

**Hull Zoning Board of Appeals
Minutes
September 5, 2023**

The meeting of the Hull Zoning Board of Appeals was held at 7:00 p.m. on September 5, 2023 at Hull Town Hall, 253 Atlantic Avenue, Hull, Massachusetts.

Call to Order: 7:04 p.m.

Members Present: Patrick Finn, Chair
Richard Hennessey, Clerk
Tim Pranaitis
Edwin Parsons

Public Hearing: 23 Lewis Street

Applicants: Steven Meyers on behalf of Steven & Barbara Wolfberg

General Relief Sought: To apply for a Special Permit/Variance to: demolish roof structure, additions, and renovate existing three-story dwelling, pursuant to the Hull Zoning Bylaws Article VI, Sec. 410-6.2, Non-conforming Uses paragraph 61-2, sub paragraph f, Pre-existing Structures.

Summary of Discussion: Steven Meyers, the architect on the project, spoke on the application. He said they are seeking to remove and rebuild the third floor and roof structure of the existing home, leaving the basement, first and second floors of the building in place. There will be no change in the footprint and the pre-existing, non-conforming front, left, and right-side setbacks will remain the same, as will the lot coverage. They will be raising the roofline from 32.6' to 35' and will be rebuilding a roof deck with a stairway and railing above that. Finn noted that the railing of the roof deck and stairwell are considered an appurtenance and are allowed to go 10' above the height of the roofline. No members of the Board had any questions.

Action Taken:

Motion	Finn	<p>To grant a Special Permit to Steven Meyers on behalf of Steven Wolfberg, 23 Lewis Street, with the following conditions:</p> <p>(1) Compliance with all applicable laws and codes of the Commonwealth of Massachusetts and the Town of Hull is required;</p> <p>(2) The construction shall be done substantially in conformance according to the plans submitted by Steven Meyers dated 7/18/2023 and a survey site plan by David G. Ray, Nantasket Survey Engineering, LLC, Professional Land Surveyor #35412, dated 7/13/2023;</p> <p>(3) The owners shall submit an updated application for a building permit, to the extent necessary, along with an updated building plan, updated survey and site plans, on the existing and proposed conditions, to the extent necessary to the Building Commissioner for his review and approval in order to ascertain whether the proposed residential structure is in compliance with all code requirements for residential use;</p> <p>(4) Following construction, no further expansion, change or alteration of the structure (vertically or horizontally) or extension, change or alteration of the structure into any setback areas (front, side or rear) shall be permitted at any future date, unless an application is submitted to the Board and a written decision is issued approving the proposed expansion or extension.</p>
Second	Hennessey	

Vote	Unanimous	Finn – Aye Hennessey – Aye Pranaitis – Aye Parsons – Aye
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Public Hearing: 122 North Truro Street

Applicant: Elizabeth Dorrance

General Relief Sought: To apply for a Special Permit/Variance to: rebuild and expand existing rear deck, pursuant to Hull Zoning Bylaws Article VI, Sec. 410-6.2, Non-conforming Uses paragraph 61-2, sub paragraph f, Pre-existing Structures.

Summary of Discussion: David Ray from Nantasket Survey Engineering spoke on behalf of the application. Ray said they are hoping to rebuild and expand an existing rear deck in order to make it more functional. They will be increasing the pre-existing, non-conforming rear setback from 8.2' to 4.4' and increasing the lot coverage from 35.6' to 38.7.' Finn asked if they had gone before the Conservation Commission but Ray said they will do that after an approval from the Zoning Board. There was no one from the public to speak on this application.

Action Taken:

Motion	Finn	To grant a Special Permit for 122 North Truro Street to rebuild and expand existing rear deck, with the following conditions; (1) Compliance with all applicable laws and codes of the Commonwealth of Massachusetts and the Town of Hull is required; (2) The construction shall be done substantially in conformance according to the plans as submitted, Survey Site Plan by David G. Ray, Nantasket Survey Engineering, LLC, Professional Land Surveyor #35412, dated 4/13/2023; (3) The owner shall submit an updated application for a building permit to the extent necessary, along with an updated building plan and updated survey and site plan of the existing and proposed conditions to the extent necessary to the Building Commissioner for his review and approval in order to ascertain whether the proposed residential structure is in compliance with all code requirements for residential use; (4) Following construction, no further expansion, change or alteration of the structure (vertically or horizontally) or extension, change or alteration of the structure into any setback areas (front, side or rear) shall be permitted at any future date, unless an application is submitted to the board and a written decision is issued approving the proposed expansion or extension.
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Second Vote	Hennessey Unanimous	Finn – Aye Hennessey – Aye Pranaitis – Aye Parsons – Aye
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Approval of Minutes

Motion	Finn	To approve the minutes of the meetings of the Zoning Board of Appeals on August 1, 2023 and August 15, 2023
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Second Vote	Hennessey Unanimous	Finn – Aye Hennessey – Aye
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Pranaitis – Aye
Parsons – Aye

On a motion by Finn the Board voted unanimously to adjourn at 7:42 p.m.

Recorded by Kathleen Fanning

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.