

Hull Zoning Board of Appeals

Minutes

June 19, 2018

The June 19, 2018 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
Corina Harper, Associate
Scott Grenquist, Associate
Richard Hennessey, Associate

Members absent: Andrew Corson, Member

Also present: James Lampke, Town Counsel

Administrative Business

The board had received a letter/motion from Kenneth and Donna Kaplan regarding property at 73 Manomet Avenue and the Special Permit/Variance application which the board voted to deny at its June 5, 2018 meeting. The applicants have requested that the board rescind the vote and re-advertise hearing to include both setbacks and lot coverage. [See document.] The letter noted that the original advertisement did not include that zoning relief was needed for lot coverage as well as setback. Town Counsel Lampke said that this was up to the board. Finn said that Corson, who was sitting on the decision, was not present at this evening's meeting. Lampke said that Corson would have to be present to vote to rescind the original vote. Kaplan was not present at the meeting.

Public Hearing: 121 Bay Street (Continuation)

Applicants: Beatrice Bergstrom and Steven Bergstrom

General relief sought: To apply for a special permit/variance to construct a new two-family home, each side with four bedrooms and 4 ½ baths, as per plans, pursuant to Hull Zoning By-laws Chapter 40-A, Sec. 61, Non-Conforming Uses, para 61-2. Building will replace previous three family unit. Proposed rear setback does not comply. Proposed front setback (13') may be waived.

Sitting: Finn, Hennessey, Grenquist

Summary of discussion:

This is a continuation of a hearing begun on November 21, 2017. Finn noted that he had received communication from the board's administrator, Sarah Clarren, that a continuation had been requested.

Action Taken: On a motion by Finn, seconded by Grenquist, the board voted unanimously to continue 121 Bay Street to the first meeting in July.

Public Hearing: 811 Nantasket Avenue (Continuation)

Applicants: Matthias Braeu

General relief sought: 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.

Sitting: Kane, Finn, Corson

Summary of discussion:

This is a continuation of a hearing begun on June 5, 2018. Finn noted that he had received communication that a continuation had been requested.

Action Taken: On a motion by Finn, seconded by Grenquist, the board voted unanimously that the hearing be continued to the first meeting in July.

Public Hearing: 101 Highland Avenue(Continuation)

Applicants: Nicholas Orem, Jr. and Laura Scott

General relief sought: 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.

Summary of discussion:

This is a continuation of a hearing begun on June 5, 2018. Finn noted that he had received communication that a continuation had been requested.

Action Taken: On a motion by Finn, seconded by Grenquist, the board voted unanimously that the hearing be continued to the first meeting in July.

Public Hearing: 22 Sagamore Terrace

Applicants: Bhavesh Patel

General relief sought: To Apply for a Special Permit/Variance to: construct deck, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. Existing side setback (4.9') is less than required and the proposed side setback (4.8') is less than required.

Summary of discussion:

The applicant has agreed to continue the meeting to the first scheduled meeting in July in order that abutters may be notified.

Action Taken: On a motion by Finn, seconded by Grenquist, the board voted unanimously to continue this to the first meeting in July.

Administrative Business

The board approved the following minutes:

- April 17, 2018
- April 25, 2018

- May 1, 2018
- May 15, 2018
- June 5, 2018

On a motion by Finn, seconded by Grenquist, the board voted unanimously to approve these minutes.

The meeting was adjourned at 8:12 p.m. on a motion by Finn, seconded by Hennessey.

The board's next meeting will be on July 17, 2018.

Recorded by Catherine Goldhammer

Minutes Approved: _____

[Handwritten signature] *[Handwritten signature]* *[Handwritten signature]* 7/17/18

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.