

Submitted by Larry Kellem, Esq. Et al

To see if the Town will vote to amend the Zoning By-law/Town of Hull Code, Chapter 173, Section 34-1A.1, Uses permitted by Special Permit in a Business District, by adding a new section to Section 34-1 A.1, the new section to be identified as Section AA (or such other section or section designation as may be appropriate). The new section would authorize and allow in Business Districts, by Special Permit, the reconstruction (including razing), renovation, and/or modification, exclusively for multifamily residential purposes, of nonconforming residential or lodging house building structures, the nonconforming use of which is not "grandfathered." Notwithstanding any other provisions of the zoning by-law, the Special Permit may authorize up to four dwelling units on a lot, but there must be two conforming off-street parking spaces for each approved unit. The Special Permit may authorize the continuation, extension and/or modification of pre-existing dimensional nonconformities and may apply the setback and dimensional requirements applicable to new commercial buildings in the Business District. However, the Special Permit may not vary or waive applicable off-street parking requirements for dwelling units. The Planning Board shall act as the Special Permit

Granting Authority. Unless it waives Site Plan Review, the Planning Board shall conduct its Site Plan Review of a proposed project simultaneously with its Special Permit process. The Planning Board may issue a Special Permit upon its finding that the proposed structure and use will not be substantially detrimental to the Business District in which it is located. The Special Permit process shall be governed by and conducted in accordance with the applicable provisions of M.G.L. Chapter 40A.

or take any action or act on anything related thereto.