

HULL ZONING BOARD OF APPEALS

Applicant: John A. Riley

Property: 5 Nantasket Avenue

Date: Thursday, March 4, 2013

Time Meeting Began: 7:30 p.m.

Time Meeting Concluded: 7:42 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
Phillip Furman, Associate	Sitting	Attending	Absent	Abstain

Others in Attendance:

Karen Morgan, Recording Secretary

Bonnie B. Hobbs, Applicant – 16 East Street, Hingham

John A. Riley, Owner and Applicant – 16 East Street, Hingham

Peter Lombardo, Town Building Commissioner

General Relief Sought: Continued Hearing - Filed by John A. Riley, Five Nantasket Avenue LLC, Member, on property at 5 Nantasket Avenue to demolish existing structure and rebuild new structure to include 1 residential unit and 1 commercial space. The residential unit will be expanded into a second story. The proposed mixed-use building with second story expansion of residential unit requires a special permit from the ZBA. All existing and proposed setbacks are less than required; existing lot coverage of 56% remains the same; proposed height of 25.6' is less than allowed 40'. Parking for existing use should be grandfathered with use; parking for expansion requires 2 spaces for residential use and one space for commercial.

General Discussion: Ms. Hobbs submitted the newly revised plans to the Board and to Mr. Lombardo. Mr. Atherton has reviewed the updated plan and everything was performed to what the Board was seeking. Ms. Hobbs stated that on the site plan it showed the overhangs, entries and a shed as well as moving the parking spaces up.

Motion: Move to approve as submitted by the revised plan dated February 26, 2013.

Member	Motion	Second	For	Against
Alana Swiec, Chair				
Dr. Roger Atherton, Clerk	X		X	
Atty. Mark Einhorn, Member			X	

Phillip Furman, Associate		X	X	
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Comments: Unanimous

Action Taken, if any:

Mr. Atherton will write the Decision.

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.