



Hull Zoning Board of Appeals Minutes

Applicant: **Mark Breton**

Property: **64 Manomet Avenue**

Date: **June 19, 2014**

Time meeting began: 8:14 pm

Time meeting concluded: 8:25 pm

Place of meeting: Hull Town Hall, Main Meeting Room

Members present:	Alana Swiec, Chair	Sitting	Attending	Absent	Abstain
	Roger Atherton, Clerk	Sitting	Attending	Absent	Abstain
	Mark Einhorn, Member	Sitting	Attending	Absent	Abstain
	Patrick Finn, Associate	Sitting	Attending	Absent	Abstain
	Phillip Furman, Associate	Sitting	Attending	Absent	Abstain
	Jason McCann, Associate	Sitting	Attending	Absent	Abstain

In Attendance: Emily Hardej, Board Secretary

Mark Breton, Applicant and General contractor

General relief sought: Applicants seeks a Special Permit to construct an 8' by 12' deck pursuant to Hull Zoning Bylaws, Section 61-2f. The Building Department indicates a Special Permit is needed because the proposed extension of rear deck is 6'7" from the right side lot line where at least 10' is required.

General discussion: Ms. Swiec opened the hearing and pointed out that the proposed extension connects the front and side porch to the rear deck. Mr. Breton explained that he is with the Construction Technology Group doing the work for the NIL-CAL Family LLC. They are adding a small addition on the left side for which they have a Building Permit, but the deck extension to connect to the porch requires a Special Permit because it extends some 3 feet into the right side setback area.

Mr. Furman explained that he is familiar with the property. The proposed deck extension is small and that it will help the owner, who has Parkinson's, to get around the deck and porch areas. Mr. Finn added that the encroachment is only about 3 feet or so and the porch is a pre-existing non-conformity. Mr. Furman indicated the deck is less than 5 feet so it does not add to lot coverage.

Mr. Todd Sandler of 66 Manomet Avenue spoke in support of the proposed project. He commented that the contractor has added several enhancements to the home and the proposed construction is an improvement to the property. Ms. Krujalk spoke as a member of the family and indicated that the house has been in the family for 30 years. She further explained that the extension of the deck would allow her father, who has Parkinson's, to walk all around the house without having to go up and down stairs as is presently required. Ms. Swiec added that the extension would improve accessibility and safety for her parents.

Opposition: None

Action taken, if any: Dr. Atherton made a motion to approve the request for a Special Permit with all the usual conditions about open decks not being enclosed and the construction be made according to the plans submitted and dated March 14, 2014. The motion was seconded by Mr. Einhorn, who agreed to write the decision.

Was final vote taken?	Yes	No	
Final Vote:	Alana Swiec	Yes	No
	Roger Atherton	Yes	No
	Mark Einhorn	Yes	No

Recorded by: Roger Atherton

Minutes Approved: _____

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.