

**Hull Zoning Board of Appeals**  
**Minutes**  
February 19, 2019

The February 19, 2019 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  
Corina Harper, Associate

### **Administrative Business**

Board of Appeals administrator Sarah Clarren asked the board to review the quarterly and annual reports in their packets. Finn asked for an edit to the annual report, which Clarren will make. The board will review further.

### **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, Pre-existing structures; Non-Conforming Uses. 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:**

Finn informed the board that he has discussed this application with Building Commissioner Peter Lombardo, who stated that the applicant is working with the Building Department on this project in order to reduce the living space to three floors. The applicant would like to continue the hearing to April 16, 2019.

**Action Taken:** On a motion by Finn, seconded by Hennessey, the board voted unanimously to continue 121 Bay Street to April 16, 2019

### **Public Hearing: 22 T Street**

**Applicant:** John Storey

**General relief sought:** To Apply for a Special Permit/Variance to: convert two-family home to single family home; demolish garage; two 1<sup>st</sup> and 2<sup>nd</sup> floor additions, as per plans, pursuant to the Hull Zoning-Bylaws, Chapter 40-A, Sec. 61, Pre-existing structures. Existing and proposed left-side setback is 2.9' and is less than required. Existing/proposed lot coverage exceeds 30%; existing lot coverage is 41% and proposed lot coverage is 33%.

**Sitting:** Kane, Finn, Hennessey

#### **Summary of discussion:**

Diane Miller of Miller Design, the applicant's architect, stated that the applicant purchased the house several months ago and would like to convert it from a two-family to a single-family home. In the process they would like to extend the second floor to a size consistent with the first-floor footprint, adding two dormers on the conforming side. She said that it is not a tear-down. It will be flood-proofed. The front setback will remain the same.

She stated that when the house is finished it will be consistent with other homes in the neighborhood. They are decreasing lot coverage from 41% to 33% and will be removing an existing garage. She stated that the garage is not currently used for parking. There is no driveway. Finn said that they are probably grandfathered for parking. The applicant said that the access to the garage is blocked. He said that they plan to park in front of the house. Miller noted that by going to a single family they will be reducing parking needs. Hennessey noted that the house is right behind the thrift shop side of Wellspring and that the area is tight.

Finn read a letter from Lombardo, which stated in part that the property required a special permit/variance because the existing and proposed left-side setback is 2.9' and is less than the required 10' and that existing/proposed lot coverage is 33% unchanged.

Finn noted that the lot coverage is changing from 41% to 33%. He further stated that the project requires a special permit and the proposed changes do not appear to be substantially more detrimental to the character of the neighborhood.

**Action taken:** On a motion by Finn, seconded by Hennessey, the board voted unanimously to grant a special permit for a single-family home renovation, change from two-family to single family home, as per plans, 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 February 19, 2019, building plans from Miller Design, LLC, Belmont, MA, dated January 2, 2019, and a site plan from Anderson Surveys, Hanson, MA, Ben Anderson, PLS 31298, dated December 18, 2018;

(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 ~~condition~~ *Application* is in compliance with all code requirements for residential use, and FEMA compliance;

(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 voted unanimously to approve its quarterly report on a motion by Finn, seconded by Hennessey.

The meeting adjourned on a unanimous vote at 8:05 p.m. on a motion by Finn, seconded by Hennessey.

**Recorded by Catherine Goldhammer**

**Minutes Approved:**

*[Signature]* 3/19/19

*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.*