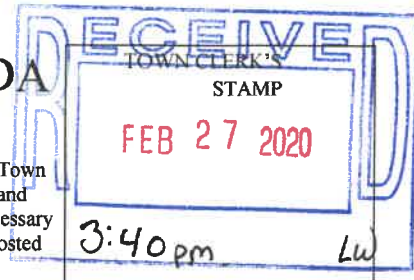




# MEETING NOTICE POSTING & AGENDA

## 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>Tuesday, March 17, 2020 at 7:30 P.M.</b>
<b>Meeting Location (Full Address)</b>	<b>TOWN HALL – 253 ATLANTIC AVENUE, HULL, MA 02045</b>
<b>Requested By:</b>	<b>Sarah Clarren, ZBA Administrative Assistant</b>

### AGENDA

**7:30 Call to Order**

**7:35 p.m. Opening** of a Public Hearing on an application filed by **Daniel Evans** regarding property at **70 Park Avenue, Hull, MA**, which according to the application seeks:

**To Apply for a Special Permit/Variance to: build 20' x 20' family room addition, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. Existing (15.7') and proposed (16') rear setback is less than required.**

**7:45 p.m. Opening** of a Public Hearing on an application filed by **Michael Lailer** regarding property at **18 (aka 21) Stony Beach Road, Hull, MA**, which according to the application seeks:

**To Apply for a Special Permit/Variance to: move build new deck over existing flat roof within existing footprint, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. Existing and proposed side setbacks are less than required.**

**7:55 p.m. Opening** of a Public Hearing on an application filed by **Virginia & Edward Walsh** regarding property at **118 Cadish Avenue, Hull, MA**, which according to the application seeks:

**To Apply for a Special Permit/Variance to: move house up-hill 10 feet, elevate 2 feet on FEMA compliant foundation, reconstruct porch and rear shed addition, work is in set-back, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. Existing and proposed left side setback is less than required.**

**8:05 p.m. Opening** of a Public Hearing on an application filed by **Michael Lailer** regarding property at **15 Marginal Road, Hull, MA**, which according to the application seeks:

**To Apply for a Special Permit/Variance to: demo/removal of existing structure; installation of new modular home set on new pile foundation; rear deck with two sets of egress stairs, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. Existing left side setback is over the lot line by 1.6 feet and proposed is 6.5 feet from the left side. The existing right side setback is 23.4 feet and the proposed is 5.4 feet, which is less than required.**

**8:15 p.m. Opening** of a Public Hearing on an application filed by **Roco Realty Trust** regarding property at **8 and 10 Berkley Road, Hull, MA**, which according to the application seeks:

**To Apply for a Special Permit/Variance to: demo/removal of existing structure and construct new three residential units, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. The proposed multi-family use is allowed per zoning, but the existing lot size (7,109 sq. ft) is less than the required 10,000 sq. ft. The existing and proposed front and rear setback is less than required. The front setback may be waived by the Building Commissioner.**

**8:25 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 ½ 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

**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.