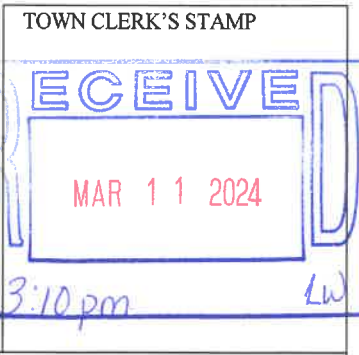




# MEETING NOTICE POSTING & AGENDA

## TOWN OF HULL

Pursuant to MGL Chapter 30A, § 18-25 all Meeting Notices must be filed and time stamped 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.



<b>Board or Committee</b>	<b>Zoning Board of Appeals</b>
<b>Date &amp; Time of Meeting</b>	<b>March 13, 2024 7:30 P.M.</b>
<b>Meeting Location Full Address</b>	<b>Hull Town Hall 253 Atlantic Avenue Hull, MA 02045</b>
<b>Requested By:</b>	<b>Renee Kiley, Zoning Board of Appeals Administrative</b>

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

### AGENDA

7:30 PM Joint Meeting with the Planning Board on the proposals to amend the Hull Zoning Bylaw as follows (zoning amendment number below does not reflect warrant article number):

Zoning Amendment 1: To see if the Town will amend the Zoning Bylaw to establish § 410-4.10 Accessory Dwelling Units and modify § 410-3.2 and § 410-5.1 in order to allow and regulate a select number of Accessory Dwelling Units within the Single Family A, B and C districts.

Zoning Amendment 2: To see if the Town will amend the Town of Hull Zoning Map in three locations to address state mandates under the Housing Choice "MBTA Communities" law. (1) Expand the Commercial Recreation C district along Nantasket Avenue, including the Hall Estate east of Nantasket Avenue and land west of Nantasket Avenue generally bounded by Eastman Road, Pond Street and Straits Pond. (2) Expand the Commercial Recreation B district along Nantasket Avenue and Rockland House Road. (3) Expand the Multi-Family B district between Atlantic House Road and Valley Beach Avenue.

Zoning Amendment 3: To see if the Town will amend the Town of Hull Zoning Bylaws § 410-3.8 and § 410-4.2 (1) to establish floodplain overlay districts, that include all special flood hazard areas recorded on the towns flood insurance rate map. (2) Regulate development and uses within said districts.

Copies of the full Zoning and Bylaw Amendment may be viewed on the Planning Department web page at [www.town.hull.ma.us/planning-board](http://www.town.hull.ma.us/planning-board).