

# Hull Zoning Board of Appeals

## Minutes

March 7, 2017

The March 7, 2017 meeting of the Board of Appeals was held at 7:30 p.m. at the Hull Municipal Building, 253 Atlantic Ave., Hull, Massachusetts.

**Members present:** Neil Kane, Chair  
Patrick Finn, Clerk  
Andrew Corson, Member

**Members absent:** Corina Harper, Alternate  
Richard Hennessey, Alternate  
Scott Grenquist, Alternate

### Public Hearing: 3 Vautrinot Avenue

**Start Time:** 7:40 p.m.

**Applicant:** Steve Misdea

**General relief sought:** To apply for a Special Permit to extend front porch 9' from what was previously permitted by the ZBA in July 2016. The proposed deck extension is on the left side of the home as per plans pursuant to Hull Zoning By-Laws Chapter 40-A, Sec. 61, Non-Conforming Uses, para 61-2, sub-para f.

**Sitting:** Neil Kane, Chair  
Patrick Finn, Clerk  
Andrew Corson, Member

### Summary of discussion:

Steve Misdea was present at the meeting to request a special permit to extend a front porch 9' longer than the plans previously approved in a special permit granted by the board on July 25, 2016. Misdea explained that in order to remediate some flooding issues, and to make the home more historically accurate, he wants to extend the porch the length of the home. There will be more than 10' clearance from the side of the porch to the property line.

Finn noted that the board received a certificate of appropriateness letter from the Hull Historic Commission dated January 25, 2017.

Finn read the notification letter from Building Commissioner Peter Lombardo, dated February 6, 2017, which stated that the property requires a special permit or a revision of a special permit because the proposed lot coverage (40.4%) exceeds the prior approved lot coverage (38.9%). The letter also noted that the only setback affected by the extension is 10.3' and is more than required (10').

### Action Taken:

On a motion by Finn, seconded by Corson, the board voted unanimously to grant a special permit to Steve Misdea , 3 Vautrinot Ave., to increase the lot coverage to 40.4%, extending the front porch, which was not specifically included or approved in the previous Board of Appeals decision dated July 25, 2016, with the following conditions:

(a) Compliance with all applicable laws and codes of the Commonwealth of Massachusetts and the Town of Hull is required;

(b) The construction shall be done according to the plans as submitted to the building commissioner and to the board on July 25, 2016;

(c) The owners shall submit an application for a building permit, to the extent necessary, along with an updated copy of a plot plan or survey, and an updated building plan, to the extent necessary, to the Building Commissioner for his review and approval in order to ascertain whether the existing residential structure is in compliance with all code requirements for single-family use;

(d) Following construction, no further expansion, change or alteration of the structure (vertically or horizontally) or extension, change or alteration of the structure into any setback areas (front, side or rear) shall be permitted at any future date, unless an application is submitted to the Board and a written decision is issued approving the proposed expansion or extension.

**Vote:** Kane – Aye  
Finn – Aye  
Corson – Aye

## **Public Hearing: 17 Rockland Circle**

**Start Time:** 8:10 p.m.

**Applicant:** Maryann Boothroyd

**General relief sought:** To apply for a Variance to change interior commercial use to single-family residential dwelling as per plans pursuant to Hull Zoning By-Laws Chapter 40-A, Sec. 61, Non-Conforming Uses, para 61-2, sub-para f.

**Sitting:** Patrick Finn, Clerk  
Andrew Corson, Member  
Scott Grenquist, Alternate

### **Summary of discussion:**

Prior to the meeting the applicants had requested a continuance to March 21, 2017.

### **Action Taken:**

On a motion by Finn, seconded by Corson, the board voted unanimously to grant the applicants' request and continue the hearing to March 21, 2017 at 7:35 p.m.

**Vote:** Kane – Aye  
Corson – Aye  
Finn – Aye

## Administrative Business

On a motion by Finn, seconded by Corson, the board unanimously voted to approve its Annual Report dated January 1, 2017.

On a motion by Finn, seconded by Corson, the board unanimously voted to reappoint Neil Kane as Chair and Pat Finn as Clerk.

The board voted to adjourn at 8:18 p.m. on a motion by Corson, seconded by Finn.

Recorded by Catherine Goldhammer

Minutes Approved: Pat Finn Clerk 4/4/17

*All actions taken: All action taken includes not only votes and other formal decisions made at a meeting, but also discussion or consideration of issues for which no vote is taken or final determination is made. Each discussion held at the meeting must be identified; in most cases this is accomplished by setting forth a summary of each discussion. A verbatim record of discussions is not required.*