



MEETING NOTICE POSTING & AGENDA

TOWN OF HULL

Pursuant to MGL Chapter 30A, § 18-25 all Meeting Notices must be filed and timestamped in the Town Clerk's Office and posted at least **48 hours prior to the meeting** (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.

TOWN CLERK'S STAMP
RECEIVED
OCT - 3 2019
2:30 p.m. LW

Board or Committee	Zoning Board of Appeals
Date & Time of Meeting	Tuesday, October 15, 2019 at 7:30 P.M.
Meeting Location Full Address	TOWN HALL – 253 ATLANTIC AVENUE, HULL, MA 02045
Requested By:	Sarah Clarren, ZBA Administrative Assistant

AGENDA

7:30 Call to Order

7:35 p.m. Continuation of a Public Hearing on an application filed by **Gene Allen** regarding property at **18 Clifton Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: take existing building down and put up a new three story, three bedroom, two and a half bath home, as per plans, pursuant to the Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. Proposed/Existing rear setback is less than required.

7:45 p.m. Continuation of a Public Hearing on an application filed by **John W. Gilbert** regarding property at **1133 Nantasket Avenue**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: build new house to replace on destroyed by fire, as per plans, pursuant to the Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. Existing and proposed side setback is less than required. Existing lot coverage is 29% and the proposed lot coverage (33.1%) exceeds the maximum allowed lot coverage (30%). The existing height (36 feet) and the proposed height (38.6 feet) is more than what is allowed (35 feet).

7:55 p.m. Continuation of a Public Hearing on an application filed by **Beatrice Bergstrom** regarding property at **121 Bay Street**, Hull, MA, which according to the application seeks to:

To Apply for a Special Permit/Variance to: construct new 2 family home, each side with 4 bedrooms and 4 1/2 baths, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures; Non-Conforming Uses. Building will replace previous 3 family unit. Proposed rear setback does not comply; proposed front setback (13.0') may be waived.

Administrative Business

Correspondence

Minutes

Open Meeting Law and Conflict of Interest Materials

Additional Business

All written comments must be notarized prior to submission.

Copies of said applications, with additional details, are available for public inspection at the Town Clerk's Office and Building Department, all at the Hull Municipal building during normal office hours.

Other business matters may be discussed, or approved decisions signed and minutes adopted.

Hearings may be held at a later hour but not earlier than posted.

Hearing times are approximate. The listings of items are those reasonably anticipated by the Chair which may be discussed. Not all items listed may in fact be discussed and other items not listed may also be discussed to the extent permitted by law