



# Town of Hull

**BUILDING DEPARTMENT**

TEL: (781) 925-1330

FAX: (781) 925-2228

**253 ATLANTIC AVE**

HULL, MASSACHUSETTS 02045

**BUILDABLE LOT INQUIRY FORM**

Lot Numer: \_\_\_\_\_ Assessors Map Number: \_\_\_\_\_

Street: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Total Land Area (Sq Ft): \_\_\_\_\_ Total Frontage: \_\_\_\_\_

Name of Owner: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Address: \_\_\_\_\_

Building Intent: \_\_\_\_\_

Adjoining Lot Numbers: \_\_\_\_\_

Town Water: \_\_\_\_\_ Yes \_\_\_\_\_ No Town Sewerage: \_\_\_\_\_ Yes \_\_\_\_\_ No

Signature of Inquirer: \_\_\_\_\_ Date of Inquiry: \_\_\_\_\_

**FOR OFFICE USE ONLY**

\_\_\_\_\_ Does not conform with Chapter 40A, Section 6 as per information provided.  
REASON: \_\_\_\_\_

\_\_\_\_\_ Conforms with Chapter 40A, Section 6 (808 M.G.L.) as per information provided.

\_\_\_\_\_ Conforms with Old Chapter 40A, Section 5 as per information provided.

\_\_\_\_\_ Adequate road access must be present. Determination for access must be obtained from the Planning Board.

\_\_\_\_\_ Lots must be combined into one (1) and recorded as the Plymouth Registry of Deeds.

\_\_\_\_\_ Application is incomplete. Comments: \_\_\_\_\_

\_\_\_\_\_ Must satisfy Title V requirements. (See Note Below)

\_\_\_\_\_ Must satisfy Conservation Regulations.

Investigator's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTE:** Must comply with Town of Hull Sewer Commission Requirements regarding Connection to low pressure sewer system.

**CHAPTER 40a SECTION 6 M.G.L. AND “OLD” CHAPTER 40a**  
**SECTION 5 SMALL LOT GRANDFATHER GUIDELINES**

The following must be proven by the applicant in order to qualify for a building permit under Chapter 40A, Section 6 of the Massachusetts General Laws (Single Lot Requirements):

1. Five thousand (5,000) square feet with fifty (50) foot frontage minimum.
2. Proof that the lot conformed to the then existing zoning when legally created (The most recent instrument of record prior to that date).
3. Proof that the lot was not held in common ownership with any adjoining land Prior to the effective date of the zoning change for which the exemption is sought.
4. The lot was conveyed into single ownership within the freeze period of the Sub-division and continues to be held in single ownership from adjoining lots.

NOTE: The inquiry form must be accompanied with copies of the assessor’s ownership Records for the lot(s) in question and all adjoining lots.

All incomplete inquiries will be returned to the applicant.

**FEE \$25.00**

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