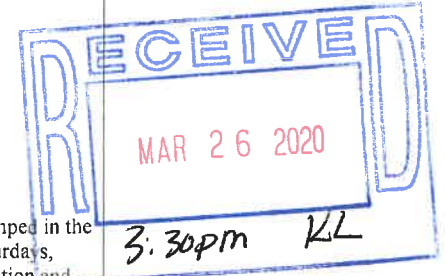




**MEETING NOTICE POSTING
&
AGENDA
TOWN OF HULL**

TOWN CLERK'S STAMP



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.

Board or Committee	Zoning Board of Appeals
Date & Time of Meeting	April 7th, 2020 at 7:30 PM
Meeting Remote Location	Remote meeting via telephone conference call: Dial-in number: United States: <u>+1 (646) 749-3112</u> Meeting ID/ACCESS CODE: 636-146-637
Requested By:	Sarah Clarren, Zoning Board of Appeals Administrative Assistant

This meeting is being held remotely by telephone as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all telephone communications during this meeting may be recorded by the Town of Hull in accordance with the Open Meeting Law.

INSTRUCTIONS TO JOIN GoToMeeting:

1. **DIAL IN-NUMBER:** United States: +1 (646) 749-3112
2. **MEETING ID/ACCESS CODE:** 636-146-637
3. You may also connect via computer by following this LINK: <https://global.gotomeeting.com/join/636146637>
4. If using a computer, you need to have a microphone or you will not be able to speak

AGENDA

7:30 Call to Order; roll call of Board Members

1. **Chair and/or staff to explain how to participate remotely**

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.

7:50 p.m. Opening of a Public Hearing on an application filed by **Josh Werner** regarding property at **112 Samoset Avenue, Hull, MA**, which according to the application seeks:

To Apply for a Special Permit/Variance to: construct a 24' x 18' single story addition off the rear of the house and a 16' x 10' deck in the rear of new addition, as per plans, pursuant to the Hull Zoning By-Laws Chapter 40-A, Sec. 61, Pre-existing structures. Existing (9.1') and proposed (9.4') side setback is less than required.

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

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.

ADDITIONAL NOTES FOR REMOTE MEETINGS

1. All or any of the members of the public body may choose to participate in a public meeting via remote access. Meetings may be virtual, in their entirety. All members who participate remotely must be clearly audible.
2. If due to special circumstances members of a Board are meeting in person, for everyone's safety, the public will not be allowed into a Board/Committee meeting, even where there are any members of the public body and/or town staff or official(s) physically present at the meeting location during the meeting. Remember also that Town Hall is closed to the general public.
3. However, the public will be provided with alternative access through which they can watch or listen to meetings "in real time," and meeting notices will specify the manner in which members of the public may access audio or video of the meeting as it is occurring.
4. If, despite our best efforts, our technological capabilities do not adequately support public access to virtual or remote meetings, the town will ensure that an audio or video recording, transcript, or other comprehensive record of the proceedings at the meeting is posted on the town's website as soon as possible after the meeting.
5. Notices for public hearings will contain additional information about how the public may participate via electronic/technological means.

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

6. For executive session meetings, public access to the meeting will be limited to the open session portion(s) of the meeting only. Public access to any audio, video, internet or web-based broadcast of the meeting will be discontinued when the public body enters executive session.
7. Where individuals have a right, or are required, to attend a public meeting or hearing, including executive session meetings, they will be provided with information about how to participate in the meeting/hearing remotely.
8. Meeting notices will still be posted at least 48 hours in advance (not counting Saturdays, Sundays, or legal holidays), unless it is an emergency meeting as defined under the Open Meeting Law. Minutes will still be taken.