



MEETING NOTICE POSTING

& AGENDA

TOWN OF HULL

Pursuant to MGL Chapter 30A, § 18-25 all Meeting Notices must be filed and time stamped in the Town Clerk's Office and posted at least **48 hours prior to the meeting** (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.

TOWN CLERK'S STAMP

Board or Committee	Zoning Board of Appeals
Date & Time of Meeting	Tuesday, June 5, 2018 at 7:30 P.M.
Meeting Location Full Address	TOWN HALL – 253 ATLANTIC AVENUE, HULL, MA 02045
Requested By:	Sarah Clarren, ZBA Administrative Assistant

CORRECTED AGENDA

7:30 Call to order

7:35 p.m. Opening Continuation of a Public Hearing on an application filed by **Kenneth and Donna Kaplan** regarding property at **73 Manomet Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: add a playroom onto kitchen area, which includes enclosing a section of the existing porch, as per plans pursuant to Hull Zoning By-Laws Chapter 40-A, Sec. 61, Non-Conforming Uses, para 61-2, Pre-Existing Structures. Proposed/existing side setback (5.3') is less than required.

7:45 p.m. Continuation of a Public Hearing on an application filed by **Frank Muccini** regarding property at **12 Maple Lane**, Hull, MA, which according to the application seeks to:

To appeal the decision of the Building Commissioner to issue a permit to construct a new home at 12 Maple Lane.

7:50 p.m. Continuation of a Public Hearing on an application filed by **Beatrice Bergstrom** regarding property at **121 Bay Street**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: construct new 2 family home, each side with 4 bedrooms and 4 ½ baths, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures; Non-Conforming Uses. Building will replace previous 3 family unit. Proposed rear setback does not comply; proposed front setback (13.0') may be waived.

7:55 p.m. Opening of a Public Hearing on an application filed by **Matthias Braeu** regarding property at **811 Nantasket Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: turn mixed use property into a multiuse property, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures; Non-Conforming Uses. The existing mixed use building – 2 apartments/office/commercial space—is located in a Business zone and is conforming. The existing use was established by a special permit in 1982. Converting office space to a residential unit may require amending special permit and/or variance for change of use to multi-family from mixed use. Multi-family use is non-conforming in a business zone. Existing parking appears to be adequate for proposed use.

8:05 p.m. Opening of a Public Hearing on an application filed by **Nicholas Orem, Jr. and Laura Scott** regarding property at **101 Highland Avenue**, Hull, MA, which according to the application seeks to:

The listings of items are those reasonably anticipated by the Chair which may be discussed. Not all items listed may in fact be discussed and other items not listed may also be discussed to the extent permitted by law

To Apply for a Special Permit/Variance to: finish space above garage, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. The proposed project appears to create a separate additional dwelling unit in a single family zone, which violates Article III, section 31.1 of the Zoning Bylaws.

Administrative Business

Minutes

Correspondence

All written comments must be notarized prior to submission.

Copies of said applications, with additional details, are available for public inspection at the Town Clerk's Office and Building Department, all at the Hull Municipal building during normal office hours.

Other business matters may be discussed, or approved decisions signed and minutes adopted. Hearings may be held at a later hour but not earlier than posted. Hearing times are approximate.