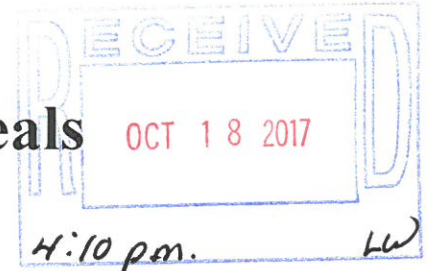


Hull Zoning Board of Appeals

Minutes
July 18, 2017



The July 18, 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
Richard Hennessey, Associate

Members absent: Scott Grenquist, Associate
Corina Harper, Associate

Public Hearing: 1 Old Colony Road

Start Time: 7:40 p.m.

Applicant: B. Scott Taylor

General relief sought: To apply for a special permit and/or variance to remodel and expand residence. The proposed lot coverage would increase from 29.1% to 32.4% 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
Andrew Corson, Member

Summary of discussion:

Scott and Elizabeth Taylor wish to expand their existing home in order to gain more interior space and create a second emergency egress point. They purchased the home in 2014. Jonathan Prea, of Prea Design, said that the work would expand the garage and workshop space, the dining room, and a bedroom. It would allow for a second exit point in back of the building.

David Ray, Nantasket Survey Engineering, noted that if they used a step-down egress, the lot coverage would stay under 30%, but he stated that this would not be a safe emergency egress, as it would be a tripping hazard.

Finn said that the application requires a variance for the increased lot coverage and a special permit for setbacks. He stated that in order to grant a variance there has to be a specific hardship. Ray stated that the hardship was in the topography and shape of land. Finn said that the board will consider the request and conduct a site visit. Hennessey noted that the applicants can also consider having an alternative plan.

James O'Brien, 3 Old Colony Road, presented the board with a notarized letter asking when the project would occur, how long it would take, and where construction vehicles would park. Hennessey read this for the record.

Bob Shepard, Shepard Construction and Development, the contractor, stated that the project will take about three months to complete and will begin after Labor Day. He stated that they will address parking on a day to day basis, but said that there will not be a large crew and there are two driveways. He said they would not park in the street.

Scott Taylor said that there will always be a point of contact and an onsite manager. Ray pointed out that the Taylors will not be living in the home during construction.

Finn read two other notarized letters, which spoke in support of the project, from Jonathan Seliger, 89 Hampton Circle, and Eric Rosenberg, 87 Hampton Circle. In addition, John Donahue, 5 Lincoln Ave., stated that the applicants have a hazard in their house in terms of egress, and that there is a hardship.

Finn read a letter from Building Inspector Bartley Kelly, which stated, in part, that "the existing and proposed side setbacks are less than required; the existing lot coverage (29.1%) is compliant and the proposed lot coverage (32.4%) would not be compliant."

Taylor noted that the special permit is to extend the left side setback. Ray noted that this extends an existing nonconformity.

Action Taken:

On a motion by Finn, seconded by Corson, the board voted unanimously to continue this hearing to 7:30 p.m. on August 1, 2017. The board will conduct a site visit at 6:45 p.m. on that day.

Vote: Kane – Aye
Finn – Aye
Corson – Aye
Hennessey – Aye

The hearing was concluded at 8 p.m.

Administrative Business

The board reviewed and edited the Board of Appeals application form and the Board of Appeals Rules and Regulations. [See edited documents.]

On a motion by Finn, seconded by Corson, the board voted unanimously to approve the Town of Hull Board of Appeals Rules and Regulations with edits as follows:

- On page three, adding the sentence beginning "The board shall have the option of waiving this requirement..." and adding "initial comments speaking time limited to five minutes"
- On page four taking out the sentence beginning, "Request to withdraw..."
- On page seven, an edit to the document revision date.

On a motion by Finn, seconded by Corson, the board voted unanimously to approve the application for hearing revised July 18 2017 with minor changes on the checklist.

The board unanimously approved the minutes of June 20, 2017 on a motion by Finn, seconded by Corson.

The meeting was adjourned at 9:20 p.m. on a motion by Corson, seconded by Finn.

Recorded by Catherine Goldhammer

Minutes Approved: *Patricia Ann Clark 6/20/17*

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.