

HULL ZONING BOARD OF APPEALS

Applicant: Dean Doty and James Brown

Property: 1083 Nantasket Avenue

Date: Thursday, April 19, 2012

Time Meeting Began: 7:30 p.m.

Time Meeting Concluded: 7:39 p.m.

Place of Meeting: Hull Municipal Building, Main Meeting Room

Zoning Board Members Present for Hearing:

Alana Swiec, Chair	Sitting	Attending	Absent	Abstain
Dr. Roger Atherton, Clerk	Sitting	Attending	Absent	Abstain
Atty. Mark Einhorn, Member	Sitting	Attending	Absent	Abstain
Jack Baringer, Associate	Sitting	Attending	Absent	Abstain
Phillip Furman, Associate	Sitting	Attending	Absent	Abstain

Others in Attendance:

Hildred Parent, Board Secretary

Karen Morgan, Recording Secretary

Dean Doty, Applicant

General Relief Sought: Decision – Pursuant to the Zoning Bylaw, Section 31, Single Family Residence Districts, A, B & C stating “Only one dwelling unit per lot is allowed.” Filed by Dean Doty and James Brown on property 1083 Nantasket Avenue seeking a Special Permit/Variance to perform alterations to the guest house by installing a new door/siding. The existing guest house requires a variance as the main dwelling is within a single family zone, Section 31.

General Discussion:

Mr. Einhorn opens the hearing by reading the General Relief Sought to the audience. Mr. Einhorn asks Mr. Doty if he has revised plans for the Board. Mr. Doty says that he talked to Mr. Lombardo and he couldn't come up with a good connection. He continues to say that his house, an old colonial from 1889, he cannot make the two connections, he doesn't want to ruin the integrity of the structure. He said that he's going to change the plans and consider it an accessory building, not for a dwelling. He's going to use the existing structure as an office/workshop.

Mr. Atherton asks Mr. Doty if he wished to withdraw the application. Mr. Doty was in agreement. He cannot come up with a good connection with the feature. In the future he might and will come back to the Board if he does.

Mr. Baringer suggested to Mr. Doty that there's an architect in Hingham, he can take an older home and take an addition and make it look like the original construction. He then proceeds to give Mr. Doty the name and number of the architect.

Mr. Einhorn said that with this plan, Mr. Doty doesn't need any zoning relief, so you should just apply for the permit with Mr. Lombardo. Mr. Doty agrees. Mr. Doty said it used to be the Old Fork Inn and he may add a couple of rooms down the line, not on the accessory structure, just the main part of the house.

Mr. Einhorn said that there's a house section in the by-law about bed and breakfasts.

Mr. Doty said that he will arrange for his in-laws to live in the lower level of the house.

Mr. Einhorn said that he will now close the hearing that the applicant is withdrawing the application.

Mr. Atherton said that we should make a motion to withdraw without prejudice.

At this point, Mr. Einhorn closes the hearing.

Action Taken, if any:

Motion to withdraw without prejudice

Member	Motion	Second	For	Against
Alana Swiec, Chair				
Dr. Roger Atherton, Clerk	X		X	
Atty. Mark Einhorn, Member			X	
Phillip Furman, Associate			X	
Jack Baringer, Associate			X	

Recorded by Karen Morgan

Approved by Roger Atherton

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.