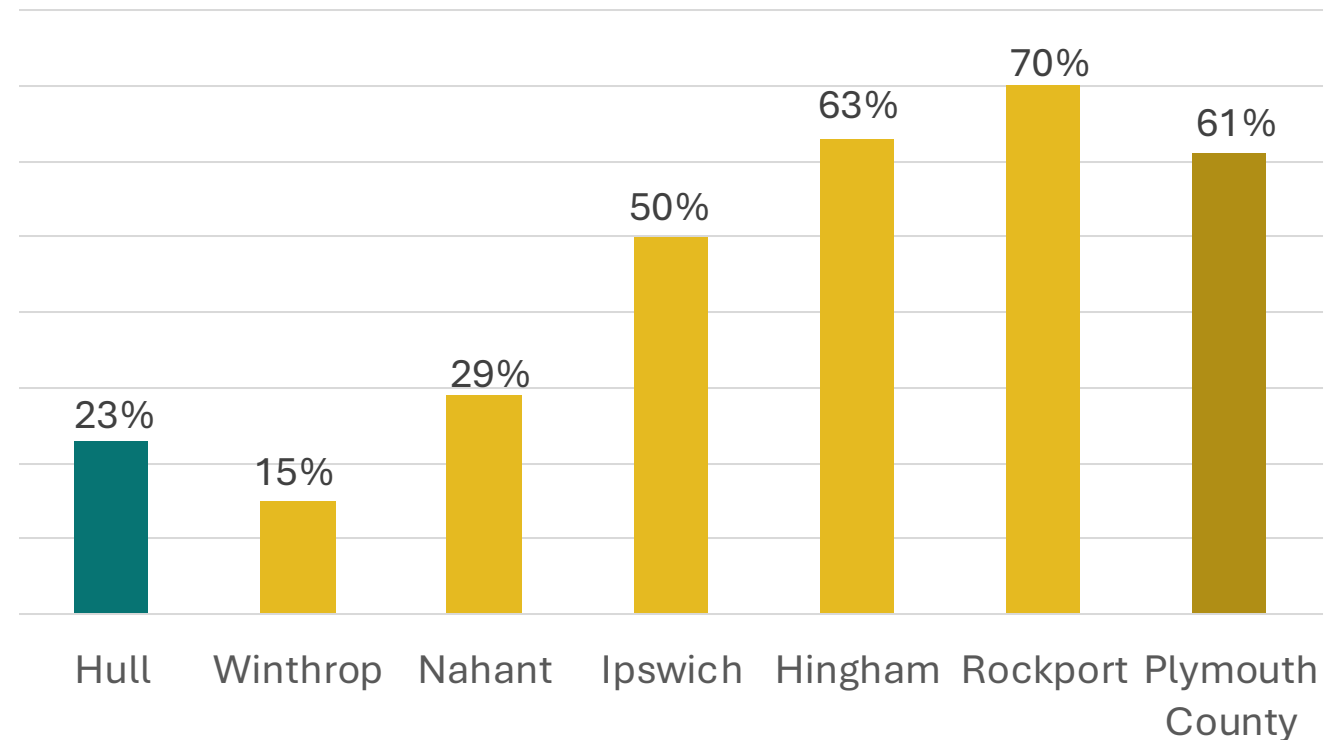


Source: Unified Work Plan for Nantasket Beach, 2020

# Hull grapples with a low tree canopy cover

- Hull has a low tree canopy cover relative to the county and context communities
- Addressing Hull’s lack of trees has been identified in previous plans and in the town’s 2025 integrated Goals & Objectives
- This could have multiple benefits – resilience to heat and floods, better air quality, public health benefits, etc.

Tree Canopy Cover in Hull and Context Communities

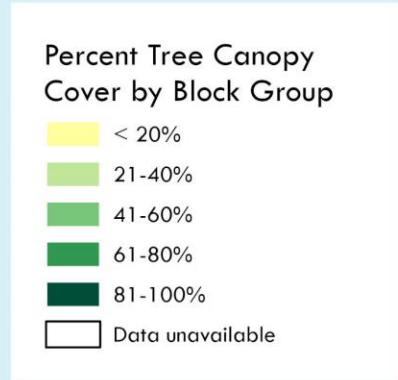


Source: Tree Equity Score. 2023. American Forests. Last accessed October 3, 2025.

# Tree Canopy Cover by Census Block Group

Draft, October 2025

**DRAFT**



- Overall tree canopy cover: 23%
- Tree canopy cover tends to be lower (9-18% range) in neighborhoods along Nantasket Beach (e.g. Kenberma, Strawberry Hill, Alphabet)

# Natural resource conservation remains a critical priority

- Weir River Estuary
  - Important for wildlife and natural regional ecosystem
  - Important for water provision for Hull + other towns
  - Potential new land acquisition identified in the OSRP
    - Parcels abutting the Weir River ACEC
    - Land at the end of Richards Road – would give public access to Straits Pond
    - CPA funds used in 2019 to acquire new property on Chaham Street, near the Weir River Woods
- Dune protection
  - Involvement of the Hull Beach Management Committee



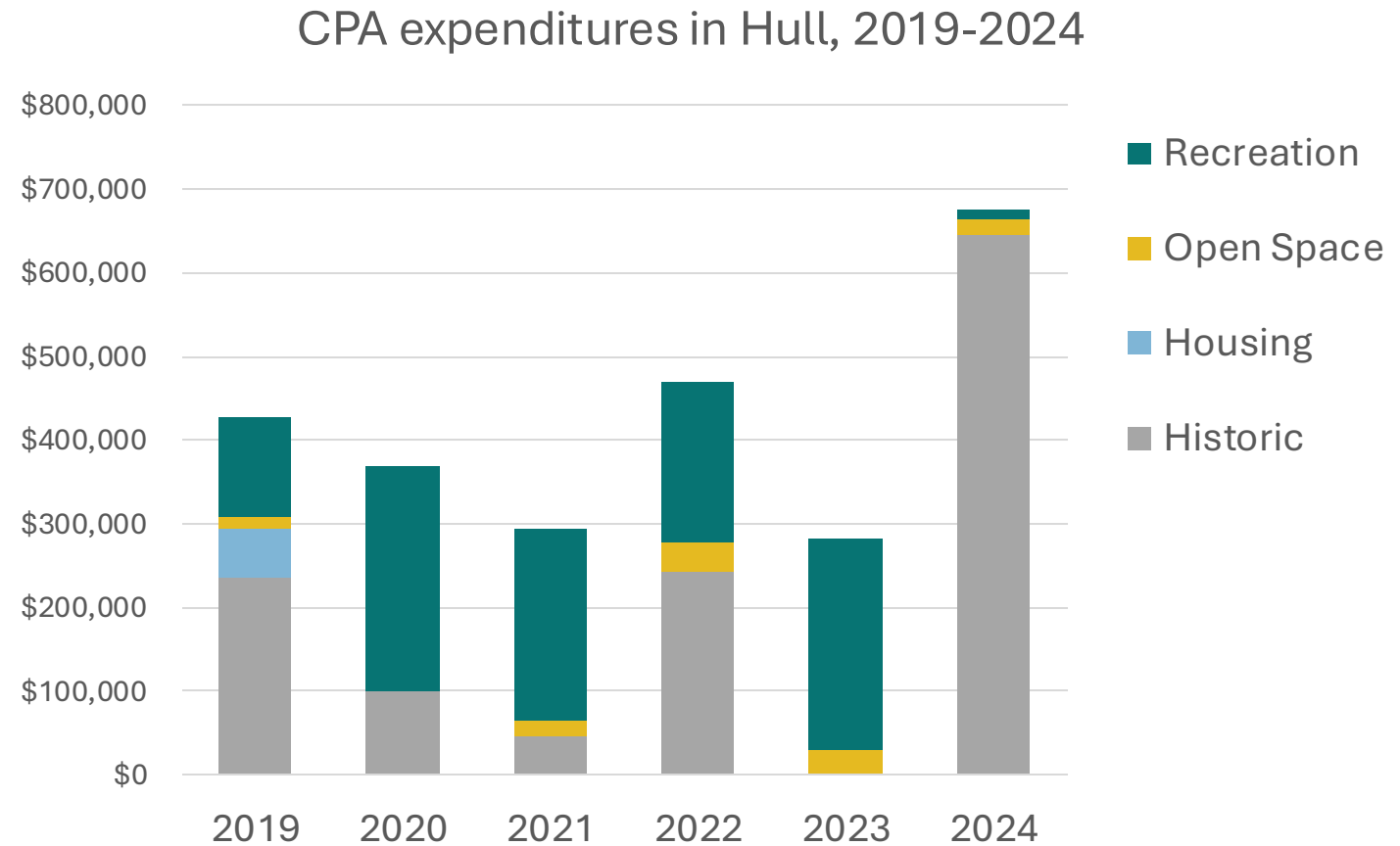
Photo credit: North and South Rivers Watershed Association



Photo credit: Town of Hull North Nantasket Beach Resilience, 2022

# The town has invested in community recreation

- Hull residents are generally well served by parks and open space, with 4 out of 5 residents within a 10-minute walk of a park or open space
- Significant investments have been made in recreation since 2019 (\$1.1 million in CPA funds from 2019-2024)
- Specific improvements have been made to areas identified in the OSRP



Source: Community Preservation Coalition Project-Level Database, Access September 2025.

# Community recreational needs are evolving

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- Recommendations identified in the Council on Aging report to address the recreational needs of Hull's growing senior population
  - Expand indoor exercise programs
  - Explore the possibility of small fitness center in the Senior Center
  - Walkable and accessible outdoor spaces, e.g. age-friendly seating and exercise equipment

# Discussion

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- What surprised you about this information?
- What additional information would you like to have?
- How do you think the information should be shared?

# Agenda

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Project Updates

Existing Conditions Presentation: Open Space + Recreation

**Existing Conditions Presentation: Housing + Affordability**

Existing Conditions Presentation: Community Services + Facilities

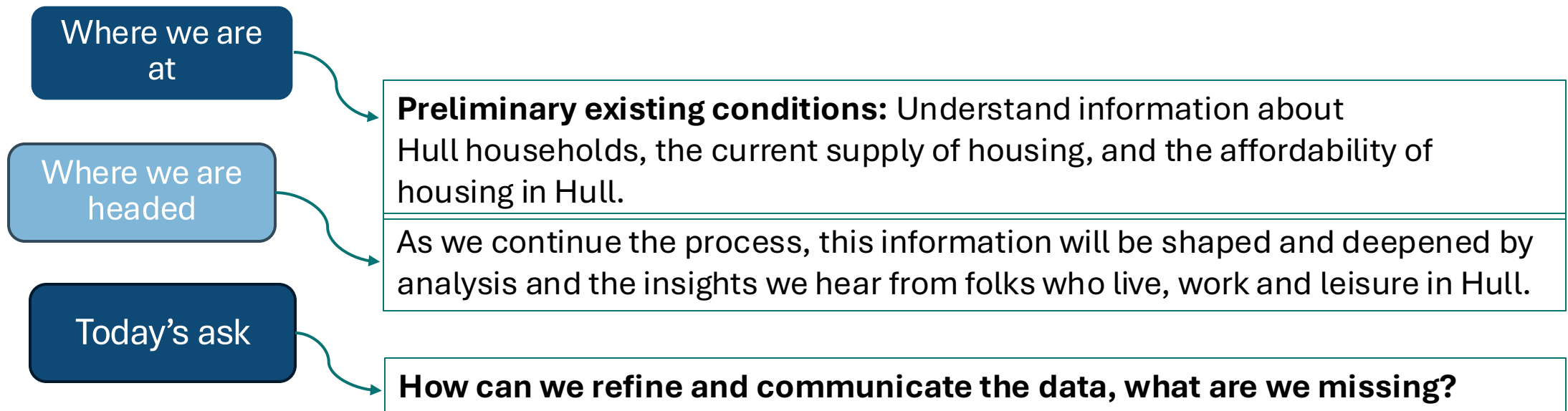
Community Engagement Updates

Next Steps

# Framing

***Housing element which identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.***

- Massachusetts General Laws Chapter 41, Section 81D



# Preliminary Existing Conditions Analysis

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Hull has **5,733 housing units**.

But a limited number of deed-restricted affordable units -- only **1.66% of the housing units are Subsidized Housing Inventory (SHI) units**.

The state requires every community to have **at least 10% SHI units**.

# Preliminary Existing Conditions Analysis

Hull has **5,733 housing units**.

But a limited number of deed-restricted affordable units – only **1.66% of the housing units are Subsidized Housing Inventory (SHI) units**.

The state requires every community to have **at least 10% SHI units**.

Housing Supply and Affordability **gaps** and **opportunities**:

- **Lack of housing variety**. As Hull's population ages, more housing types and sizes would help residents age in place. Small-scale homes, like starter homes, can help attract young families look to put roots down in Hull.
- There has been **minimal recent housing production** in Hull, and the available **housing stock is further limited by the number of seasonal units**, impacting housing access to year-round residents and seasonal workers
- Household incomes have not kept pace with increasing housing costs, and **many households in Hull pay more than they can afford for housing**. A widening wealth gap and a limited supply of affordable housing **make it difficult to remain in or return to Hull**.

# Hull housing needs do not match the housing supply

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The average household size in Hull is **2.34 persons per household**.

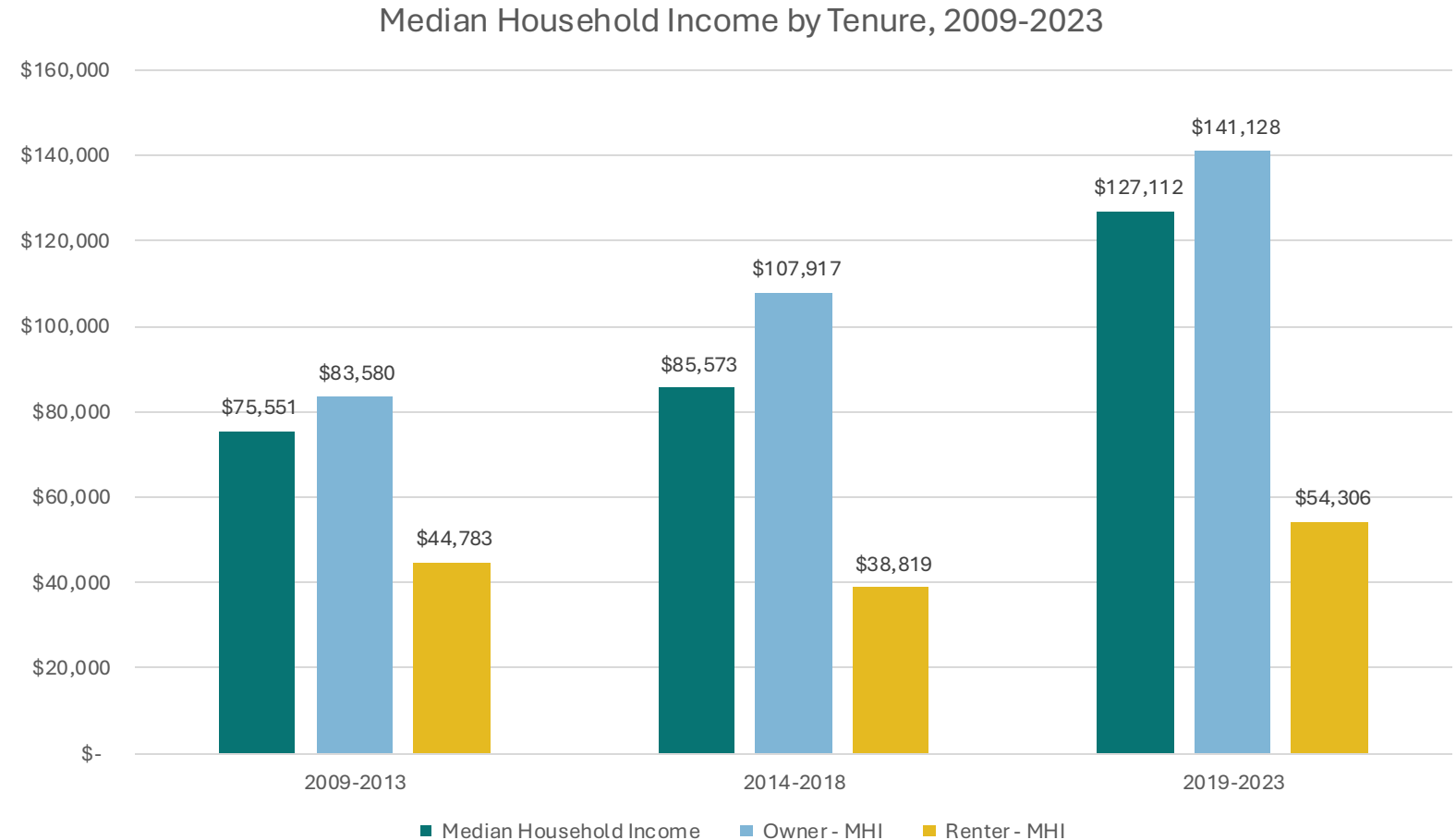


But, the majority of housing units have **3 or more bedrooms**.

- Hull's existing supply of homes is mostly made up of larger, two- and three- bedroom units, with **few choices for smaller homes**.
- **Hull's population needs smaller housing.**
  - 42% of households are senior households
  - Only around 16% of Hull's households have children
- Residents of **retirement age are more likely to own their home**. While the majority of each age group are homeowners, the **younger age groups have a higher share of renters**.

# A growing wealth gap between renters and owners

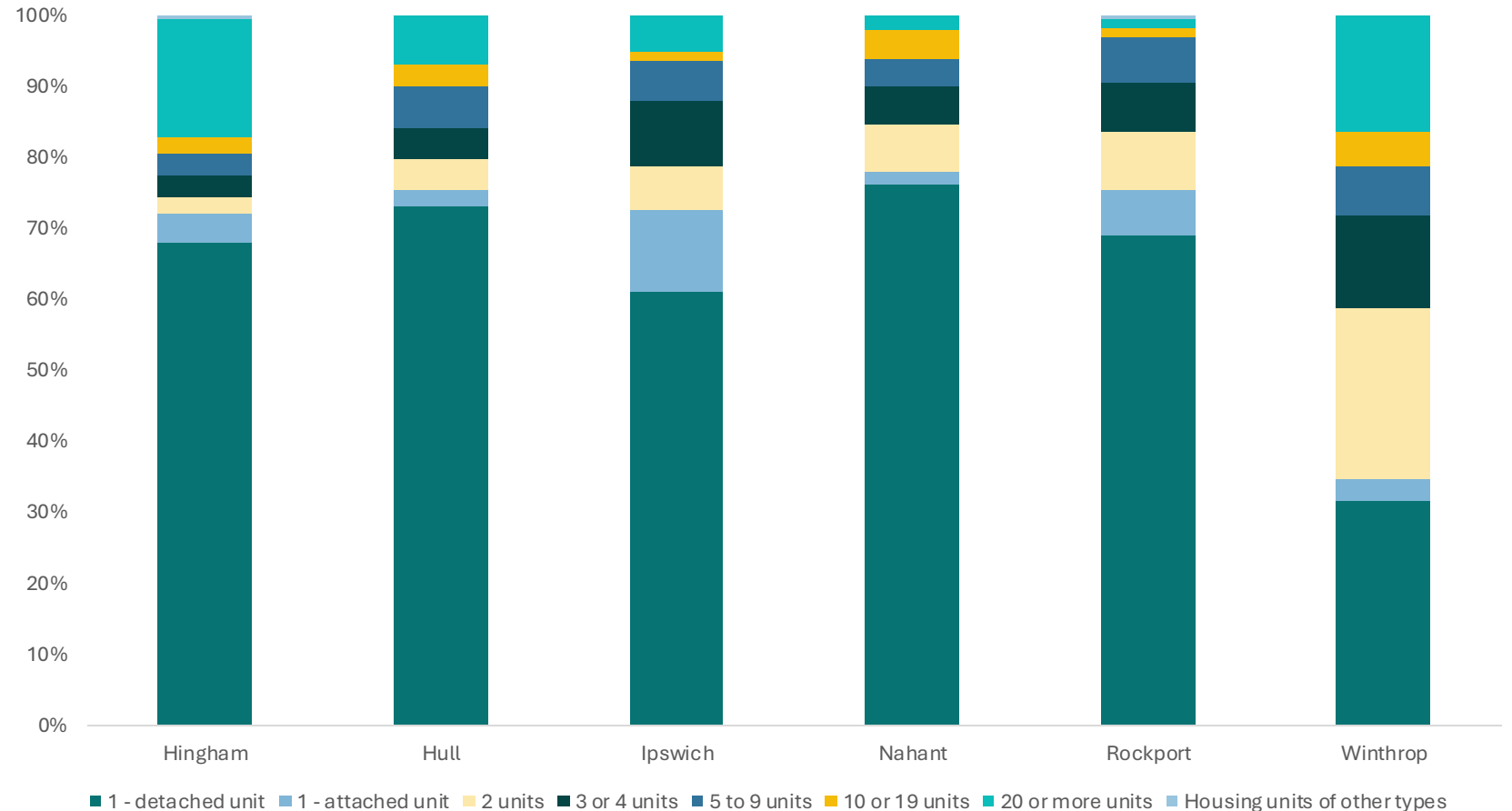
- 65% of Hull residents are homeowners, while 15% are renters.
- Hull's Median Household Income is **\$127,112**.
- The gap between renter and homeowner median incomes has increased dramatically over time.



# Lack of diversity in housing type

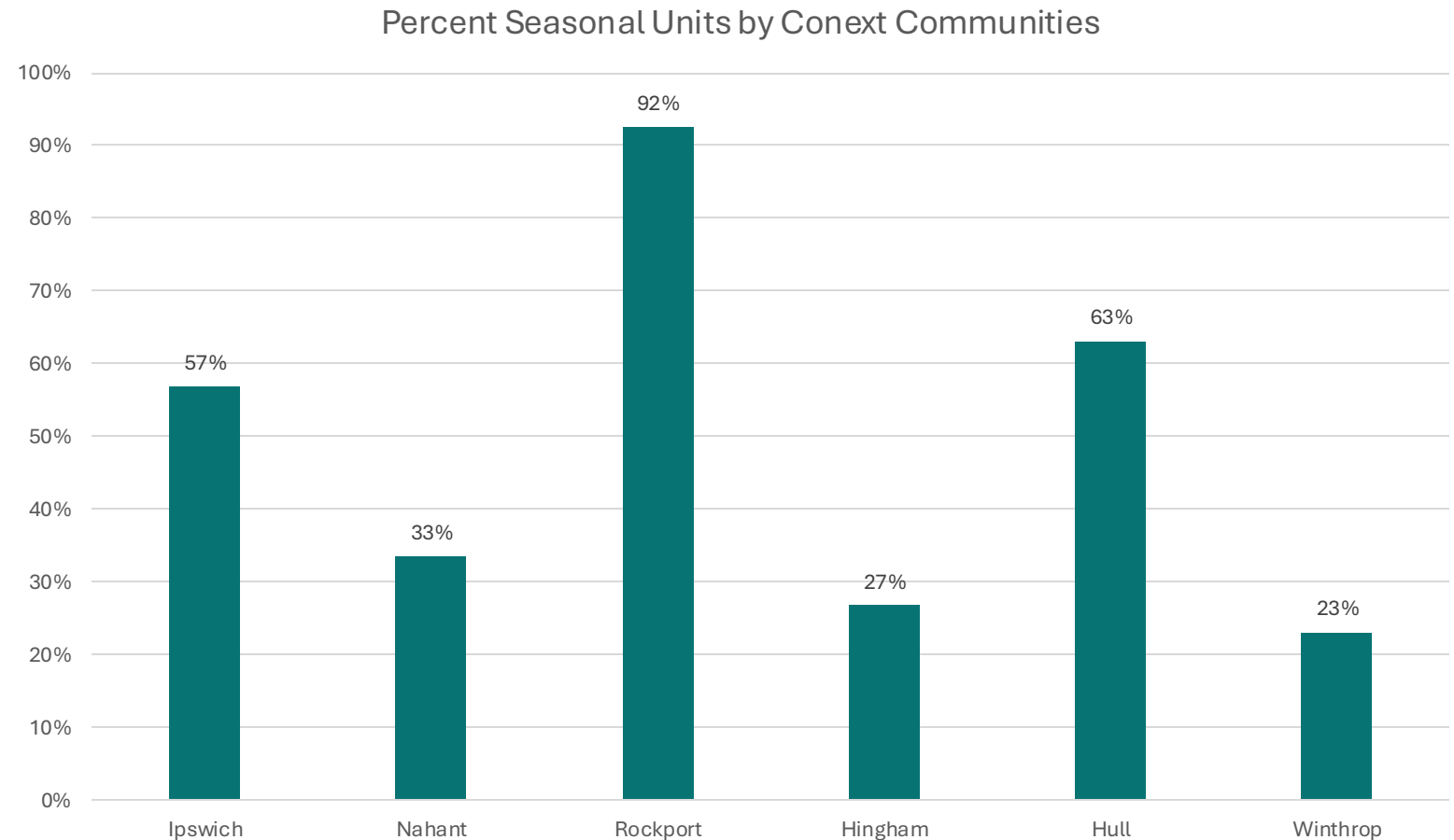
- 73% of houses in Hull are detached single family homes.
- 20% are multifamily (3+ units)
- 12% are smaller housing types, like Studio or 1-Bedroom housing units.
- Hull has the second highest share of single family homes.

Number of Units in a Structure by Context Community



# Hull's available housing stock is limited by seasonal units

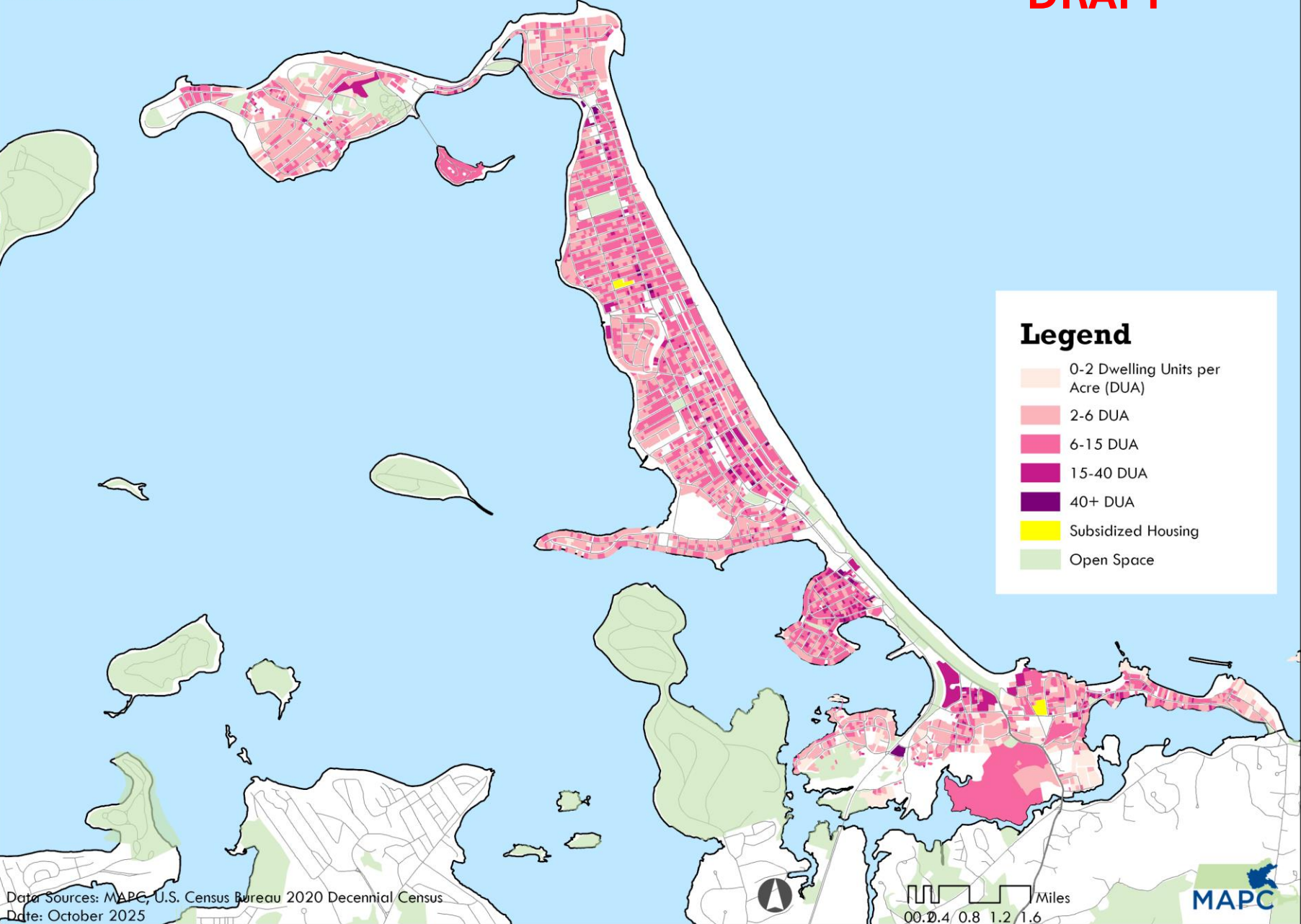
- Hull has the highest percentage of seasonal housing units, second only to Rockport.
- Of the 1,158 vacant housing units, 63% are designated as seasonal units.
- Meaning, 13% of the total housing stock in Hull is reserved for seasonal units.



# Hull Housing Density

Town of Hull

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Hull is pretty built out.

Given that the majority of Hull's housing stock is single family homes (73%), **smaller parcel sizes are contributing to higher rates of density.**

DUA = Dwelling Units per Acre

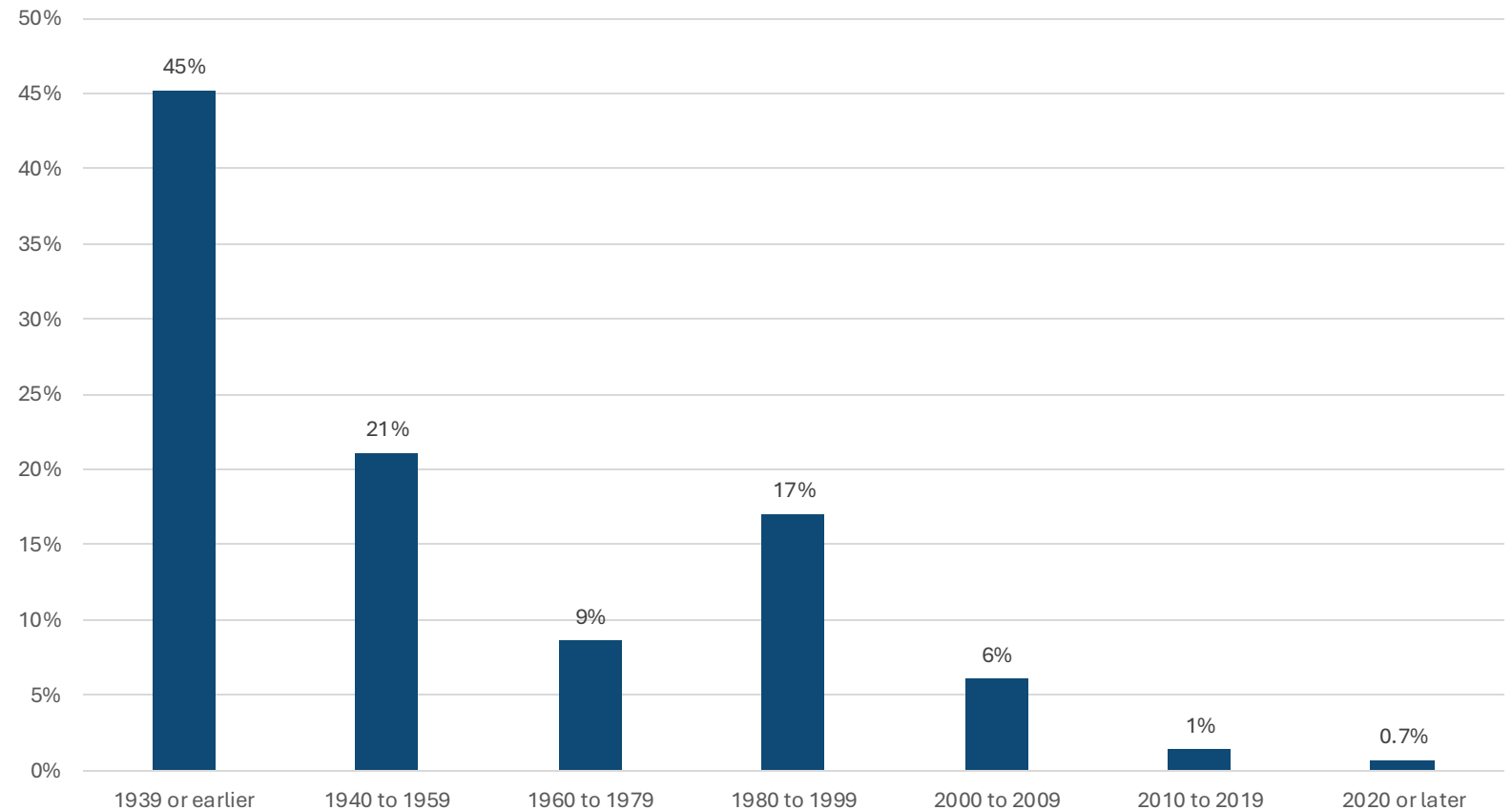
Data Sources: MAPC, U.S. Census Bureau 2020 Decennial Census  
Date: October 2025

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# There has been minimal recent housing production in Hull

- **45% of the housing stock was built pre-war (WWII),** which is more likely to need structural updates.
- About less than **8% of production has occurred in the 21st century.**
- Minimal production and older housing stock mean that **housing supply has not kept up with demand,** and can be a contributing factor to a slowdown in overall growth.

Units by Year Built in Hull, 2022



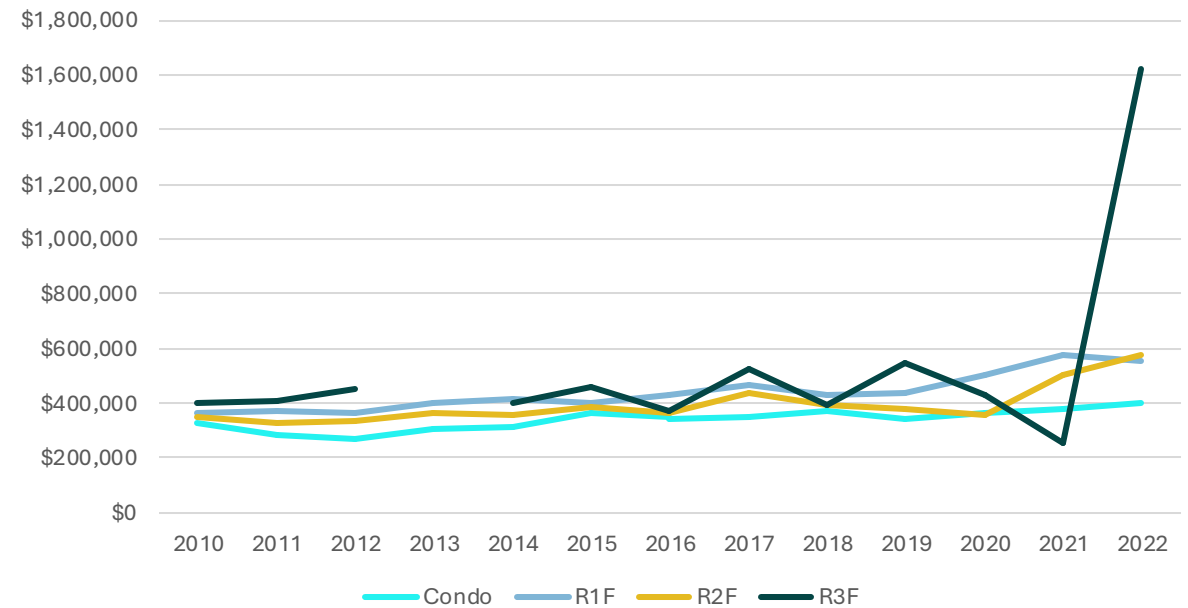
# Housing costs have increased over time.

### Median Rent in Hull



Source: ACS 2014-2018, 2019-2023 5-Year Estimates

### Median Sale Price in Hull, 2010-2022



Source: Warren Group Data

# Hull residents are paying more than they can afford on housing costs.

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**1/3 of households in Hull** are cost-burdened, meaning that are paying more than 30% of their income on housing costs.

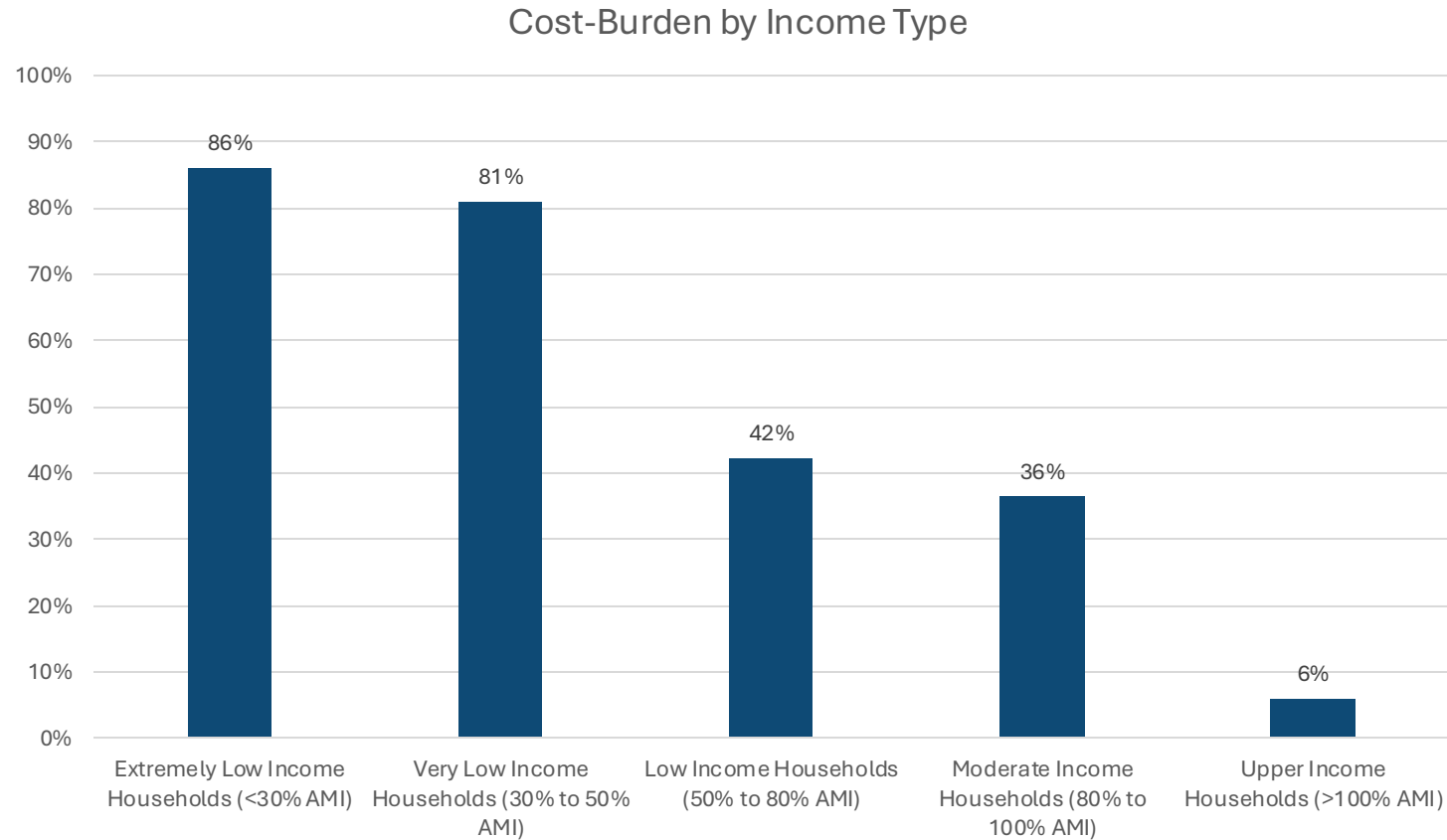


**29% of homeowners are cost-burdened, while 48% of renters are cost-burdened.**  
Renters are also more likely to be severely cost-burdened, meaning they pay more than 50% of their household income on housing costs.



**1/3 of households in Hull** are low-income (at/or below 80% AMI).

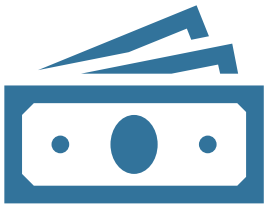
# Hull residents are paying more than they can afford on housing costs.



# Hull residents need more affordable housing.

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To determine eligibility for Deed-restricted Affordable Housing, government programs use the **Area Median Income (AMI)**.

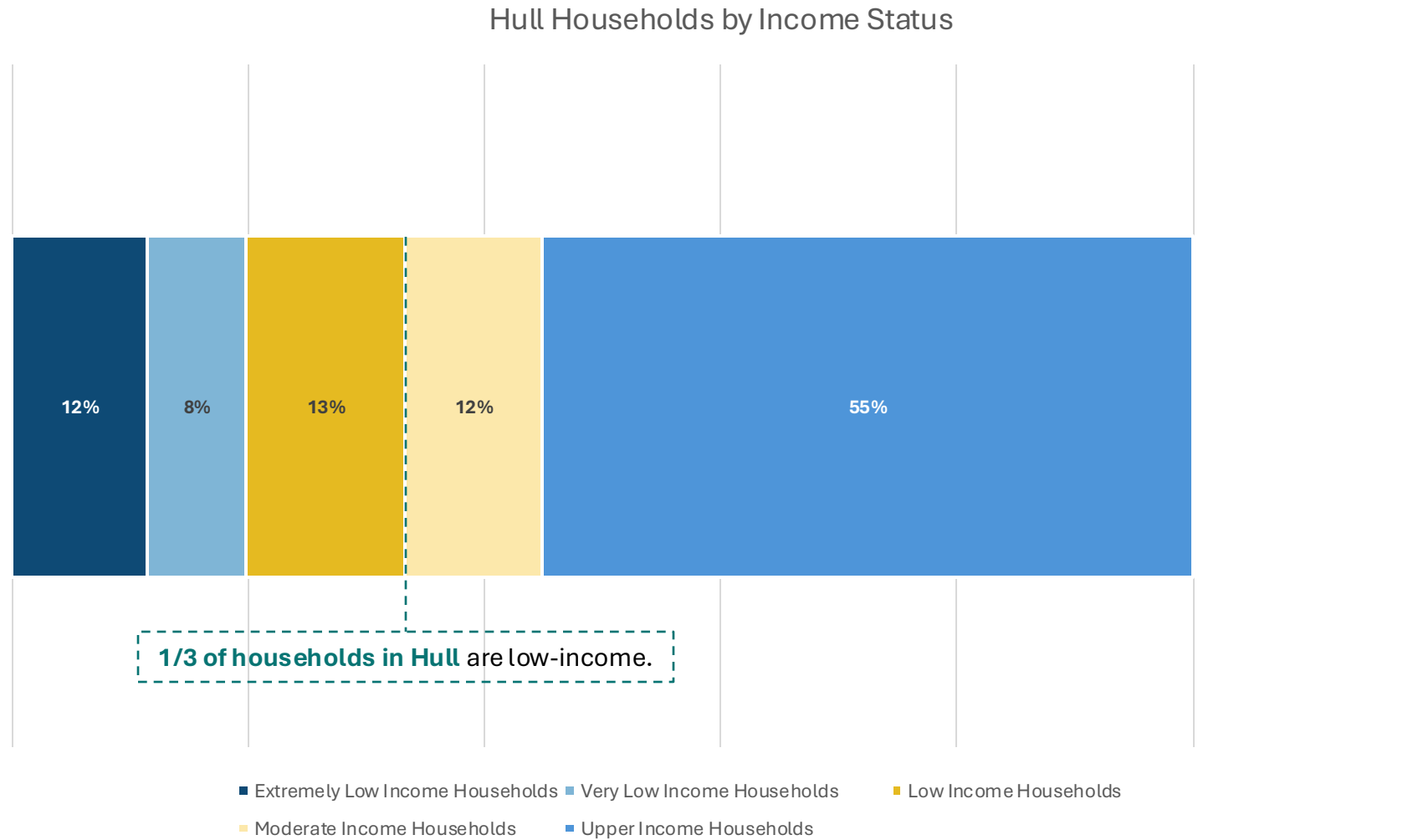


The AMI for **Hull and surrounding communities is \$148,900.**



**1/3 of Hull households would** benefit from the production of affordable housing.

# Hull residents need more affordable housing.



# Discussion

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- What surprised you about this information?
- What additional information would you like to have?
- How do you think the information should be shared?

# Agenda

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Project Updates

Existing Conditions Presentation: Open Space + Recreation

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**Existing Conditions Presentation: Community Services + Facilities**

Community Engagement Updates

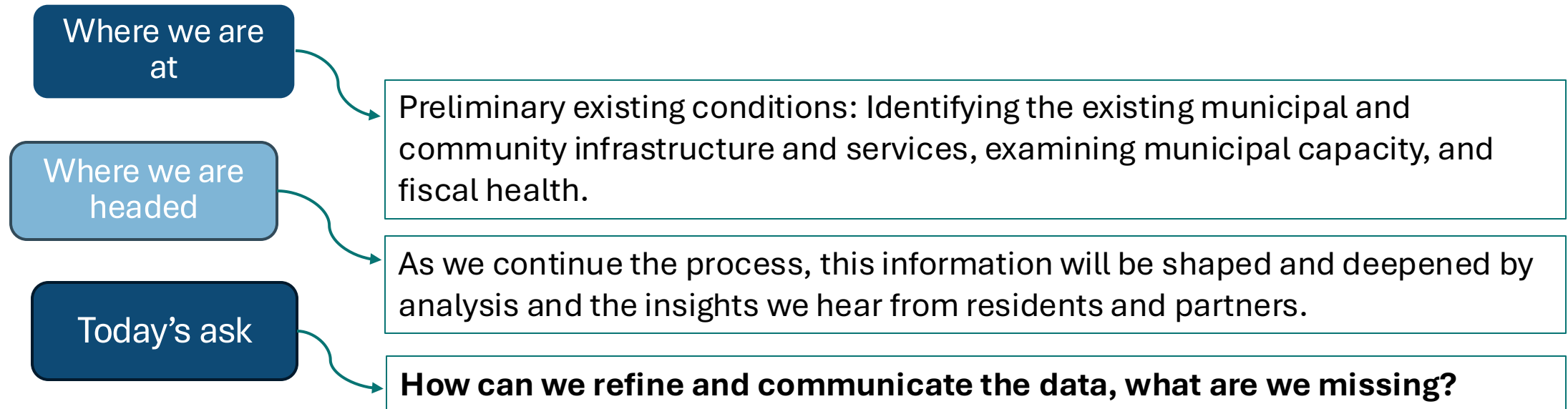
Next Steps

# Framing

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***Services and facilities element which identifies and analyzes existing and forecasted needs for facilities and services used by the public.***

- Massachusetts General Laws Chapter 41, Section 81D



# Preliminary Existing Conditions Analysis

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Hull has a **wide breadth of services, facilities, and infrastructure** that support those who live, work, and play in Hull.

# Preliminary Existing Conditions Analysis

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Hull has a **wide breadth of services, facilities, and infrastructure** that support those who live, work, and play in Hull.

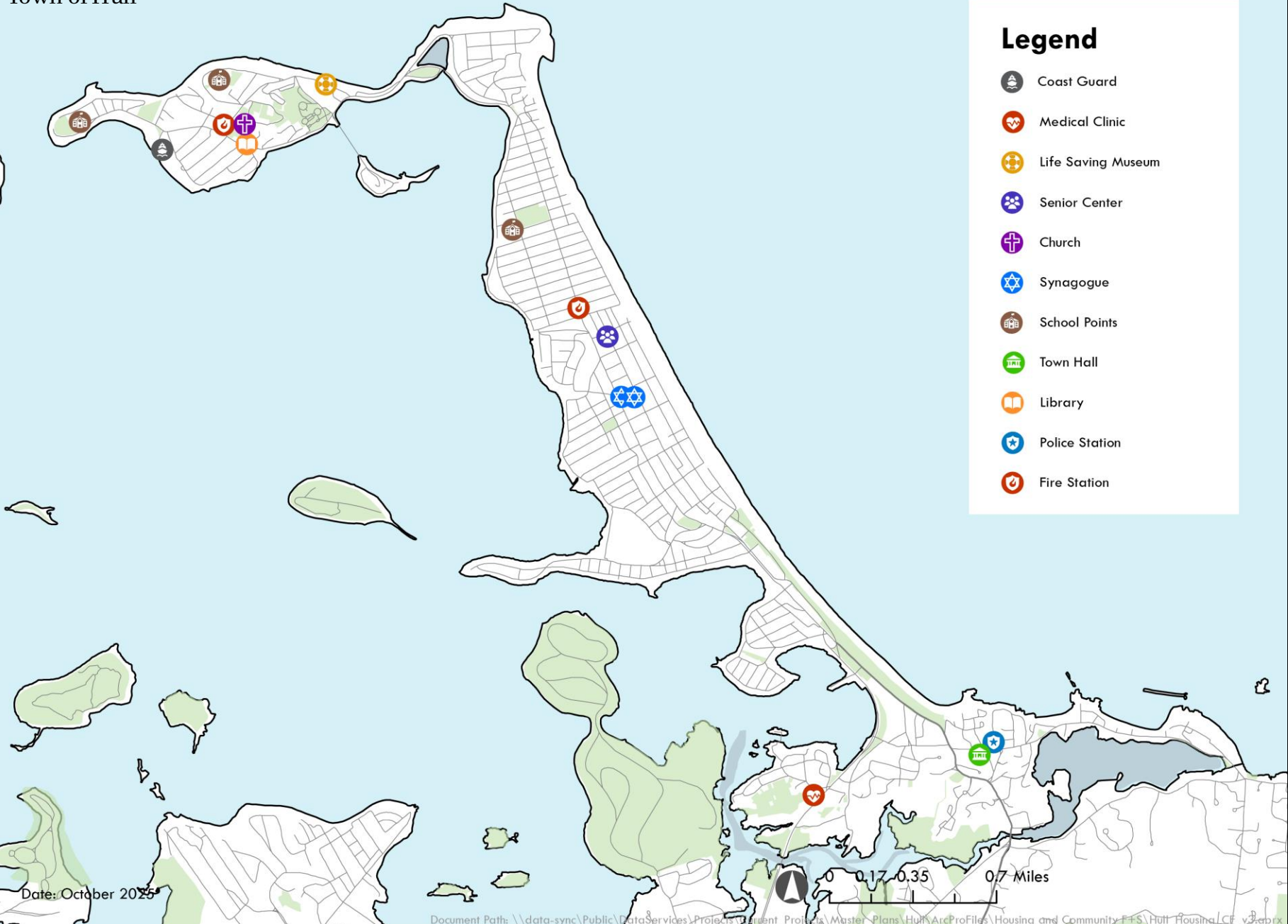
Community Facility and Services **gaps** and **opportunities**:

- **Hull's infrastructure is robust, but there are a few service gaps.** Hull has an extensive sewer system with a service area that covers most of the town; however, water capacity is a concern. Hull also has only one medical center, with the closest hospital located in Hingham, and one grocery store.
- Gaps in municipal departments indicate **limited staff capacity and challenges in attracting new hires**. For instance, the town does not have a Human Resources department.
- **The town's public finance is evolving**, especially with the dissolution of the middle school. There are opportunities to reconfigure municipal spending to align with Hull's future vision.

# Map of Community Facilities and Services

Town of Hull

**DRAFT**



### Legend

- Coast Guard
- Medical Clinic
- Life Saving Museum
- Senior Center
- Church
- Synagogue
- School Points
- Town Hall
- Library
- Police Station
- Fire Station

- Hull has many municipal facilities and services, including the Hull Community Television and Municipal Light Plant.
- **Gaps/Opportunities:** Additional medical centers and grocery stores.
- **Ecosystem of community support:**
  - Wellspring
  - Quincy Community Action Programs
  - The Anchor of Hull

Date: October 2025

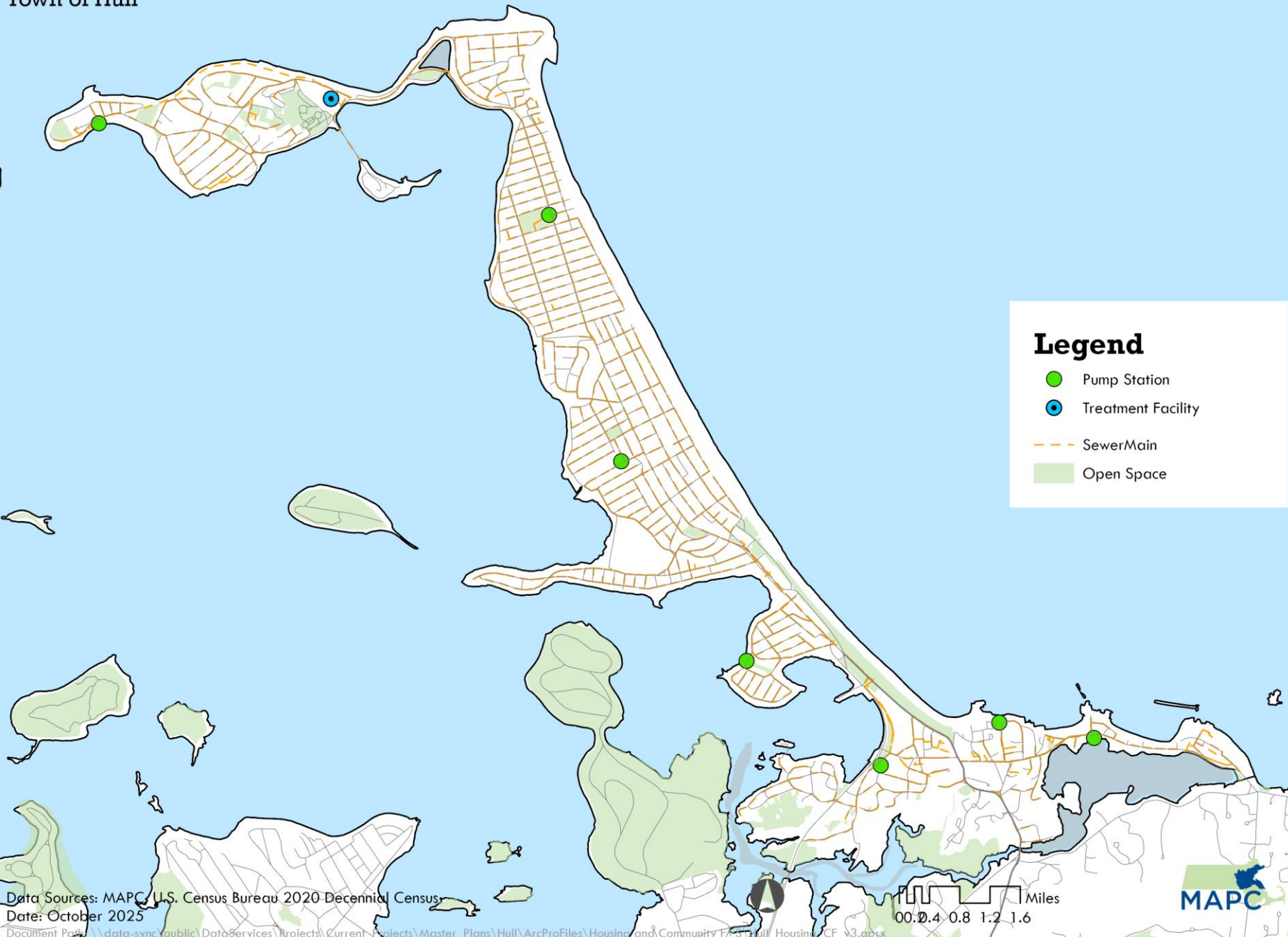
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Source: MAPC; MassGIS

# Sewer Infrastructure

Town of Hull

**DRAFT**



- **Sewer service area includes almost all of Hull**, except the southernmost neighborhoods and Spinnaker Island.
- 7 pump stations in total (with 5 installed in 1974 and 1 installed in 1977), and one Treatment Station installed in 2017.
- **Further Research:** water capacity constraints

# More is needed to support municipal staff capacity.

# of Departments by Staff Count	
1-2 staff members	17 departments
3-5 staff members	7 departments
6-9 staff members	3 departments
>10 staff	2 departments*

*\*The largest departments include the Police and Fire departments.*

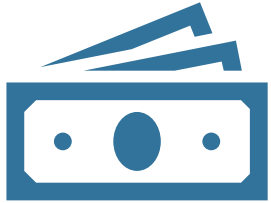
- Hull has **30 departments** and **128 municipal staff**.
- 8 departments have boards, **but 13 boards have designated staff member(s)**.
- In total, there are **43 volunteer boards**.
- **Gaps/Opportunities** for additional departments/boards, such as an HR department.



Majority of departments have **only one staff member**, and about 5 staff members **work in two departments**.

# Town Budget Opportunities.

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**Hull FY25 Budget is \$50,189,410.**

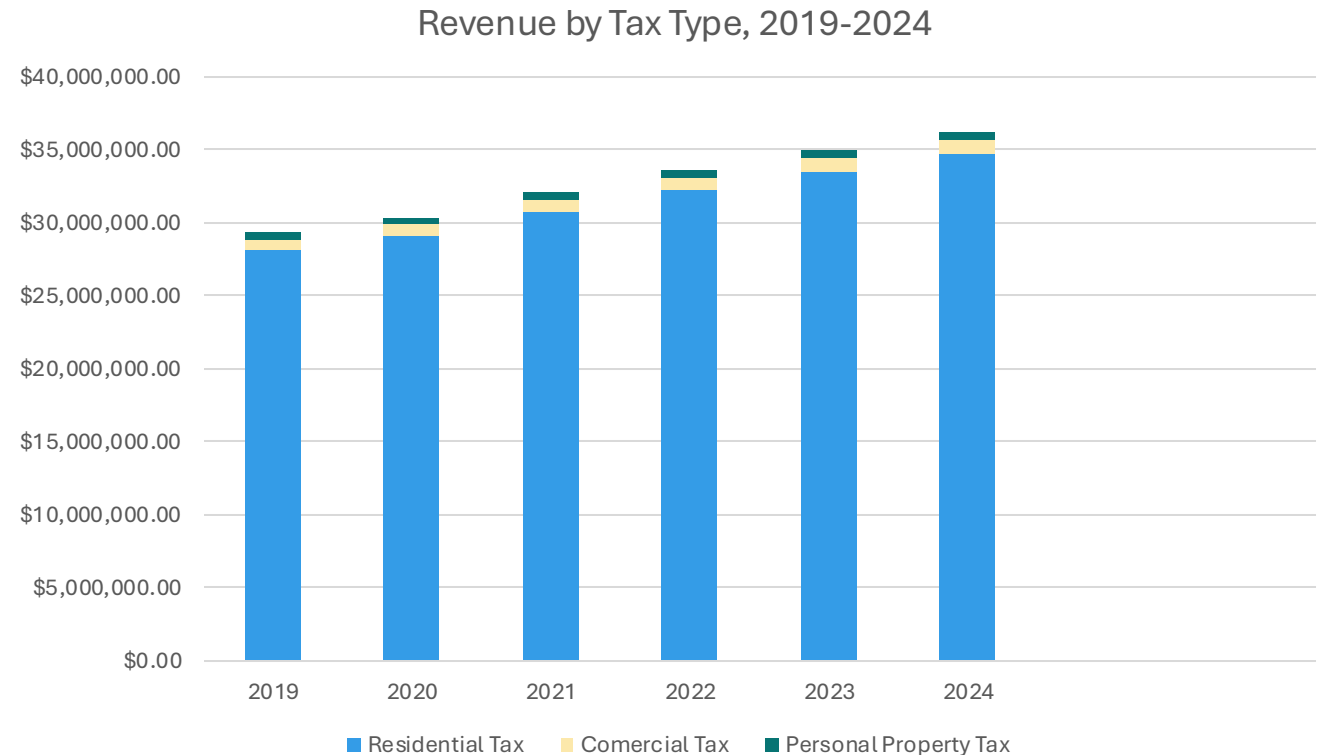
**62%** of the total budget is allocated to Department Budgets.

- **The School Department** makes up a little over half (55%) of the total department budget and about a 1/3 (36%) of the total town budget.
- A 3% increase was recommended for the FY26 budget

**Gap/Opportunity:** With the consolidation of the middle school, less financial resources may be needed for the School Department and can be allocated to other departments to increase staff capacity.

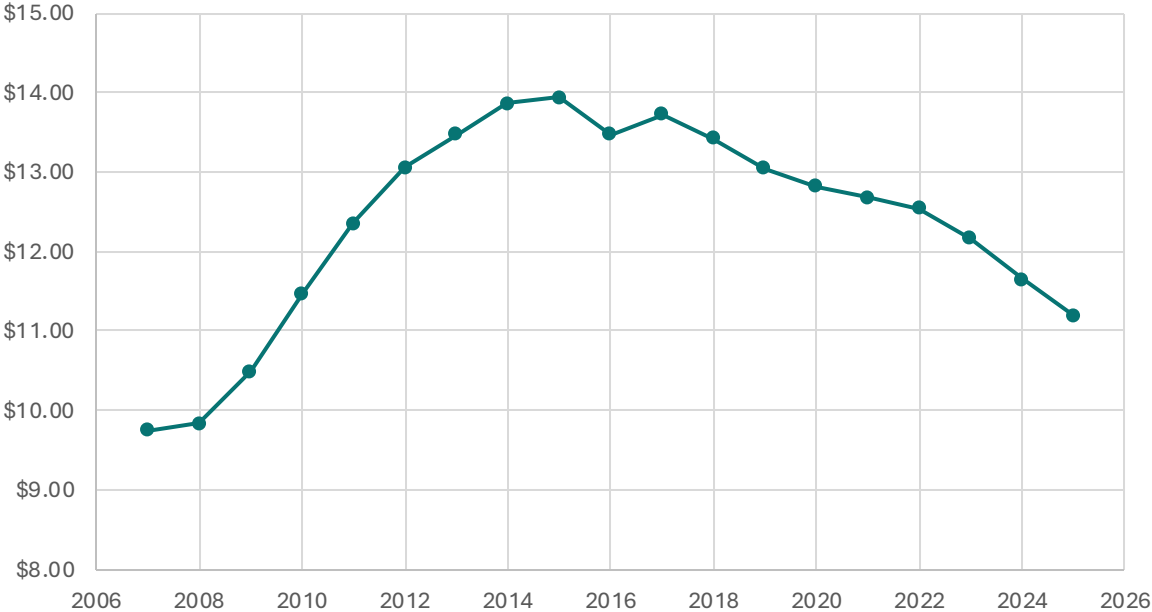
# Hull's total tax revenue has increased slightly over time.

- About **72% of Hull's total revenue comes from tax levies.**
- Total Property Tax Revenue in 2024 was around \$36.2 million, about a 3% increase over 5 years.
- The majority of funds are from residential property taxes.
- Open Space and Industrial Taxes are not collected in Hull.



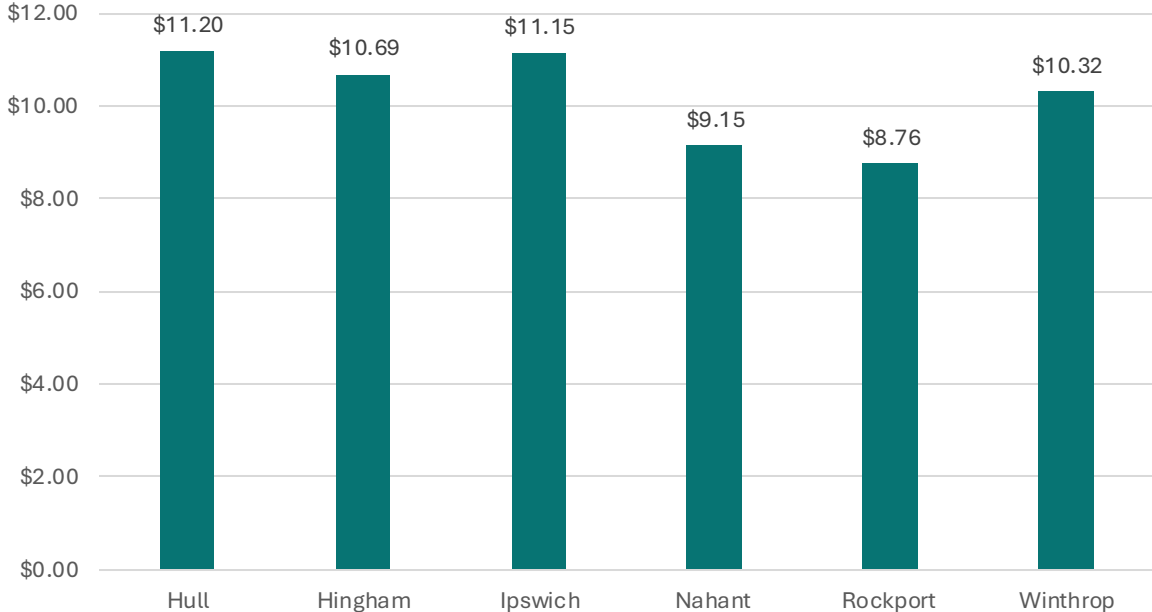
# Hull's tax rate has decreased over time, but remains the highest among Context Communities.

Hull's Tax Rate, 2006-2025



Hull's 2025 tax rate is **\$11.20 per \$1,000**. It has decreased over the last ten years.

Tax Rate among Context Communities, 2025



**Hull has the highest tax rate**, followed by Ipswich, Hingham, and Winthrop. Nahant and Rockport have the lowest tax rates (under \$10).

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**Community Engagement Updates**

Next Steps

# Open House Planning

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Where we are at

- Designed the activities for the open house to get inputs on visions and goals

Where we are headed

- Finalize the open house plan with fully fleshed out activity contents and staffing plan

Today's ask

- Providing us feedback on the specific activities we ask for
- Let us know who can participate as a staff!

# Purposes of Open House Stations

Welcome	Project Overview	Visioning	Goal	Exit
<ul style="list-style-type: none"> <li>• Welcome and direct participants</li> <li>• Give information about how they can engage in this event</li> </ul>	<ul style="list-style-type: none"> <li>• Let people know what the Master Plan is and what it's trying to achieve</li> <li>• Provide the Hull Master Plan specific information on the plan process and timeline and how people can get involved</li> </ul>	<p>Get community inputs on:</p> <ul style="list-style-type: none"> <li>• What are the key community assets and the source of community pride</li> <li>• What should the Town critically achieve in the long term</li> <li>• What should be the guiding values in making decisions?</li> </ul>	<p>Get community inputs on:</p> <ul style="list-style-type: none"> <li>• What are issues and challenges people are facing in living, working, getting around and playing in Hull</li> <li>• Where do people want to see investment in different parts of the Town?</li> <li>• What should be the priority of the Town and why?</li> </ul>	<ul style="list-style-type: none"> <li>• Get inputs on what people want to see through this Master Planning process</li> <li>• Get some gifts!</li> <li>• Provide some next steps and info</li> </ul>

# Activities of the Open House Stations

Welcome	Project Overview	Visioning	Goal	Exit
<ul style="list-style-type: none"> <li>• <b>Map of Hull!</b> Where do you live, work, play and pray?</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Master Plan 101 :</b> What is Master Plan?</li> <li>• <b>Hull Master Plan :</b> Who's driving the Hull Master Plan? Process and Timeline</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Fill-in-the-blanks:</b> “I’m proud of Hull because ___”</li> <li>• <b>Missing Piece Activity:</b> “What are the missing pieces to achieving your vision for Hull in 10 years?”</li> <li>• <b>Guiding values:</b> “What values should guide decision-making in Hull?”</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Biggest Challenges:</b> “What could make it better to live, work, get around or feel connected in Hull?”</li> <li>• <b>Where to Invest?:</b> “Where in Hull could benefit from more investments?”</li> <li>• <b>Town Manager for a Day:</b> “Distribute 100 points to different priorities!”</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Fill-in-the-blanks:</b> “I hope that this Master Plan achieves ___”</li> <li>• Gumball in the Candy Machine</li> <li>• Email sign up, project business cards</li> </ul>

# Visioning Station Activities

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I am proud of Hull because \_\_\_\_\_

\_\_\_\_\_.

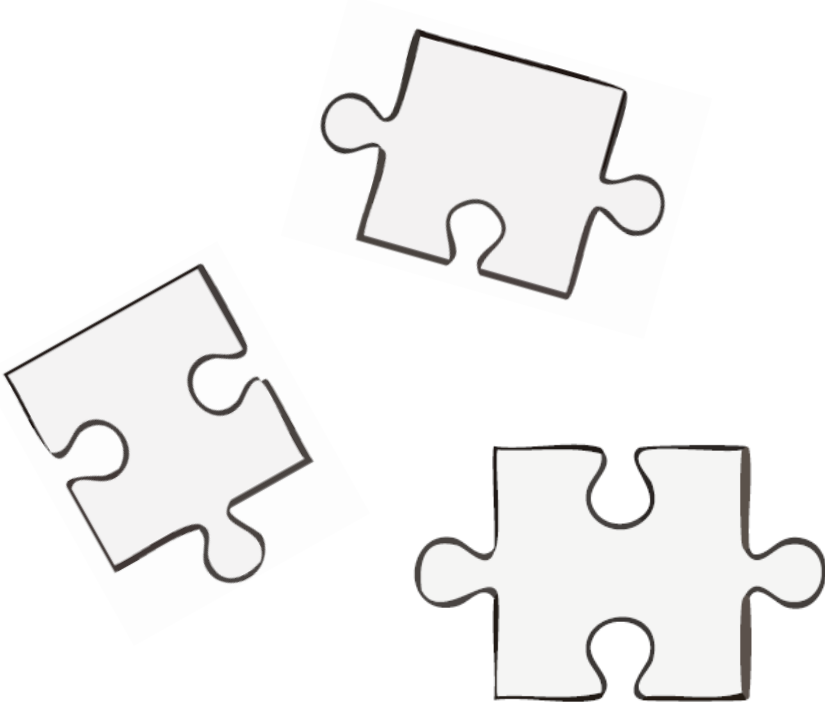


# Visioning Station Activities



## Missing Piece Puzzle!

What are the missing pieces to achieving your vision for Hull in the next 10 years? Write on a cut-out puzzle piece and add them to the board.



# Visioning Station Activities



## Guiding Values

What values should guide decision-making in Hull? Write in values you think are important. Add dots to the values you support.



Equity	Fiscal Responsibility	Sustainability		

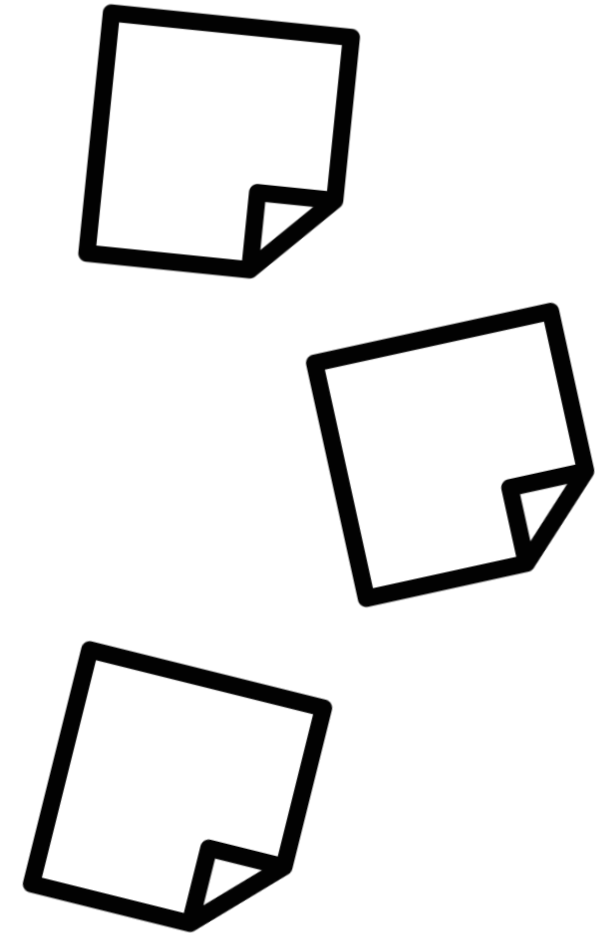
We need your inputs today on what you think should be included in the prepopulated **guiding values!**

# Goal Station Activities



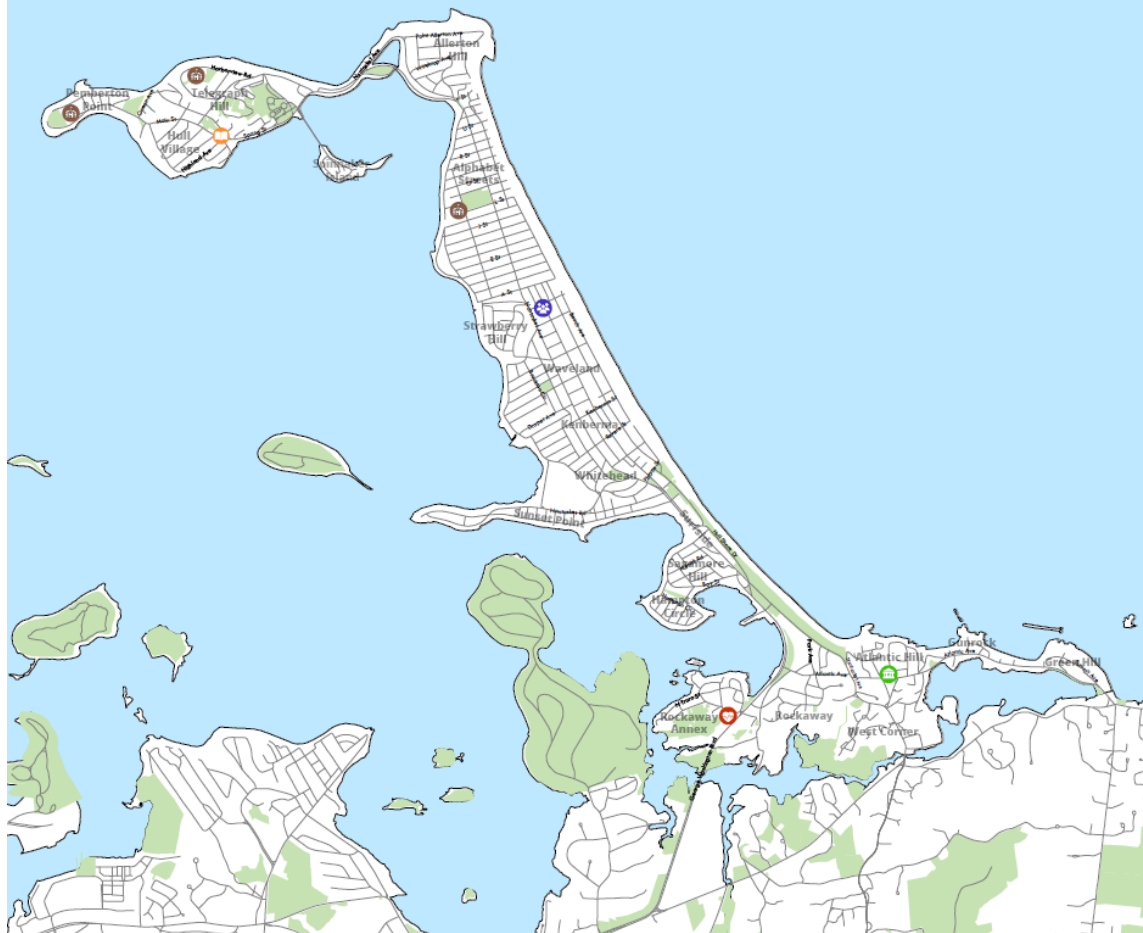
**What could make it better to live, work, get around or feel connected in Hull?**

 Transportation	 Economic Development & Opportunity	 Community Facilities & Services	 Land Use & Zoning



# Goal Station Activities

Map of Hull with Community Landmarks



## Where to Invest?

### Step 1

Put a numbered dot on the location you think need more investment.

### Step 2

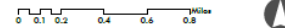
On a sticky note, write the same number and a brief description of what's needed.

For example:

- 3 - safer crosswalks on this block
- 7- flood protection along this shoreline

### Legend

- Medical Clinic
- School Points
- Senior Center
- Town Hall
- Library



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.

Produced by:  
Metropolitan Area Planning Council (MAPC)  
40 Temple Place, Boston, MA 02111 | (617) 933-0700

Data Sources:  
Metropolitan Area Planning Council (MAPC)  
Massachusetts Geographic Information System (MassGIS)  
Massachusetts Department of Transportation (MassDOT)

October 2025



# Goal Station Activities



## Town Manager for a Day!

**Instruction:** Running a town means balancing competing needs with limited resources. Imagine you're the Town Manager and you have 100 points to invest in the future. Distribute your 100 points across the priorities below by circling a number. There's no right or wrong answer - it's all about your values!

Priority	Points (0-100)									
Expanding affordable and diverse housing choices	10	20	30	40	50	60	70	80	90	100
Improving public access to the waterfront and beaches	10	20	30	40	50	60	70	80	90	100
Preparing for flooding, sea-level rise, and climate change	10	20	30	40	50	60	70	80	90	100
Supporting a vibrant year-round local economy	10	20	30	40	50	60	70	80	90	100
Enhancing streets, sidewalks, and transit connections	10	20	30	40	50	60	70	80	90	100
Preserving Hull's character and natural beauty	10	20	30	40	50	60	70	80	90	100
Strengthening schools and community services	10	20	30	40	50	60	70	80	90	100
Increasing recreation opportunities and public spaces	10	20	30	40	50	60	70	80	90	100

**Reflection Prompt1:** What trade-off was hardest for you to make and why?

**Reflection Prompt2:** What other priorities should be included?

We need your inputs today on these priorities!

# Open House Planning Next Steps

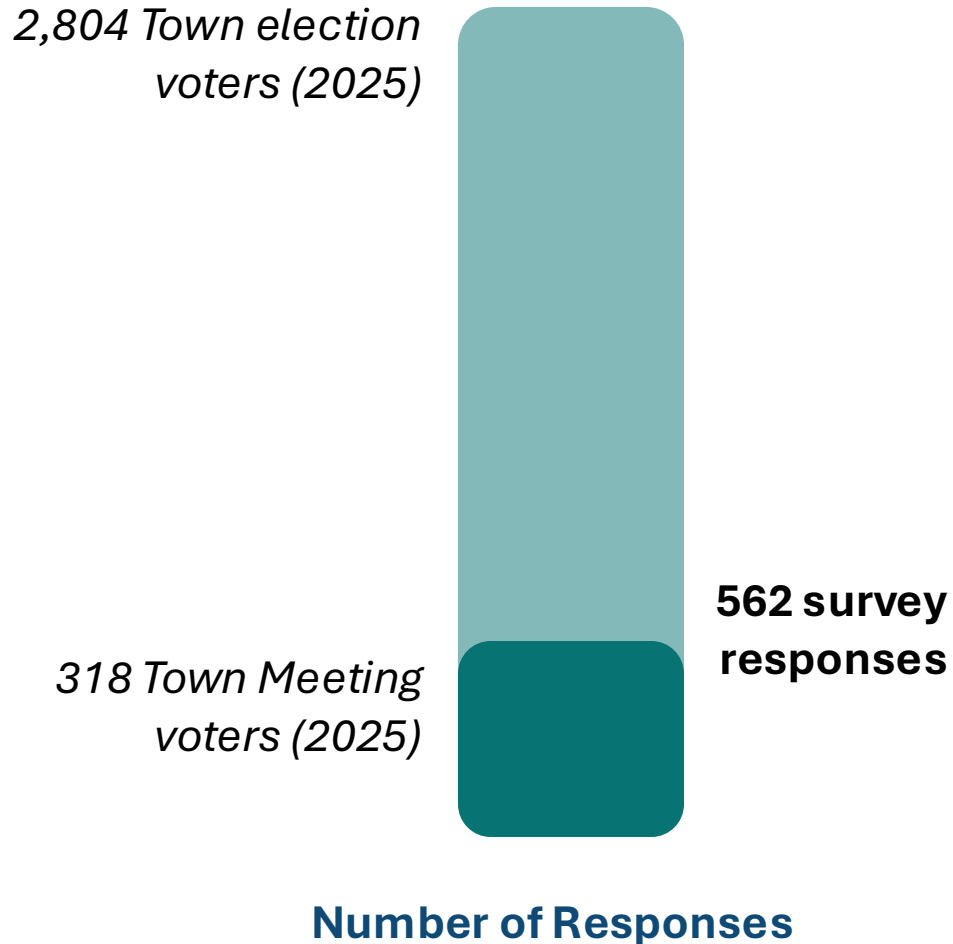
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- Finalize the staffing plan for each station
- Finalize the activity materials based on today's feedback
- Print all the final materials

# Activities of the Open House Stations

	Welcome	Project Overview	Vision	Goal	Exit
5-6pm	<ul style="list-style-type: none"> <li>MAPC</li> <li>SC/PB member</li> </ul>	<ul style="list-style-type: none"> <li>MAPC</li> <li>Town</li> <li>SC/PB member (optional)</li> </ul>	<ul style="list-style-type: none"> <li>MAPC</li> <li>SC/PB member</li> </ul>	<ul style="list-style-type: none"> <li>MAPC</li> <li>SC/PB member</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>SC/PB member</li> </ul>
6-7pm	<ul style="list-style-type: none"> <li>MAPC</li> <li>SC/PB member</li> </ul>	<ul style="list-style-type: none"> <li>MAPC</li> <li>Town</li> <li>SC/PB member (optional)</li> </ul>	<ul style="list-style-type: none"> <li>MAPC</li> <li>SC/PB member</li> </ul>	<ul style="list-style-type: none"> <li>MAPC</li> <li>SC/PB member</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>SC/PB member</li> </ul>
7-8pm	<ul style="list-style-type: none"> <li>MAPC</li> <li>SC/PB member</li> </ul>	<ul style="list-style-type: none"> <li>MAPC</li> <li>Town</li> <li>SC/PB member (optional)</li> </ul>	<ul style="list-style-type: none"> <li>MAPC</li> <li>SC/PB member</li> </ul>	<ul style="list-style-type: none"> <li>MAPC</li> <li>SC/PB member</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>SC/PB member</li> </ul>

# Reflection on the Survey Responses So Far

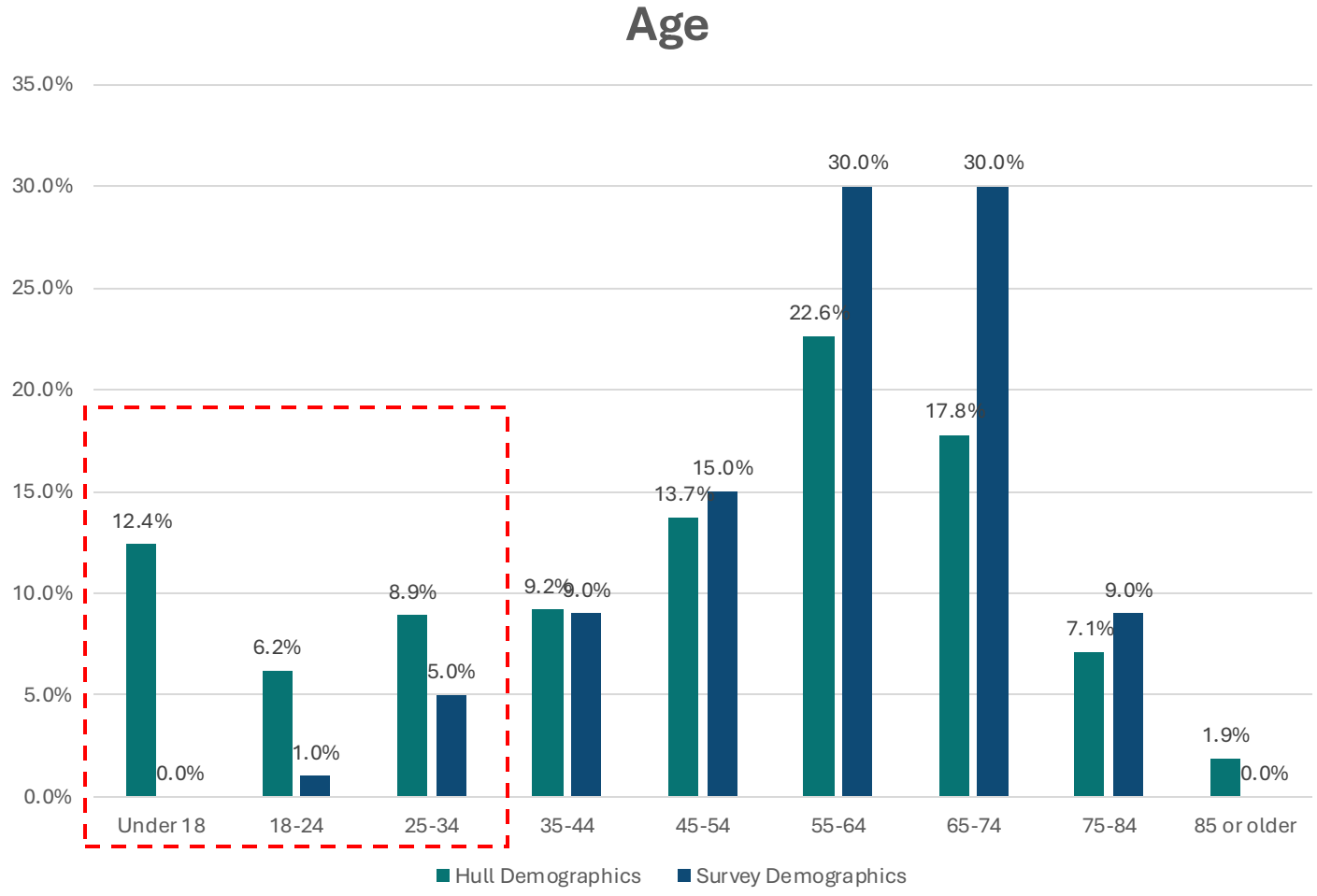


## Target populations in the CE plan

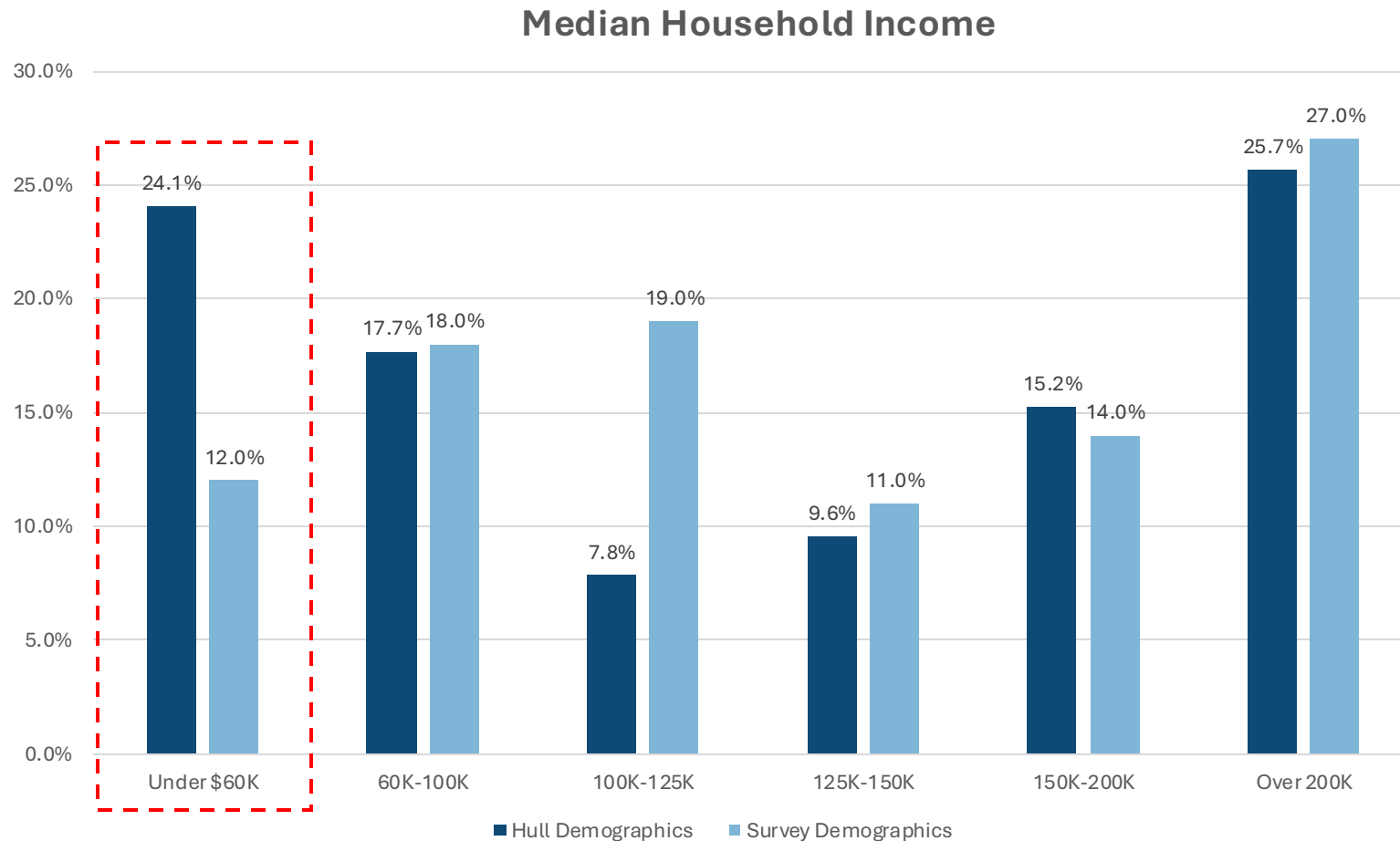
- Year-round residents
- Summer residents
- Lower-income households
- Youth
- Seniors
- LGBTQ+ community

**How are we reaching the target populations identified in the Community Engagement Plan, and how well do the participants reflect Hull's overall demographics?**

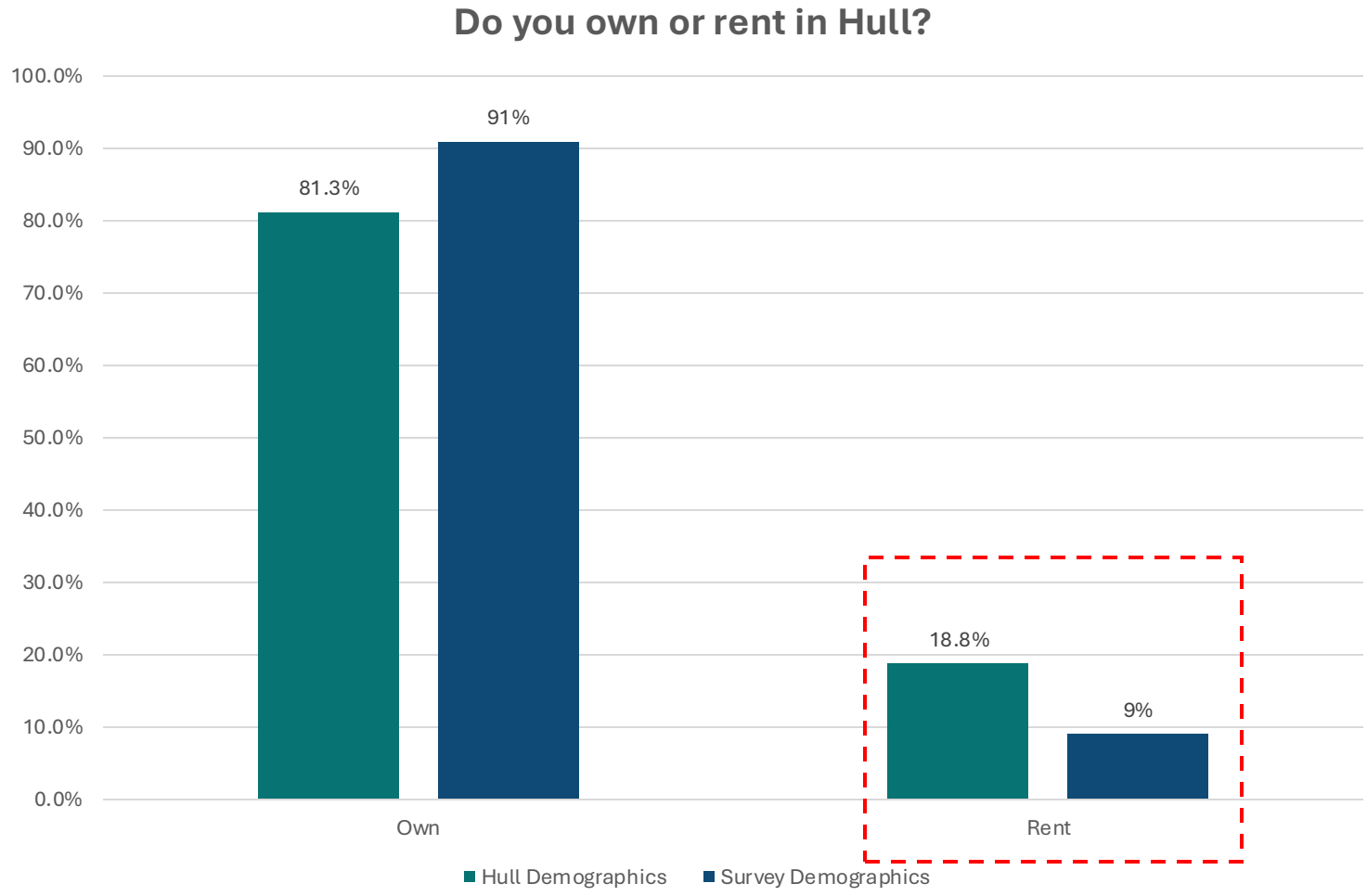
# Survey Participants Demographics



# Survey Participants Demographics

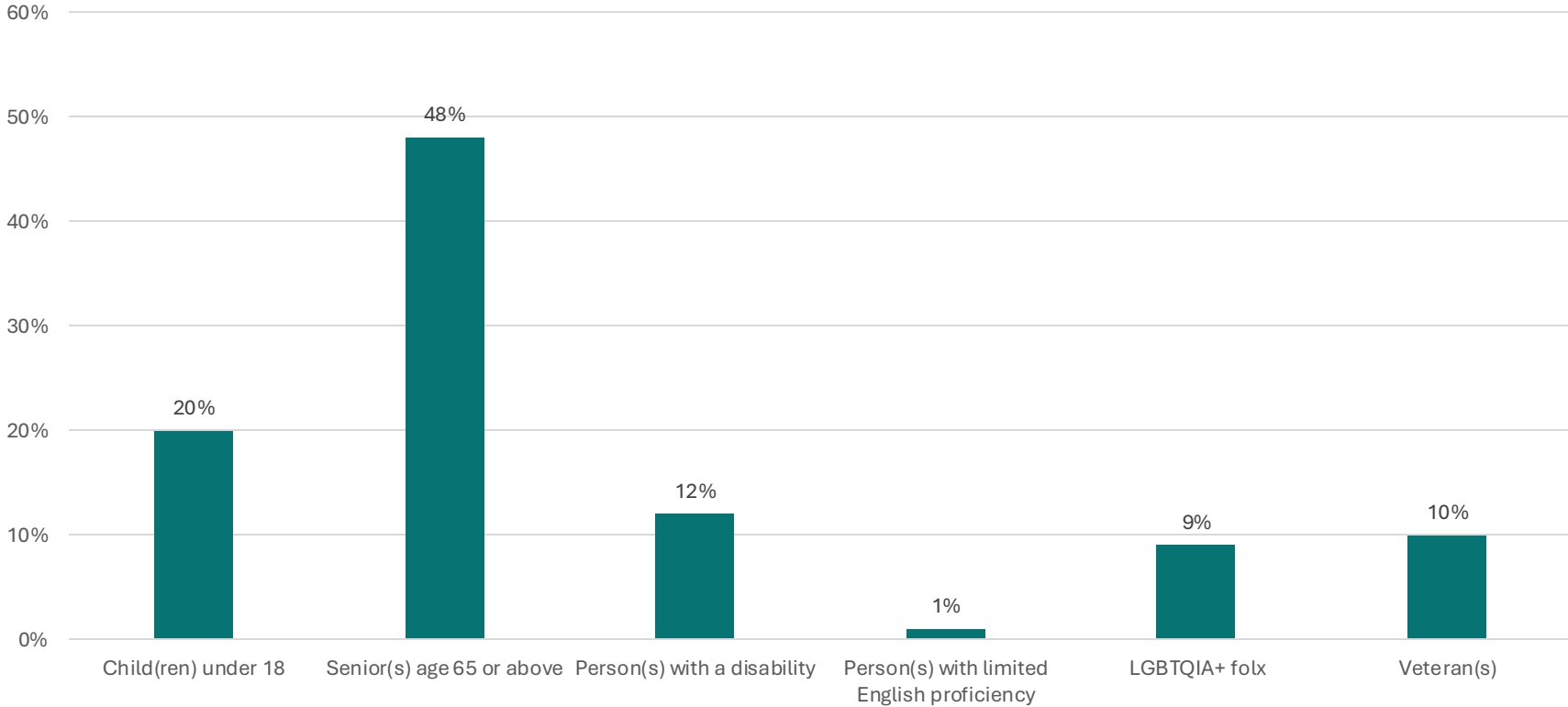


# Survey Participants Demographics



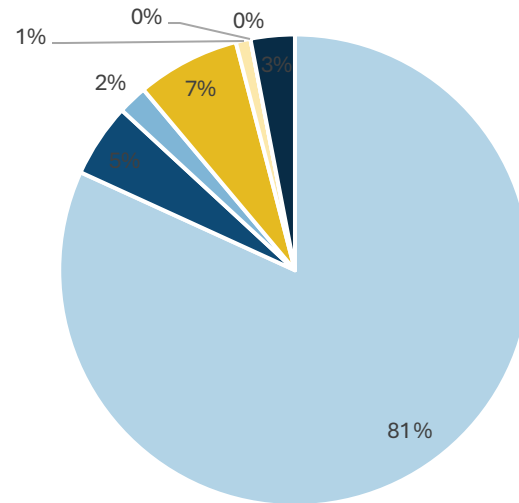
# Survey Participants Demographics

Do you or any member of your household match the following descriptions? Select all that apply. (total n of responses: 264)



# Survey Participants Demographics

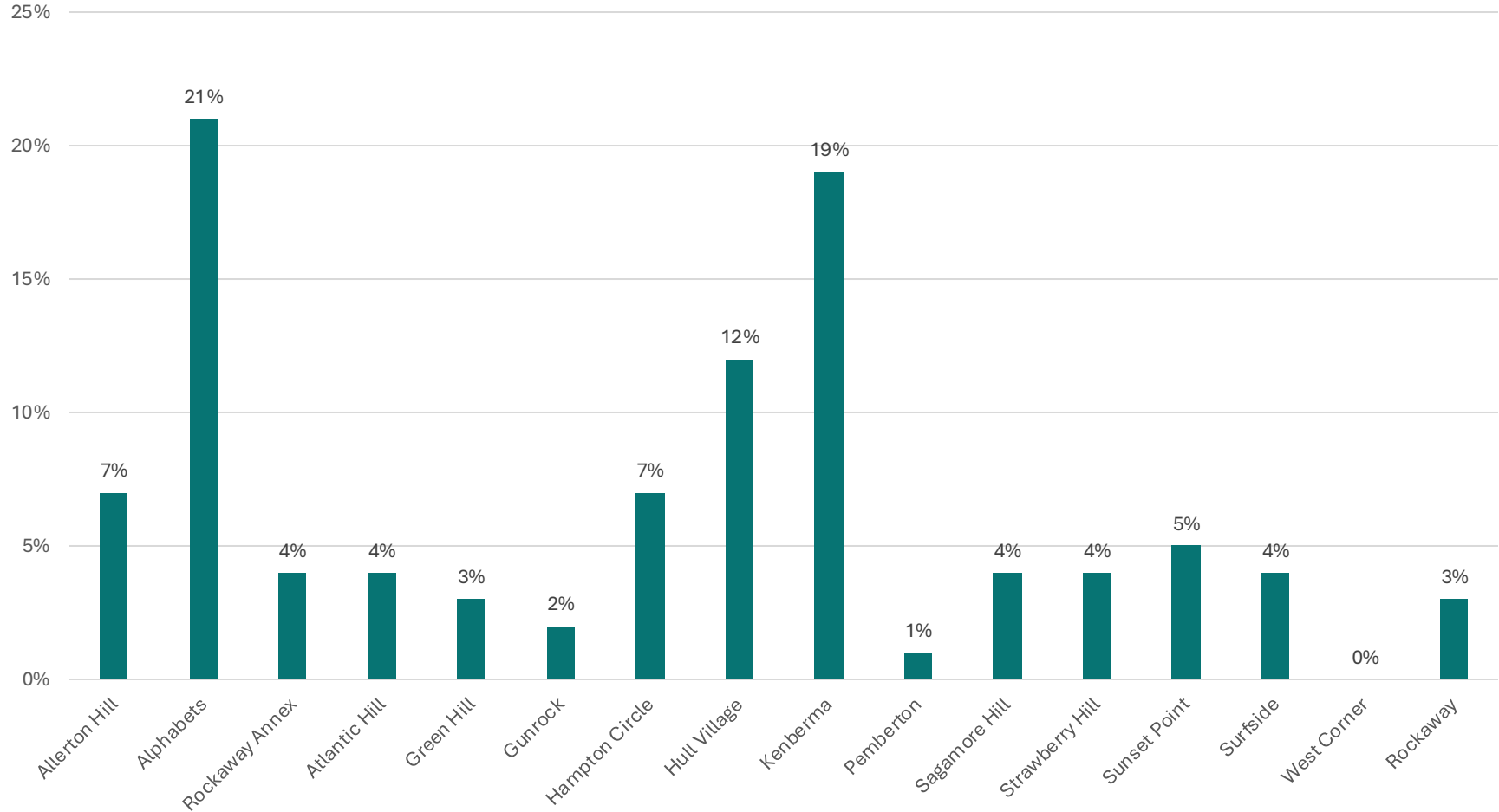
What's your connection to Hull?



- I live here year-round 81%
- I work for a business located in Hull year-round 5%
- I come here for services or amenities (e.g., shopping, recreation, worship) 2%
- I own a house here, but only live here in the summer 7%
- I visit Hull for a short time (less than one week at a time, including single day visits) 1%
- I work for a business located in Hull in the summer 0%
- I regularly rent a house here in the summer for a month or more 0%
- Other 3% -> mostly second homeowners

# Survey Participants Demographics

Which neighborhood of Hull do you live in?



# Next Steps

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- **Outreach discussion**

- What are effective ways to further reach out to our target populations, especially **youth, lower-income households, part-time and summer residents, and members of the LGBTQ+ community?**

- **Survey next steps**

- **October 26** : The last day of the visioning survey (open through Sunday; closing on Monday)
- **November SC meeting** : MAPC will share the initial analysis of survey responses during the monthly Steering Committee meeting

# Agenda

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Project Updates

Existing Conditions Presentation: Open Space + Recreation

Existing Conditions Presentation: Housing + Affordability

Existing Conditions Presentation: Community Services + Facilities

Community Engagement Updates

**Next Steps**

# Upcoming Steering Committee Meetings

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- **November** (on Zoom)
  - Existing Conditions Topic Discussions
  - Sharing the Survey + Open House results
- **December** (in Person)
  - Drafting a Vision
  - Preview of Goals Engagements
- **January** (TBD)
  - TBD

# Take the Survey!

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<https://mapc.ma/hull-MP-vision>

# Tell People About the Open House!

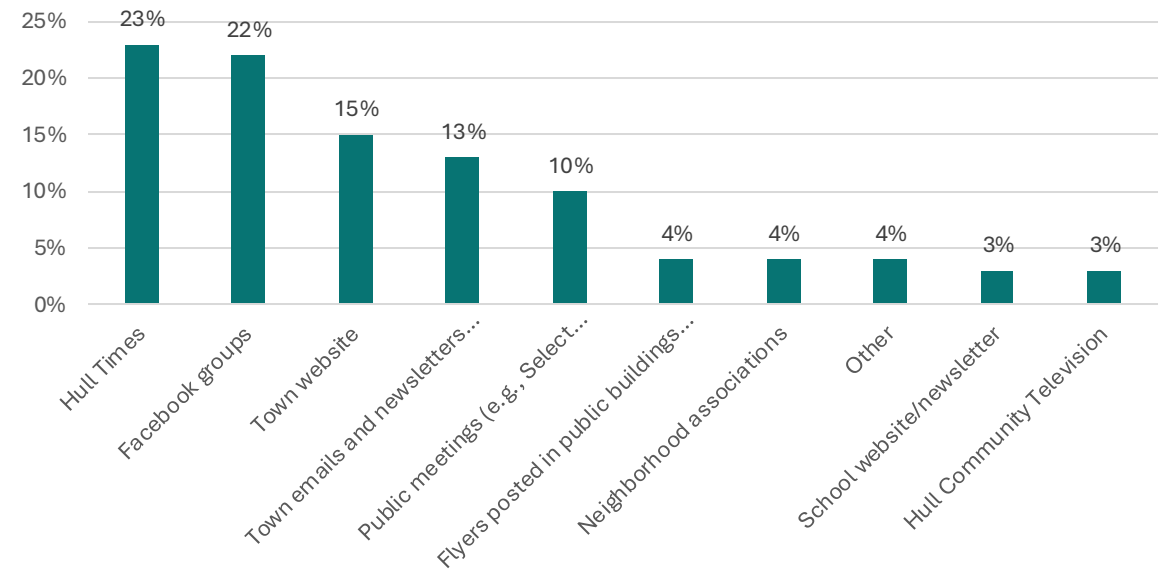
**October 23, 2025**

**5:00 - 8:00 p.m.**

**Memorial Middle School (81 Central Avenue)**

Join the Master Plan Steering Committee to learn about the planning process, talk to the project team, and share your vision for Hull. There won't be a formal presentation, so drop in any time.

How do you get information about what is going on in Town?



# Thank you!



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