

## HULL ZONING BOARD OF APPEALS

**Applicant:** Peter McFarland, LLC

**Property:** 1 A Street

**Date:** Thursday, April 3, 2014

**Time Meeting Began:** 7:35 p.m.

**Time Meeting Concluded:** 7:54 p.m.

**Place of Meeting:** Hull Municipal Building, Louis C. Costa Room, 253 Atlantic Avenue

**Zoning Board Members Present for Hearing:**

Alana Swiec, Chair	<b>Sitting</b>	Attending	Absent	Abstain
Dr. Roger Atherton, Clerk (Sitting in for Mark Einhorn)	<b>Sitting</b>	Attending	Absent	Abstain
Atty. Mark Einhorn, Member	Sitting	Attending	<b>Absent</b>	Abstain
Phillip Furman, Associate	Sitting	<b>Attending</b>	Absent	Abstain
Jason McCann, Associate	<b>Sitting</b>	Attending	Absent	Abstain
Patrick Finn, Associate	Sitting	<b>Attending</b>	Absent	Abstain

**Others in Attendance:**

*Peter McFarland, Applicant*

*Adam J. Brodsky, Attorney for the Applicant*

*Eric C. Hipp, Attorney for the Abutter*

*Jean Penta, 5 B Street, Abutter*

*Karen Morgan, Recording Secretary*

**General Relief Sought: Continuation** – Of a Public Hearing on an application filed by Peter McFarland, LLC regarding property at 1 A Street, Hull, MA which according to the application seeks: To apply for a Special Permit to perform alterations to build out two units in existing building. Change of Occupancy from 28 units to 30 units pursuant to Hull Zoning Bylaws, Section 61-2f.

**General Discussion:**

Ms. Swiec – As requested, Mr. McFarland brought in a property and landscaping plan. Attorney Hipp, have you and your client had an opportunity to review the landscaping proposal?

Mr. Hipp – We did. My clients and I have taken a look at them and Ms. Penta and her husband were very pleased with the plans, especially the reconfiguration of the traffic flow and the parking area. At this point, we can withdraw our opposition contingent on whatever special permit is granted that includes these plans are part of the requirements.

Ms. Swiec – Ultimately, your neighbors and abutters are happy.

Mr. Finn asked what the various plants on the landscaping are.

Mr. Brodsky - I do not know what they are, but they are on our landscaping plan and resilient.

Mr. McCann – What is the height limit of the full grown trees?

Mr. Brodsky – I do not know, I would have to find out from the landscaper.

Mr. McFarland – My understanding is that it's 5 ft. high.

Mr. Brodsky – On the building side, there is an additional cedar fence.

Mr. McCann – The purpose is to screen.

Ms. Swiec – The spots for parking spots are not numbered at this point, will you be numbering?

Mr. Brodsky – At this point, no, it's been a while without it being a problem. Why give assigned spots? Regarding the traffic flow, we re-oriented the parking spaces.

Mr. Brodsky demonstrates on the map about the new flows of traffic. Some of the spots are not angled and are perpendicular. It confirmed to be 62 spaces.

Ms. Swiec – The only comment that I have is that based on previous experience, I would like to add for a condition that the landscaping and fencing as presented be maintained into perpetuity in the event it becomes damaged and it continues to deteriorate.

Mr. Atherton – We need to talk about the conditions that they had or do we want to have this one condition that you made. We should decide first.

Mr. Finn – Does this overrule the previous special permit? Those conditions should still be in place, right?

Mr. Atherton – The conditions were the three additional 2 bedroom should be constructed, that doesn't apply anymore. Construction plans for the additional units shall be submitted to the Town of Hull, Building Commissioner. That would be okay. Total on-site parking shall consist of 61 spaces, now it's 62. We'll leave that alone. On-site landscaping area, that's fine. We just took care of that. The traffic flow has been addressed.

Mr. Brodsky – I'll make sure there is language in the decision that speaks of the landscaping issue.

**Motion:** Mr. McCann makes a motion to approve the application for a Special Permit for 1 Street for the alternations to change the occupancy from 28 to 30 units with the conditions that were specified.

Member	Motion	Second	For	Against
Alana Swiec, Chair			X	
Dr. Roger Atherton, Clerk		X	X	
Atty. Mark Einhorn, Member				
Phillip Furman, Associate				
Jason McCann, Associate	X		X	
Patrick Finn, Associate				

**Action Taken, if any:**

Mr. Brodsky will draft the Decision for Mr. McCann's review. Mr. Atherton will assist.

*Recorded by Karen Morgan*

Approved by Roger Atherton

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**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 a meeting must be identified; in most cases this is accomplished by setting forth a summary of each discussion. A verbatim record of discussion is not required.*