



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.

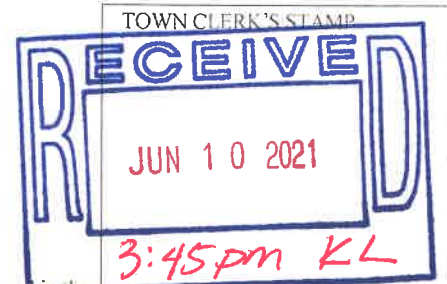


Table with 2 columns: Board or Committee, Date & Time of Meeting, Meeting Location, Requested By. Row 1: Zoning Board of Appeals, June 15th, 2021 at 7:00 PM, Meeting Location details, Sarah Clarren, Zoning Board of Appeals Administrative Assistant.

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.

IF the Board is able to hold a remote meeting the logon information will be as follows:

INSTRUCTIONS TO JOIN GoToMeeting:

- 1. DIAL IN-NUMBER: United States: +1 (872) 240-3212
2. MEETING ID/ACCESS CODE: 564-592-397
a. You may also connect via computer by following this LINK: https://global.gotomeeting.com/join/564592397
b. If using a computer, you need to have a microphone or you will not be able to speak

AGENDA

- 7:00 Call to Order; roll call of Board Members
1. Chair and/or staff to explain how to participate remotely
a. Reminder to all attendees to keep their microphones muted while not speaking in order to reduce background noise.
7:05 Opening of a Public Hearing on an application filed by Amy & Daniel Slotnick regarding property at 82 Manomet Ave., Hull, MA which per the application seeks to:
Apply for a Special Permit/Variance to: construct 2nd floor addition with rooftop access; 2nd story cantilevered deck; extend front porch, as per plans, pursuant to the Hull Zoning Bylaws §410-6.2, Pre-existing structures.

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

Existing & proposed right side setback is less than required (5.4').

7:15 Continuation of a Public Hearing on an application filed by **Jack Mitchell** regarding property at **8 P St, Hull, MA**, which per the application seeks to:

Apply for a Special Permit/Variance to: construct roofed deck, as per plans, pursuant to the Hull Zoning Bylaws §410-6.2, Pre-existing structures. Existing lot coverage is noted as 30.1% (which contains possible unpermitted 137 sq. ft. lean to area) and proposed lot coverage is 33.2%.

7:25 Continuation of a Public Hearing on an application filed by **TAJ Family Trust** regarding property at **685 Nantasket Ave.**; Hull, MA, which per the application seeks to:

Apply for a Special Permit/Variance to: create 4 two bedroom units, as per plans, pursuant to the Hull Zoning Bylaws §410-6.2, Pre-existing structures non-conforming uses. Existing mixed-use building contains 2 apartments & commercial space.

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7:35 Continuation of a Public Hearing on an application filed by **Nilton Depina** regarding property at **10 Stony Beach Rd., Hull, MA**, which per the application seeks to:

Apply for a Special Permit/Variance for: after-the-fact work to enclose 132 sq. ft. front deck, construct deck on left side; install driveway, as per plans, pursuant to the Hull Zoning Bylaws Chapter 410, Sec. 6.2, Pre-existing structures. The pre-existing deck that was enclosed is 0.6' from the front setback; The existing lot coverage (32.1%) and proposed (38%) is more than allowed; the deck on the left side is over the side lot line by 0.5'; the proposed driveway is less than 3' from both side lot lines.

7:45 Continuation of a Public Hearing on an application filed by **Michael McDevitt and Stephanie Aprea** regarding property at **125 Main Street**, Hull, MA, which according to the application seeks to:

To Appeal the Building Commissioner's decision to issue a notice of violation of Chapter 173 of the Zoning Bylaw. McDevitt submits the appeal to (1) preserve the ability to obtain applicable building permits for the structure (Chatham Coast Guard Station which sits atop beams on the Property) at issue on the Property without accruing ongoing fines; and (2) to challenge the determination of the violation letter. Per the application, the structure was donated to McDevitt on or about July 11, 2019.

7:50 Continuation of a Public Hearing on an application filed by **Lawrence Corcoran** regarding property at **34 Valley Beach Rd.**, Hull, MA, which per the application seeks to:

To apply for a Special Permit/Variance to: enclose deck, new deck, and 697sq.ft. addition, as per plans, pursuant to the Hull Zoning Bylaws §410-6.2, Pre-existing structures. Existing/proposed side setback is less than required. Proposed lot coverage (36.9%) exceeds the 30% allowed.

On 6/7/21, the applicant requested a continuance to July 20th at a time TBD.

Administrative Business

Correspondence
Minutes

Additional Business

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.

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

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.
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.