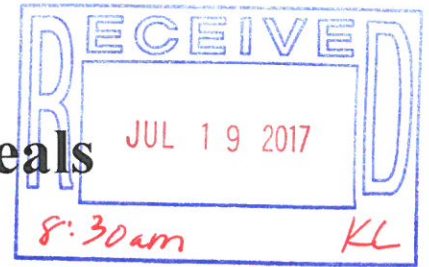


# Hull Zoning Board of Appeals

**Minutes**  
June 20, 2017



The June 20, 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  
Richard Hennessey, Alternate  
Scott Grenquist, Alternate  
Corina Harper, Alternate

**Members absent:** Andrew Corson, Member

## **Public Hearing: 62 Holbrook Avenue**

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

**Applicant:** Jonathan Berit-Parkes

**General relief sought:** To apply for a special permit to raze existing single family residence and erect new single family resident with a two car garage 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, Chairman  
Patrick Finn, Clerk  
Richard Hennessey, Alternate

## **Summary of discussion:**

This is a continuation of a public hearing begun on June 6, 2017, in which Jonathan Berit-Parkes, the applicant and owner of 62 Holbrook Ave., requested a special permit to raze an existing home and construct a new one. He is applying for side yard setback relief in order to bring it into compliance with DEP wetlands bylaws that require pulling it off the coastal bank. The current house is 1' off the coastal bank and the proposed setback is 11' off the coastal bank. He noted that a privately funded revetment is now being constructed along the back of his and three other properties. This will be done by end of month and is being funded by the owners of the four properties. Abutters were present at that meeting and expressed objections relating to the size and positioning of the house on the lot, which, they said, would affect their views and the density of the neighborhood. That hearing was continued to this evening in order to allow the board to conduct a site visit.

In response to the concerns of the neighborhood, the applicant altered his plans, making the house 2' narrower and repositioning it 1' to the north. A porch that was previously open will be enclosed to make up for the lost square-footage. The positioning of a rear landing has not been determined, and the plans were annotated to reflect this.

A notarized letter of support from Matthew and Jeanne Williams, 60 Holbrook Ave., was read by Finn for the record. There were no abutters present to speak against the application.

## **Action Taken:**

On a motion by Finn, seconded by Hennessey, the board voted unanimously to grant a special permit to Mr. Parkes, 62 Holbrook Ave., to perform the following work: raze existing single family residence and erect new single family residence with a two car garage, as per submitted plans, which were revised tonight; 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 substantially in conformance according to the plans as submitted to the board on June 20, 2017, by EmbarcArchitecture, dated April 27, 2017 and revised June 14, 2017; and Nantasket Survey Engineering site plan dated May 3, 2017, revised June 16, 2017.

(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  
Hennessey – Aye

The hearing was concluded at 8 p.m.

## **Public Hearing: 52 Salisbury St.**

**Start Time:** 8:05 p.m.

**Applicant:** Paul Cutcliffe, Jr.

**General relief sought:** To apply for a special permit to continue to operate a bed and breakfast, pursuant to Hull Zoning By-Laws, Section 46-1.

**Sitting:** Neil Kane, Chairman  
Patrick Finn, Clerk  
Corina Harper, Alternate

## **Summary of discussion:**

The applicant, Paul Cutcliffe, Jr., received a permit to operate a bed and breakfast at 52 Salisbury St. on September 18, 2014. This was a two-year permit and expired on September 18, 2016. The applicant's attorney, Adam Brodsky, acknowledged that the applicant was a few months behind in reapplying for the special permit.

David Ray, 46 Edgewater Rd., was present at the meeting and voiced his support of the application. He said that the applicant had done a fabulous job with the property and business.

No abutters were present to speak in opposition to the request.

Brodsky requested that the board grant the permit for five years, the maximum length allowed by the town bylaws.

### Action Taken:

On a motion by Finn, seconded by Harper, the board voted unanimously to grant a special permit to Paul Cutcliffe at 52 Salisbury Street, to continue to operate a bed and breakfast, pursuant to Hull Zoning By-Laws, Section 46-1. This will be for an extension from September 18, 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) No more than three bed and breakfast units shall be maintained in the subject premises which shall not comprise more than 45% of the gross floor area of the subject property;
- (c) The applicant shall at all times maintain three off-street parking spaces for use by the patrons of the bed and breakfast at 52 Salisbury Street, Hull, Massachusetts;
- (d) This special permit shall be effective for a period of five years, at which time the applicant may apply for an additional bed and breakfast special permit for a period of up to five years;
- (e) This special permit is issued to the applicants only, who will occupy the subject premises at all times when in use as a bed and breakfast; and it may not be transferred to a subsequent owner without reapplication for a special permit by any such future owner.
- (f) That evidence of all real estate taxes paid to date is provided by petitioner;
- (g) That the required parking spaces be in accordance with the plan submitted to the board dated on July 22, 2014, and revised August 13, 2014.

**Vote:** Kane – Aye  
Finn – Aye  
Harper – Aye

The hearing was concluded at 8:15 p.m.

### Administrative Business

On a motion by Grenquist, seconded by Finn, the board voted to approve the meeting minutes for February 21, 2017, April 4, 2017, April 18, 2017, and June 6, 2017.

**Vote:** Kane – Aye  
Finn – Aye  
Grenquist – Aye  
Harper – Aye  
Hennessey – Aye

The meeting was adjourned at 8:17 p.m. on a motion by Grenquist, seconded by Finn.

Recorded by Catherine Goldhammer

Minutes Approved: Patricia Finn Cutcliffe 7/18/17

*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.*