



Hull Zoning Board of Appeals Minutes

Applicant: Ann Marie Kenny

Property: 45 Salisbury Street, Hull, Massachusetts

Date: August 7, 2014

Time meeting began: 9:22 pm

Time meeting concluded: 9:30 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: Ellen Barone, Board Administrator
A.M. Kenny, Applicant and Owner

General relief sought: Applicant requests to renew a Special Permit to operate a Bed & Breakfast pursuant to Hull Zoning Bylaws, Section 46-1.

General discussion: Ms. Swiec opened the hearing and stated that she had two letters, the first from Dr. and Mrs. William McPeak, of 14 Oceanside Drive, writing in a notarized letter that they had stayed at the applicant's B&B for a month before buying in Hull, and that their experiences there had significantly contributed to their deciding to live in Hull permanently. They strongly support the application for renewal. The second letter was from Joyce Sullivan, Hull Health Department, who indicated they have had no problems with this site and that it has passed all health inspections in the recent four years. Ms. Kenny stated that although the business had started quite slowly at the beginning, it is doing quite well now.

Ms. Swiec asked about how the parking and traffic situation is working and Ms. Kenny responded that there have been no problems with either. Ms. Johnson, 15 Beach, added her support to the application. Ms. Swiec asked for and received no other comments from the audience. Dr. Atherton commented that he was on the previous Boards that approved the original application in 2007 and the renewal in 2009. He added that there is a whole section of

the bylaw that governs Bed and Breakfasts. Section 46 requires a certain percentage must be retained as a single-family use and the owner must be in residence during any rentals. Ms. Swiec elaborated on her positive experiences with the small number of B&Bs that the Board had authorized over the years in Hull. She stated that since the Board had visited the site in the past, that she believed no site visit would be required. The Board members agreed.

Action taken, if any: Ms. Swiec made a motion to approve this second five-year renewal of the Special permit as requested by Ms. Kenny. Dr. Atherton seconded the motion.

Was final vote taken?	Yes	No	
Final Vote:	Alana Swiec	Yes	No
	Roger Atherton	Yes	No
	Phil Furman	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.