

# Hull Zoning Board of Appeals

## Minutes

November 7, 2017

The November 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  
Richard Hennessey, Associate

**Members absent:** Scott Grenquist, Associate  
Andrew Corson, Member  
Corina Harper, Associate

**Staff present:** Sarah Clarren, Board of Appeals Administrator

## Administrative Business

The board voted unanimously to amend a prior decision for Emil Aberizk, 110 Cadish Ave., dated October 4, 2016. The application had inadvertently stated the incorrect book and page number. Clarren stated that Town Counsel James Lampke had informed her that the board should re-sign the decision, which now has a note on the signature page indicating that changes have been made. The amendment is on the following page. The amendment does not affect the appeal window because it is a minor modification.

Finn made a motion to approve the corrected decision for a special permit previously issued to 110 Cadish Ave. and to sign the cover page as Town Counsel requests. Clarren stated that there is another sheet that clarifies the memo regarding the corrected decision. Finn amended his motion to include the memo. The amended motion was seconded by Hennessey and unanimously approved as follows:

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

The board unanimously approved the minutes of October 3, 2017; October 17, 2017; August 1, 2017; and August 22, 2017 on a motion by Finn, seconded by Hennessey.

## Public Hearing: 238 Nantasket Road

**Applicant:** Mark McDonnell

**General relief sought:** To apply for a special permit to construct an addition in the back of the house as per plans, pursuant to Hull Zoning By-laws Chapter 40-A, Sec. 61, Non-Conforming Uses, para 61-2.

## Summary of discussion:

The applicants appeared before the board on October 3 and October 17 to request a variance to build an addition, and a porch and bump-out on the front of the house. Following a site visit and discussion, the applicants made a decision to alter their plans so that they remain within the limits for lot coverage and to stay out of the 20' rear setback. This changed the relief sought to a special permit rather than a variance.

This evening the applicants presented their new plans to the board. Lot coverage will now increase from 17.4% to 26.3%, which is within the permitted coverage of 30%. They accomplished this by eliminating the porch, which is now two decks, and decreasing the size of the rear addition. They also eliminated the pergola at the front.

**Action Taken:** On a motion by Finn, seconded by Hennessey, the board voted unanimously to grant a special permit to Mark McDonnell, 238 Nantasket Road, to construct a front porch addition as per plans, with the following standard 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 November 7, 2017, by M Designs, 17 Nelson Road, Scituate, MA, dated January 19, 2017, and site plan presented to the board on November 7, 2017 by Nantasket Survey Engineering, David Ray, registered professional land surveyor, dated March 16, 2017, revised October 18, 2017 and also revised November 7, 2017, which says under this revision: revised addition and porch per architect's plan edited by client on November 4, 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 proposed single-family structure is in compliance with all zoning and code requirements for residential 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

## **Administrative Business, Continued**

The board reviewed its schedule for the next six months, cancelling the scheduled dates of January 2, 2018 and May 15, 2018. On a motion by Finn, seconded by Hennessey, the board voted unanimously to approve the schedule for the first six months of next year on the first and third Tuesdays of the month with the exception being January 2, 2018 and May 15, 2018.

The meeting was adjourned at 8:09 p.m. on a motion by Hennessey, seconded by Finn.

Recorded by Catherine Goldhammer

Minutes Approved: Patricia Finn Clerk 1/2/18

*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.*