

DROHAN TOCCHIO & MORGAN, P.C.

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ADAM J. BRODSKY
abrodsky@dtm-law.com

February 24, 2021

Via Email and Hand Delivery

Lori West, Town Clerk
Town of Hull
253 Atlantic Avenue
Hull, MA 02045

**Re: 179-197 Nantasket Avenue (Parcel ID 37-002, 003, 004)
Nantasket Beach Overlay District
Application for Special Permit and Site Plan Review**

Dear Ms. West,

This office represents Nantasket Dune Holdings, LLC with respect to its application for Nantasket Beach Overlay District Special Permit/Site Plan Review for its proposed mixed-use building at 179-197 Nantasket Avenue, Hull, Massachusetts. Enclosed for filing please find the following:

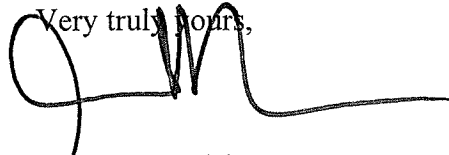
1. Nantasket Beach Overlay District Special Permit/Site Plan Review Application;
2. Special Permit and Site Plan Review Letter to Steven White, Chairman, Planning Board from Adam J. Brodsky, Esq., dated February 24, 2021;
3. Site Plans for Nantasket Dunes Development, Nantasket Avenue, Hull, MA, prepared by EBI Consulting, dated February 16, 2021 (20 Sheets, sized 24 x 36, 10 copies);
4. Existing Conditions Plan, 189, 193 Nantasket Avenue, Hull, prepared by Grady Consulting LLC, dated November 23, 2020 (6 Sheets, sized 24 x 36, 10 copies)
5. Stormwater Management Report for Proposed Mixed-Use Redevelopment, 197 Nantasket Avenue, prepared by EBI Consulting, dated February 15, 2021 (10 copies);
and
6. Certified Abutter List and 2 Set of Labels.

Since the herein application seeks both a Special Permit in the Nantasket Beach Overlay District (NBOD) and Site Plan Review, we are submitting the request for Special Permit directly to you pursuant to § 410-3.12C(1) of the Town of Hull Bylaw (the "Bylaw"). We are also submitting a check in the amount of \$275.00 as the filing fee for the NBOD Special Permit.

Lori West, Town Clerk
Town of Hull
February 24, 2021
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We further request that you transmit a copy of the Application to Mr. Barley Kelly, Building Commissioner, in accordance with Bylaw § 410-4.1C(1). Thereafter, and in accordance with Commissioner Kelly's determination, we will submit the appropriate filing fee for Site Plan Review.

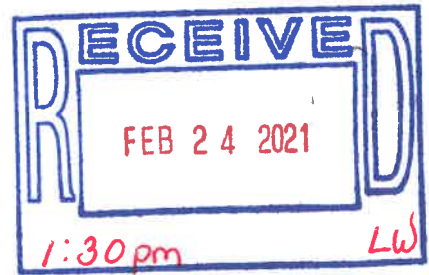
Should you have any questions, please do not hesitate to contact us. Thank you.

Very truly yours,


Adam J. Brodsky
Drohan Tocchio & Morgan, P.C.

Enclosures

Cc: Mr. Barley Kelly, Building Commissioner (*via email*)
Chris Dilorio, Director of Community Development and Planning (*via email*)
Jennifer Berardi-Constable, Chair, Board of Selectmen (*via email*)
Philip E. Lemnios, Town Manager (*via email*)
Thomas Burns, Co-Chair, Design Review Board (*via email*)
Don Ritz, Co-Chair, Design Review Board (*via email*)
Chris Reale, Nantasket Dune Holdings (*via email*)
Chris Iannuzzi, PE, EBI Consulting (*via email*)
Kevin Nice, AIA, EBI Consulting (*via email*)
Ryan Boucher, PE, EBI Consulting (*via email*)
Christopher Lucas, PWS (*via email*)
Michael Radner, LA (*via email*)



TOWN OF HULL
PLANNING BOARD

253 Atlantic Avenue
Hull, Massachusetts 02045

781-925-2000
Fax: 781-925-0224

PLANNING BOARD APPLICATION
(Please print legibly)

Prior to submitting any application to the Planning Board, a building permit application shall be submitted to the Building Commissioner who shall evaluate the plan for conformity with zoning. If the Building Commissioner determines through this evaluation that Planning Board review is required, a letter stating the reasons for this review will be provided to the applicant and the Planning Board. Upon receipt of this letter the applicant may file the application with the appropriate fee (based on the Building Commissioners determination of project cost) with the Planning Board. An application shall be considered incomplete without inclusion of the Building Commissioner letter.

PLEASE NOTE:

1. It is recommended that any applicant submit application materials to the Community Development & Planning Department for preliminary review prior to formal application.
2. If an application is considered to be incomplete, the applicant shall be provided a letter stating the reason(s) that the application is considered to be incomplete. Until all required information is provided, no public hearing shall be scheduled. Completeness of an application is the responsibility of the petitioner.
3. The Planning Board has the authority to employ professional consultants or experts, including, technicians, attorneys, engineers and/or architects for the purposes of reviewing and evaluating, on its behalf, the information shown on the Site Plan and any additional material. The costs of such professional assistance incurred by the Planning Board shall be borne by the applicant.

PLANNING BOARD APPLICATION

Applicant:

Nantasket Dune Holdings, LLC
Name
197 Nantasket Avenue
Street Address
Hull MA 02045
City State Zip
Contact Phone Number
creale@gmail.com
Email Address

Property Owner (or write "same"):

Nantasket Dune Holdings, LLC
Name
197 Nantasket Avenue
Street Address
Hull MA 02045
City State Zip
Contact Phone Number
creale@gmail.com
Email Address

Representative (if applicable)

Adam J. Brodsky, Esq., Drohan Tocchio & Morgan, PC
Name
175 Derby Street
Street Address
Hingham MA 02043
City State Zip
781-749-7200
Contact Phone Number
abrodsky@dtm-law.com
Email Address

Engineer (if applicable)

EBI Consulting
Name
2 Batterymarch Park, Suite 100
Street Address
Quincy, MA 02169
City State Zip
781-273-2500
Contact Phone Number
cianuzzi@ebiconsulting.com
Email Address

Property location / Address: 197 Nantasket Avenue, Hull, MA
Assessors Map # 37 Lot # 003

Current Use of Property

See attached Letter prepared by Adam J. Brodsky, Esq., in support of Special Permit Application.

Proposed Use of Property

See attached Letter prepared by Adam J. Brodsky, Esq., in support of Special Permit Application.

Plymouth Registry of deeds Information: Book: 49206 Page: 253
and/or Certificate Number (if applicable) _____

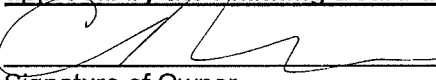
Application is for: (check one or more if applicable)

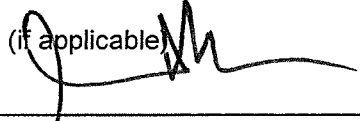
- Site Plan Review/Special Permit – see checklist (attachment A)
- Nantasket Beach Overlay District Special Permit - see checklist (attachment B)
- Marijuana Overlay District Special Permit - see checklist (attachment C)
- Flexible Plan Development (See ZBL)
- Major Modification
- Hotel Use Special Permit (See ZBL)

All of the above require a Public Hearing which requires the following submissions:

	write Y / N / n/a
A fully and accurately completed application	Y
Appropriate checklist completed and supporting materials included	Y
Proper filing fee to the Planning Office	Y
An abutters list 300 feet from the subject property from the Assessor's Department. (Town will inform all abutters by mail with cost to be paid by applicant)	Y
Town will draft legal notice to run in a local newspaper for two consecutive weeks prior to the hearing opening. (costs to be paid by applicant)	Y

The undersigned hereby applies for a Site Plan Review and/or Special Permit in accordance with the Hull Zoning Bylaw and all amendments thereto and the General Laws of the Commonwealth of Massachusetts. **The undersigned understands and agrees that until the Planning Board issues a written decision and the appeal period expires, no work shall begin. If/when a decision is issued by the Planning Board, the petitioner is responsible for adhering to all aspects of the decision. No deviations are permitted without written approval by the Planning Board under a major or minor modification.**

 _____ Date _____
Signature of Owner

AND (if applicable)  _____ Date 2/23/21
Signature of Authorized Representative
(Attach Affidavit for Authorization signed by owner)

Pursuant to MGL Chapter 40, Section 57, does the above-referenced applicant/owner owe any taxes/municipal charges to the Town of Hull?

Yes No _____ Date _____
Tax Collector Signature

RECEIVED BY THE HULL PLANNING DEPARTMENT:

_____ Fee Total \$ _____
Time & Date Received Received By
**signature does not constitute a complete application.*

RECEIVED BY TOWN CLERK'S OFFICE

Date/Time of Receipt: _____ Town Clerk: _____

**AUTHORIZATION FORM
To Represent Property Owner(s)
(Please print legibly)**

Date: February 23, 2021

To: Town of Hull

I/we, the undersigned owner(s) grant full permission to:

AUTHORIZED REPRESENTATIVE(S):

Adam J. Brodsky, Esq., Drohan Tocchio & Morgan, PC

Name
175 Derby Street, Suite 30
Street Address
Hingham, MA 02043
City/State/Zip
781-749-7200
Phone Number
abrodsky@dtm-law.com
Email

Name

Street Address

City/State/Zip

Phone Number

Email

to act as our agent and hereby authorize this representative to take any action, including but not limited to paying consultant fees, agreeing to conditions set by any applicable Board or Commission, signing agreements and/or extending deadlines. This agent has my/our full permission to submit applications, present plans, submit requirements and speak on my/our behalf with regard to:

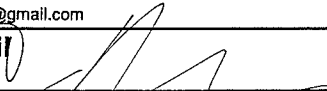
PROPERTY LOCATED AT: 197 Nantasket Avenue, Hull, MA

Assessors ID Map # 37 **Lot #** 003

OWNER(S)

Nantasket Dune Holdings, LLC

Name
197 Nantasket Avenue
Street Address
Hull, MA 02045
City/State/Zip

Phone Number
creale@gmail.com
Email

Signature of owner(s)

OWNER(S)

Name

Street Address

City/State/Zip

Phone Number

Email

Signature of owner(s)

Attachment A
Site Plan Review and Special Permit Checklist
 (see ZBL for more detailed information)

REQUIRED SUBMISSIONS:

(All submissions to be in PDF format with specific numbers of hard copies to be determined after consultation with the Planning Director)

(Planning Board may agree to waive specific submissions if it is determined that the submission is not applicable)

	write Y / N / n/a
Narrative describing the proposed work including existing site conditions and proposed work. Should contain sufficient information for the Planning Board to evaluate the project and any impacts on adjacent property owners, neighborhoods, and the town in general.	Y
A site plan showing full extent of the project area and the lot. This shall be prepared by qualified professionals such as a registered engineer, architect, or landscape architect. (include location and dimensions of all existing/proposed buildings, parking, loading areas, curb cuts, internal vehicle pedestrian circulation infrastructure, easements, etc...)	Y
Elevations, full color renderings and floor plans of buildings and structures to be erected. A written statement detailing the design characteristics for the development, including but not limited to exterior building materials and architectural treatments.	Y
A landscape plan at the same scale as the site plan, showing the limits of work, existing trees, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.	Narrative
A locus plan showing the entire project and its relation to existing areas, buildings, structures and roads for a distance of 1,000 feet from the project boundaries, or such other distance as may be approved or required by the Planning Board.	Y
A photometric plan showing proposed lighting on-site and any effects on surrounding areas (lights should be Dark Sky compliant)	Narrative
A topographic plan overlaid on the site plan with two foot contour intervals.	Y
Utility Plan (gas; telephone; electrical communications; water; and drainage/sewer)	Y
Drainage/Stormwater Plan and Report	Y
Parking Plan (include a calculation table for number of spaces required)	Y

REQUESTED SUBMISSIONS: *(maybe requested by Planning Board or Town Staff after initial review of the site plan)*

	write Y / N / n/a
A developmental impact study to be prepared by a consultant at the expense of the applicant if the site plan and narrative description do not answer key questions relating to the environment, soils, water, traffic and surrounding community, etc...	
An isometric line drawing (projection) at the same scale as the site plan, showing the entire project and its relation to existing areas, buildings, structures and roads for a distance of 100 feet from the project boundaries.	
A model at the same scale as the site plan, showing the entire project and its relation to existing areas, buildings, structures and roads for a distance of 100 feet from the project boundaries.	
The Planning Board reserves the right to request any additional information it deems necessary to assist in reaching a decision on a project.	

Attachment B
NANTASKET BEACH OVERLAY DISTRICT (NBOD) PROJECT
SUBMISSION CHECKLIST

REQUIRED SUBMISSIONS:

Application for Site Plan Review and/or Informal Pre-Application Form	write Y / N / n/a
Ten (10) copies of a site plan showing entire project area at a min scale of 1"=20' prepared by a registered surveyor and/or professional engineer showing:	Y
a) all lot lines, easements, wetlands/natural features and existing and proposed topography at 2' contour intervals	Y
b) proposed development parcels and the location and dimensions of all buildings (existing and proposed) and proposed uses on each parcel	Y
c) existing and proposed street, access way, parking, drainage and utility systems (gas, phone, electrical, water, drainage/sewer, etc)	Y
d) Parking and loading area	Y
e) location of proposed parks, playgrounds and other open spaces, if any	Y
f) If applicable, type of proposed hotel-related amenities, function and conference facility uses and other business uses, square footage and number for each type of use, by type of use	Y
g) landscape plan showing all proposed landscape features and proposed improvements including walks, pedestrian ways, planting areas with size and type of stock for each shrub or trees, walls, fences and screening	Y
Tabulation of the total number of dwelling units and the number designated for each proposed dwelling type.	Y
Outdoor lighting plan for exterior buildings, structures and parking areas designated to minimize glare and light spillover to neighboring properties; down lighting required, along with photographs of products and cut sheets listing quantity, size, shape and specifications of all lighting features	Y
Ten (10) copies of building elevations for project at a min scale of 1"=20' prepared by a registered architect	Y
Five (5) or more copies of drawings prepared by qualified professionals showing:	Y
a) Location and dimensions of all buildings	
b) Easements	
c) Parking and loading area	
d) Walkways and driveways	
e) Internal roadways and access to public roadways	
f) Location and type of external lighting	
g) Utilities (gas, phone, electrical, water, drainage/sewer, etc)	
h) Location of landscaping and screening	
i) Location of all existing natural features (pond, brooks, streams, wetlands)	
j) Topography of the site with two (2) ft contours	
Written statement detailing the design characteristics for the development, including, but not limited to, exterior building materials, architectural treatment and street furniture	
Brief narrative description of the project providing (at a minimum) enough information for the Planning Board to understand what site planning, architectural, landscaping and engineering solutions are being proposed to handle the problems of traffic, parking, internal pedestrian circulation, provision of utilities, drainage, flooding, including the potential impacts of future sea level rise, wastewater and solid waste disposal, lighting and signage, environmental protection and aesthetic considerations such as views and design compatibility with surrounding development.	Y

Special Permit/Site Plan Review abutters list (300') from the Assessor's Department	
Completed application checklist	

REQUESTED SUBMISSIONS: (by request of the Planning Board or Town Staff)

	write Y / N / n/a
Traffic impact study (see s.39B, c.3.1.1)	
Municipal impact study (see s.39B, c.3.1.2)	
Licensed survey of topography with 2' contours for project site and abutting residential properties within 250 feet (see s.39B, c.7.2.1.2)	
Architecture and engineering plans showing views of project from residences within 250 feet (see s.39A, c.7.2.1.2)	
Open space plan, including a maintenance plan (see s.39B, c.8)	
Other:	

NOTE: The Planning Board may employ consultants to assist in the review of this application. The cost will be paid by the applicant, provided they are reasonable and given in writing to the applicant before any costs are incurred.

Specific project requirements checklist:

(for use by applicant, not required for submission – all requirements pursuant to sections of the By-Law relevant to Special Permit requirements and the Nantasket Beach Overlay District)

Category	Statutory Requirement	Notes on Compliance
Use	as permitted under s39B, c.5-6 of Zoning By-law ("By-law")	
	the specific site is an appropriate location for such a use <i>(special permit requirement: s34-1A.1, c.A.9.f of By-law)</i>	
	the use involved will not be substantially detrimental to the established character of the neighborhood or town, including but not limited to architecture <i>(special permit requirement: s34-1A.1, c.A.9.g of By-law)</i>	
Setbacks <i>(Planning Board may require 25' setbacks on all sides for multi-family structures)</i>	25' frontage <i>(or as required by Planning Board)</i>	
	10' from front lot line <i>(may be waived by Planning Board due to conform to neighboring properties)</i>	
	20' from side lot lines where neighboring property is a residential parcel in a residential district	
	20' from rear lot line where neighboring property is a residential parcel in a residential district	
Height	40' plus usual appurtenant structures and any flood freeboard allowance <i>(see s.39B, c7.2 of By-law)</i>	
Open space	as required under s.39B, c.8 of By-law	
Screening	6' opaque fence, wall or continuous evergreen shrubbery along a common property line with residential area.	
	there is protection of adjoining properties against detrimental uses by provisions for surface water	

	drainage, sight buffers and preservation of light and air <i>(special permit requirement: s34-1A.1, c.A.9.a of By-law)</i>	
Awnings and canopies	6' extension across face of building as permitted under s.39B, c.9 of By-law	
Signage	<i>as designated by the Design Review Board</i>	
Parking / Vehicles	<i>specific parking requirements depend on use, as required by s.39B, c.10 of By-law with special consideration for shared parking or fee-in-lieu of parking when specific conditions are met</i>	
	there is convenient and safe vehicular movement, including location of driveway openings and parking areas in relation to traffic and streets <i>(special permit requirement: s34-1A.1, c.A.9.b of By-law)</i>	
	there will be no nuisance or serious hazard to vehicles <i>(special permit requirement: s34-1A.1, c.A.9.h of By-law)</i>	
Bicycle parking	2 bicycle parking spaces for each 20 off-street parking spaces required, as close to building entrance as possible	
Pedestrians	convenient and safe pedestrian circulation system that provides direct routes between major buildings, parking areas and roads <i>(special permit requirement: s34-1A.1, c.A.9.c of By-law)</i>	
	there will be no nuisance or serious hazard to pedestrians <i>(special permit requirement: s34-1A.1, c.A.9.h of By-law)</i>	
Façades and building openings	All entrances visible from right-of-way and sidewalk Must have an entrance directly accessible from sidewalk Doors shall not extend beyond exterior façade into pedestrian paths	
Size and detailing	Building reflects moderate-scale structures, not big boxes	
	the impacts of the proposed uses on one another within the development and the proposed development relates harmoniously to the terrain, use, scale, architectural character and proportions of existing and proposed buildings in vicinity <i>(special permit requirement: s34-1A.1, c.A.9.e of By-law)</i>	
Massing	Must incorporate features to add visual interest while reducing appearance and bulk.	
Spacing	Buildings shall provide for sight buffers and preservation of light and air to adjacent premises and roadways	
Length of building	80 feet in length maximum along the front unless there is a public landscaped walkway through building lot, public pocket park or plaza and/or height of building stepped down to 30' on front of building abutting roadway	
Building details and outside walls	Buildings include architectural details on ground floor to add visual interest (continuous exterior flat, blank walls not permitted)	
Roof style	Roof incorporates gables, dormers, cupolas, towers or other traditional roof forms. No flat roof unless part of Mansard Roof or dormer or on a building under 30' high	

Mechanical equip	Must be screened and/or enclosed if on a roof	
Water & sewer	there are adequate methods of disposal of sanitary sewage, storm water drainage and solid waste refuse from the uses permitted on the site <i>(special permit requirement: s34-1A.1, c.A.9.d of By-law)</i>	
Facilities	adequate and appropriate facilities will be provided for the proper operation of each use <i>(special permit requirement: s34-1A.1, c.A.9.i of By-law)</i>	
Public good	the public convenience and welfare will be substantially served <i>(special permit requirement: s34-1A.1, c.A.9.j of By-law)</i>	
	adequate assurance is provided that any benefits, special conditions, amenities or the like offered will be established, maintained, completed and serve as a benefit to the community <i>(special permit requirement: s34-1A.1, c.A.9.k of By-law)</i>	

Design guidelines and principles:

Applicant to indicate how the project meets design guidelines and principals. (See NBOD bylaw for more specific details)	
<i>Protection and enhancement of important existing site features</i>	
<i>Protection of adjoining premises against detrimental uses by provision of surface water drainage, sound, sight and wind barriers and preservation of views, light and air quality</i>	
<i>Convenience and safety of vehicular and pedestrian movement within the site, the location of driveway openings in relation to traffic or to adjacent streets</i>	
<i>Adequacy of the arrangement of parking and loading spaces</i>	
<i>Adequacy of the methods of disposal of refuse and other wastes</i>	
<i>Relationship of buildings, structures and</i>	

<i>open space to the natural landscape and existing buildings and structures</i>	
<i>Prevention of pollution of surface and groundwater, soil erosion, increased runoff and flooding</i>	
<i>Protection against flood damage on site and protection against flood impacts to adjoining properties, taking into consideration current conditions and the potential for future sea level rise</i>	
<i>Preservation of Landscape</i>	
<i>Community Impacts</i>	
<i>Relation of Proposed Buildings and Structures to Environment</i>	
<i>Drives, Parking and Circulation</i>	
<i>Surface Water Drainage</i>	
<i>Utility Service</i>	

<i>Advertising Features</i>	
<i>Special Features</i>	
<i>Other Environmental Impacts</i>	
<i>Outdoor Lighting</i>	
<i>Vistas and View Corridors</i>	
<i>Flooding</i>	

Attachment C MARIJUANA OVERLAY DISTRICT (MOD) CHECKLIST

REQUIRED SUBMISSIONS:

	write Y / N / n/a
Ten (10) copies of a site plan showing entire project area at a min scale of 1"=20' prepared by a registered surveyor and/or professional engineer showing:	
a) Location and dimensions (including elevations) of all existing/proposed buildings	
b) All lot lines, wetlands and existing and proposed topography at two foot contour intervals.	
c) Proposed development parcels and the location of all buildings (existing and proposed) and proposed uses on each parcel.	
d) Existing and proposed street, parking, drainage and utility systems.	
e) Location of proposed parks, playgrounds and other open spaces, if any.	
f) A tabulation of the total number of dwelling units and the number designated for each proposed dwelling type.	
g) Types of proposed Marijuana-related amenities, function and conference facility uses and other business uses, square footage and number for each type of use, by type of use.	
h) Landscape plan showing all proposed landscape features and proposed improvements including walks, pedestrian ways, planting areas with size and type of stock for each shrub or trees, walls, fences and outdoor lighting.	
i) A written statement detailing the design characteristics for the development, including, but not limited to, exterior building materials, architectural treatment and street furniture.	
j) Location and dimensions of all buildings, easements and structures, and other construction, parking and loading areas, walkways and driveways, internal roadways and accessways to adjacent public roadways; location and type of all external lighting, utilities, gas, telephone, electrical, communications, water drainage, flood zones, sewer and other waste disposal.	
k) Location, type, dimensions, and quantities of landscaping and screening.	
l) Location of all other existing natural features; including ponds, brooks, streams, and wetlands.	
Narrative with information for the Board to understand what site planning, architectural, landscaping and engineering solutions are being proposed to handle the problems of traffic, parking, internal pedestrian circulation, provision of utilities, drainage, flooding, including the potential impacts of future sea level rise, wastewater and solid waste disposal, lighting and signage, environmental protection and aesthetic considerations such as views and design compatibility with surrounding development	

<p>Buffer Zone Map showing a radius of five hundred (500) feet and including any existing, licensed daycare centers; a school or a playground dedicated to the primary use by or for children; a facility where the primary use is a video arcade; or the Paragon Carousel. The 500 foot distance shall be measured in a straight line from the nearest point of that portion of a lot dedicated to the use of any of the activities (e.g., Marijuana Establishment, school, playground, etc.) , so, by way of example and not limitation, if the Marijuana Establishment is located in a multi-tenanted building and a playground is located in or on a portion of a larger lot, the line would be measured from the closest exterior portion of the Marijuana Establishment premises to the nearest point of the portion of the lot used for playground purposes.</p>	
<p>Special Permit/Site Plan Review abutters list (300') from the Assessor's Department</p>	
<p>Completed application checklist</p>	
<p>Building Elevations and Signage – Architectural drawings of all exterior building facades and all proposed signage, specifying materials and colors to be used.</p>	
<p>Floor Plans - a floor plan of the premises of the proposed RMD that identifies the square footage available and describes the functional areas of the RMD.</p>	
<p>Description of Activities: A narrative describing the type and scale of all activities that will take place on the proposed site, including, but not limited to on-site sales of marijuana or marijuana infused products, off-site deliveries, distribution of educational materials, and other programs or activities.</p>	
<p>Context Map – a map depicting all lots and land uses within a 500-foot radius of the premises.</p>	
<p>Service Area - A map and narrative describing the area proposed to be served by the RMD and the anticipated number of clients that will be served within that area. This description shall indicate where any other RMD exists or have been proposed within the expected service area.</p>	
<p>Disclosure Statement: A notarized statement signed by the organization's Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers and directors, shareholders, partners, members, managers, directors, officers or other similarly situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of all such responsible individual persons for such entity.</p>	
<p>Registration Materials: RMD shall be registered by the Massachusetts Department of Public Health (DPH) and copies of the application materials issued for the purpose of seeking registration included in the application to the Town.</p>	
<p>Letters from the Police and Fire Departments indicating that they have reviewed the application materials and approve the safety and security measures of the RMD.</p>	
<p>Executed host agreement with the HULL Board of Selectmen</p>	

DROHAN TOCCHIO & MORGAN, P.C.

ATTORNEYS AT LAW
175 DERBY STREET, SUITE 30
HINGHAM, MASSACHUSETTS 02043
Telephone: (781) 749-7200 ~ Facsimile: (781) 740-4335
www.dtm-law.com

ADAM J. BRODSKY
abrodsky@dtm-law.com

February 24, 2021

Via Email and Hand Delivery

Steven White, Chairman
Planning Board
Hull Town Hall
253 Atlantic Ave.
Hull, MA 02045

**RE: 179-197 Nantasket Avenue (Parcel ID 37-002,003,004)
Nantasket Beach Overlay District
Application for Special Permit and Site Plan Review**

Dear Mr. White:

This office represents Nantasket Dune Holdings, LLC (“Nantasket Dune Holdings”) with respect to the real property located at 179-197 Nantasket Avenue in Hull (the “Site”). Nantasket Dune Holdings seeks to construct a mixed-use building (the “Project”) on the Site with portions of the Project located on two adjacent properties, 0 George Washington Boulevard (Parcel ID 37-002) and 189 Nantasket Avenue (Parcel ID 37-004), also owned by Nantasket Dune Holdings (collectively, the “Properties”).

This letter is submitted in support of Nantasket Dune Holdings’ Application for a Nantasket Beach Overlay District (“NBOD”) Special Permit/Site Plan Review, seeking to construct the Project pursuant to § 410-3.12 of the Town of Hull Zoning Bylaws (the “NBOD Bylaw” and/or “Zoning Bylaws”).

I. Existing Conditions

The Properties are owned by Nantasket Dune Holdings under Quitclaim Deed recorded on November 20, 2017 with the Plymouth Registry of Deeds at Book 49206, Page 250-253. The Properties are located within the Commercial Recreation B (“CRB”) Zoning District and the NBOD. The Properties are also located within the FEMA AO (3 ft. depth) Flood Zone, and, therefore, within the Floodplain District.

The Site has frontage on Nantasket Avenue. There is an existing one-story commercial building on the Site which fronts Nantasket Avenue. The Site also has a miniature golf course with fronts Nantasket Avenue. The Project seeks to raze both the existing structure and miniature golf course and re-develop the Site for mixed use under the NBOD Bylaw.

II. The Proposed Project

The Project consists of a five-story wood frame building and related improvements. The building will be constructed on a flood-compliant plinth to elevate the building above the floodplain. The building will contain 141 rental units, a year-round retail space and related amenities and improvements, including an outdoor pool, fitness center, game room and a rooftop lounge. There will be three types of residential units: 1) one-bedroom units of 650± sf., 2) studio units of a 525± sf., and 3) two-bedroom units of 800± square feet. The modern units, reminiscent of grand beach resorts, will have exterior balconies, in-suite laundry, and generous closets. The lowest floor will be built elevated above the floodplain to comply with the applicable Building Code floodplain requirements.

The Project is depicted on the following plans and schematic drawings:

- 1) Site Plans for Nantasket Dunes Development, Nantasket Avenue, Hull, prepared by EBI Consulting, dated February 16, 2021 (20 Sheets); and
- 2) Existing Conditions Plan, 189, 193 Nantasket Avenue, prepared by Grady Consulting LLC, dated November 23, 2020 (6 Sheets).

Additionally, Nantasket Dune Holdings submits a Stormwater Management Report for Proposed Mixed-Use Development, 197 Nantasket Avenue, Hull, prepared by EBI Consulting, dated February 15, 2021 in support of its Application.

A. Dimensional Requirements

The following provides a table showing the dimensional requirements of the existing use and the proposed Project:

	Required	Existing	Proposed
Lot Area	None	146,063 sf.	146,063 sf.
Frontage	25 ft. ¹	603 ft	603 ft.
Front Yard - Nantasket	10 ft. ²	1.6 ft.	0 ft.
Rear Yard	None ³	4.5 ft.	23.7 ft.

¹ NBOD Bylaw § 410-3.12G.(1)(b) requires a minimum of 25 linear feet.

² NBOD Bylaw § 410-3.12G.(1)(c) requires a minimum Front Yard of 10 linear ft. from the lot line, "provided however, if there are already buildings fronting on the same street in the same block, the Planning Board may as an exception by Special Permit waive this requirement and establish a frontage to conform to the other buildings. Existing buildings shall not attain non-conforming status because of this setback requirement."

³ NBOD Bylaw § 410-3.12G.(1)(e) does not require a minimum Rear Yard unless the property shares a lot line with a residential parcel in a residential district.

Side Yard	None ⁴	114	7.9 ft.
Lot coverage	30%	15%	22%
Height	47 ft. ⁵	15 ft.	48 ft.

The existing building at the Property is 15 feet in height. The height of the proposed mixed-use building will be 48 feet.⁶

B. Parking

The Project is designed with 20 two bedroom units and 120 studio and one bedroom units. Nantasket Dune Holdings proposes a total of 141 parking spaces, sized 9’x20’, on-site for these residential units, including five (5) handicapped accessible spaces.⁷ Parking for the commercial/retail uses shall be on the street as is typically allowed. Parking will be provided onsite within surface parking areas located to the southwest of the building. A smaller area to the immediate west of the building will be used for drop-off and pick-up parking.

A loading area will be located at the southwest corner of the building. Residents and guests will access the property via the signalized intersection at Rockland Circle and George Washington Boulevard. This will divert any resident traffic away from Nantasket Avenue and minimize traffic flow along George Washington Boulevard. To alleviate any parking concerns on the busiest beach days, Nantasket Dune Holdings will provide a valet parking service for both residents and beach visitors on those days at the drop-off area at the main entrance to the building. The drop-off area will incorporate flush curbs to facilitate pedestrian access. Pedestrian access to the building will be provided with two stairways, one on each side of a switch-back accessible ramp. Secondary access to the building will be provided by exterior stairways located at each end of the building. The stairways will lead to walkways on each side of the building, providing connectivity with Nantasket Avenue and the beachfront areas. Accordingly, pursuant to NBOD Bylaw § 410-3.12J., Nantasket Dune Holdings requests a lesser requirement for the number of parking spaces.

The Property is surrounded by parking lots that are largely empty with very few exceptions in the Summer months. Accordingly, Nantasket Dune Holdings is actively working with the Massachusetts Department of Conservation and Recreation (“DCR”), the Town and local businesses on finding creative ways to minimize parking and find opportunities for more green space and recreation areas. Nantasket Dune Holdings is proposing that the existing exit onto George Washington Boulevard be discontinued and redesigned to create a safer alternative that allows drivers to safely turn onto George Washington Boulevard and leave Hull without circling

⁴ NBOD Bylaw § 410-3.12G.(1)(d) does not require a minimum Side Yard unless the property shares a lot line with a residential parcel in a residential district.

⁵ See discussion of NBOD Bylaw § 410-3.12G.(2) herein.

⁶ NBOD Bylaw § 410-3.12J.(3)(b) requires 2 bicycle parking spaces for each 20 off-street parking spaces required.

⁷ NBOD Bylaw § 410-3.12J. Off-Street Parking Requirements requires 1 spaces/unit for 1-bedroom residential units and studios, and 2 spaces for 2 bedroom residential units.

around Nantasket Avenue, further reducing unnecessary traffic. Additionally, access to public transit will be a critical element of Nantasket Dune Holdings' transportation plan as the site is just 2.3 miles from the Greenbush Commuter Rail, 5.0 miles from the Hingham Shipyard and 5.1 miles from the Hull Ferry. There are six bicycle spaces proposed near the entrance of the building and Nantasket Dunes will be seeking additional transportation demand measures to encourage the use of bicycles and public transportation. If required, Nantasket Dune Holdings will obtain a shared parking agreement with DCR for any additional required parking spaces pursuant to NBOD Bylaw § 410-3.12J.(1).

II. Special Permit

A. Uses

Special Permit approval is required for all projects and uses within the NBOD pursuant to § 410-3.12B.(3). The proposed uses are allowed within the NBOD. All uses currently allowed in the underlying zoning are allowed in the NBOD by Special Permit.⁸ Residential and commercial/retail are allowed uses in the underlying zoning districts.

B. Dimensional Requirements

The Special Permit “may authorize the continuation, extension and/or modification of pre-existing dimensional nonconformities ...” NBOD Bylaw § 410-3.12G.. Additionally, with respect to Front Yards, the Planning Board by Special Permit may waive minimum Front Yard requirements provided there are existing buildings fronting on the same street and establish a frontage to conform to the other buildings. NBOD Bylaw § 410-3.12G.(1)(c). The Project's Front Yard on Nantasket Avenue conforms to the buildings already fronting Nantasket Avenue.

The Planning Board may also issue a Special Permit allowing new buildings within a Special Flood Hazard Area to be elevated beyond the prescribed height limit provided the height cannot exceed the elevation required to comply with the State Building Code by more than four feet. NBOD Bylaw § 410-3.12G.(2)(b). As a result, the Building Commissioner determined that the maximum building height for the Project would be 48 ft. above the curb grade, *i.e.*, 4 ft. above the design flood elevation.⁹

C. Design Standards

The Project also complies with the Design Standards at NBOD Bylaw § 410-3.12K., including the design standards for the façade and openings, scale, massing and the spacing of the building.

⁸ NBOD Bylaw § 410-3.12E..

⁹ 780 CMR R 322.1.4 provides that in AO Zones, the design flood elevation is the highest adjacent grade plus the flood depth plus 1 foot.

The Project has been thoughtfully designed to both the standards set forth in the NBOD, as well as the Town's overall planning efforts as set forth in the Unified Work Plan prepared in 2020. In particular, the building has been designed to alleviate any massing concerns along George Washington Boulevard as the main entrance to Town by breaking the building up with an elevated courtyard and grand entrance for residents and guests. The master planning for the Project has been designed to connect the front beach with Steamboat Wharf so that the Project serves as a visual and pedestrian connection point between the Wharf and the beach. By maintaining the recently constructed Paragon Boardwalk, the Project is able to deliver an inviting open-air Boardwalk that features public art, landscaping and significant open space.

The emphasis of the building design has been heavily influenced by the historical beach hotels and buildings that once dotted Nantasket Beach. Historically, these buildings served summer residents and weekend travelers from Boston and around the country. Given the urban renaissance in Boston, Nantasket Dune Holdings has focused on designing a building that will appeal to residents seeking an active environment on the doorstep of Boston's innovation economy. Specifically, the building was designed with clean lines and a minimalist approach that will have an enduring appeal yet will be feasible in today's highly competitive rental market.

The proposed landscape and lighting design will enhance the pedestrian experience along George Washington Boulevard and Nantasket Avenue, at the building entries, and within the Project's amenity spaces. The goal is to provide not just a well-lighted and comfortable streetscape, but to allow for street life to flourish along the project frontage. This site provides an important linkage between Nantasket Avenue features such as the recreation and retail functions to the north such as the Paragon Carousel, and the Paragon Boardwalk recreation space to the south.

The landscape aesthetic will reflect the vibrancy of the building architecture. Lighting of the building and open spaces will be colorful; furnishings will be interesting, comfortable, and durable. The plantings will utilize native species that will provide year-round interest with a variety of colors and textures. All plantings will be appropriate for seaside conditions, will be salt and drought tolerant, and resilient to inundation. The lighting along both public ways will provide a well-lighted streetscape.

The Nantasket Avenue frontage will be a complete streetscape with lighting, furniture, improved paving, and plantings along the building façade. Planter beds, integrated with the architecture of the building, along the Nantasket Avenue frontage will mitigate the hard edge of the building along the back of the sidewalk, and provide a buffer between the public and private spaces, as well as provide visual screening along the elevated foundation. The George Washington Boulevard entrance for vehicles frames the main entrance into Town. We propose extensive and lush landscaping in this area to provide a green gateway. Visual appeal will be enhanced by a variety of flowering and evergreen trees and shrubs and planting beds.

Landscape treatments along the east side of the building at the Paragon Boardwalk will provide an elegant transition from the building to the recreation space that currently features a mix of raised planter beds and seasonal palm trees. We envision a series of landscape terraces

cascading down along the building façade, adding a soft touch to the space. Plantings along the west side of the Project between parking areas and the street and abutting properties will provide a soft edge, and trees will be introduced into landscaped islands within the parking areas to provide shade and relief.

The elevated amenity deck facing George Washington Boulevard will feature an in-ground swimming pool and other social and hangout spaces. These will be partially visible from the street and will add to the life of the street by virtue of the improved outdoor spaces. For plantings, we will rely heavily on a native plant list, including tough shrub species like Hydrangeas, Hibiscus, Holly, Junipers, and Bayberry; perennials and groundcovers such as Bearberry, Heather, Coreopsis, Sedum, and Catmint; and ornamental grasses befitting a beachside environment such as Fescues, Fountain Grass, and Little Bluestem. In addition to summer color, many of these will provide off-season interest due to their plant structure, evergreen qualities, berries, or foliage.

Adding new site and landscape lighting to the project provides an opportunity to enliven both public streetscapes, and also to provide some sizzle and fun to the Paragon Boardwalk space. Functional lighting will be introduced into the parking lot for safety in the form of new pole mounted lighting. All site and landscape lighting will be Dark Sky compliant, which means that all light will point toward the ground and will have an LED light source for energy savings and will control the spillage of light. The lighting on the building will also be Dark Sky compliant and will be designed to accentuate the ground floor level along Nantasket Avenue to recreate the vibrant streetscape along the beach-front area.

D. Request for Relief

Nantasket Dune Holdings respectfully requests that the Planning Board issue a Special Permit and, in particular, approval of the following relief:

1. NBOD Bylaw § 410-3.12G.(1)(c) – Minimum Front Yard.
2. NBOD Bylaw § 410-3.12G.(2)(b) – Maximum Building Height.
3. NBOD Bylaw § 410-3.12J. – Off-Street Parking and Loading Requirements.

E. Grounds for Relief

The Proposed Development Is Not Substantially More Detrimental to the Established Character of the Neighborhood and the Town.

The proposed Project will stimulate mixed use redevelopment of this portion of Hull which was the intention behind adopting the NBOD. The Project will continue to enliven this area of Nantasket Beach that has recently seen a wave of new multifamily and retail redevelopment. Moreover, by working with the Town, the DCR and local business owners, the Project has the potential to be a catalyst for the land use goals set forth in the Unified Work Plan for Nantasket Beach.

The Project has been designed to complement the recently completed Paragon Boardwalk and the Hull Art Walk. All of these improvements will once again create a premier mixed-use destination at the entrance of Hull where impressive hotels and lively retail once attracted vacationers from all corners of New England. The improvements connect Nantasket Pier to the beach both visually and for pedestrians.

The Project further aligns with the purposes set forth by the NBOD by supporting commercial sustainable development, promoting a mix of uses to develop residential and cultural opportunities, and encouraging a less sprawling and more efficient form of development that consumes less open space. The scale and density of the project are appropriate for the historic beachfront community. The project will assist in revitalizing the economy and will help balance the commercial and residential tax base. The project will result in an enhancement to the established character of the neighborhood.

More particularly,

- a. There is protection of adjoining premises against detrimental uses by provision for surface water drainage, sight buffers and preservation of light and air.
- b. The project provides convenient and safe vehicular movement and the location of driveway openings and parking areas in relation to traffic or to adjacent streets.
- c. The project provides convenient and safe pedestrian circulation that provides direct routes between major buildings, parking areas and roads.
- d. There is adequate disposal of sanitary sewage, storm water drainage, and disposal of solid waste refuse from the uses permitted on the site.
- e. There are no adverse impacts of the proposed uses on one another within the development and the project relates harmoniously to the terrain, use, scale, architectural character and proportions of existing and proposed buildings in the vicinity.
- f. The site is an appropriate location for the use.
- g. The use will not be substantially detrimental to the established character of the neighborhood or town.
- h. There will be no nuisance or serious hazard to vehicles or pedestrians.
- i. The public convenience and welfare will be substantially served.
- j. Any benefits, special conditions, amenities or the like offered will be established, maintained, completed and serve as a benefit to the community.

Nantasket Dune Holdings has satisfied each of the elements required for the grant of a Special Permit.

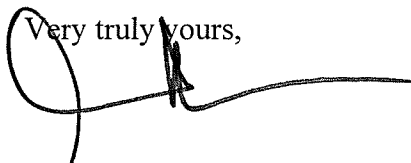
Steven White, Chairman
February 24, 2021
Page 8

III. Site Plan Review

Pursuant to NBOD Bylaw § 410-3.12(C).(8), Nantasket Dune Holdings seeks streamlined permitting and requests that the Planning Board conduct Site Plan Review concurrently with its application for a Special Permit.

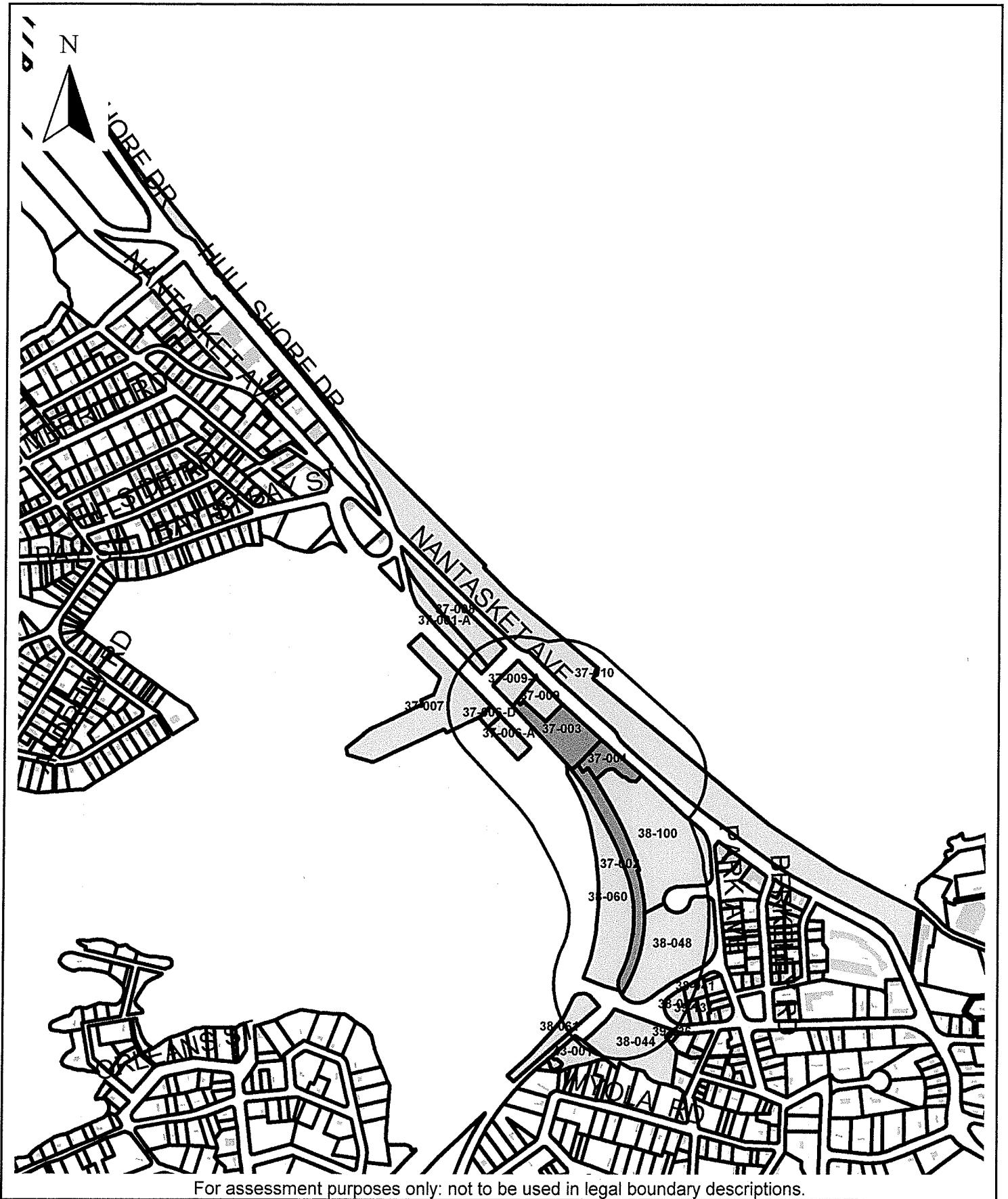
IV. Conclusion

For all the foregoing reasons, Nantasket Dune Holdings respectfully requests the Planning Board to issue a Special Permit and grant Site Plan Review approving the proposed Project. Should you require any additional information, please do not hesitate to contact us. Thank you for your consideration.

Very truly yours,


Adam J. Brodsky
Drohan Tocchio & Morgan, P.C.

cc: Lori West, Town Clerk (*via* email and hand)
Bartley Kelly, Building Commissioner (*via* email)
Chris DiIorio, Director Community Development and Planning (*via* email)
Jennifer Berardi-Constable, Chair, Board of Selectmen (*via* email)
Philip E. Lemnios, Town Manager (*via* email)
Thomas Burns, Co-Chair, Design Review Board (*via* email)
Don Ritz, Co-Chair, Design Review Board (*via* email)
Chris Reale, Nantasket Dune Holdings (*via* email)
Chris Iannuzzi, PE, EBI Consulting (*via* email)
Kevin Nice, AIA, EBI Consulting (*via* email)
Ryan Boucher, PE, EBI Consulting (*via* email)
Christopher Lucas, PWS (*via* email)
Michael Radner, LA (*via* email)

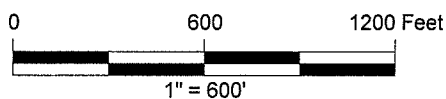


For assessment purposes only; not to be used in legal boundary descriptions.



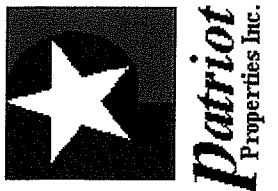
Town of Hull
 Assessors Office
 253 Atlantic Avenue
 Hull, MA 02045
 781-925-2205

Abutters List Locus Map



January 19, 2021

Multiple Subject Parcels Selected
 Radius: 300'



Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
368			83000.000	226,200	226,200	LAND GEO WASH BLVD	37-002
Total Card			1.905	226,200	226,200	Entered Lot Size	GIS Ref
Total Parcel			1.905	226,200	226,200	Total Land: 83000	GIS Ref
Source:	Market Adj. Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT			
Tax Yr	Use	Cat	Bldg Value
2021	368	FV	226,200
2020	368	FV	226,200
2019	368	NC	211,100
2018	368	FV	211,100
2017	368	FV	205,800
2016	368	FV	196,000
2015	368	FV	196,000

SALES INFORMATION			
Grantor	Legal Ref	Type	Date
IMPERIAL REALTY	49206-253	11/20/2017	MULTIPLE PAR
	6362-103	1/1/1900	

TAX DISTRICT			
Parcel ID	Asses'd Value	Total Value	Notes
37-002	226,200	226,200	12/14/2020

NARRATIVE DESCRIPTION			
This Parcel contains 83,000 SQ FT of land mainly classified as FAIRGND with a(n) N/A Building Built about , Having Primarily N/A Exterior and N/A Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.			

OTHER ASSESSMENTS			
Code	Description/No	Amount	Com. Int

PROPERTY FACTORS			
Item	Code	Descrp	%
Z	CRB	COM REC B	100
o			t
n			i
Census: 5001			
Flood Haz: 2			
D		Topo	
s		Street	
t		Traffic	

LAND SECTION (First 7 lines only)			
Use Code	Description	No of Units	Depth / Price/Units
368	FAIRGND	83000	

BUILDING PERMITS			
Date	Number	Descrp	Amount
5/2/2003	VACANT LOT		

ACTIVITY INFORMATION			
Date	Result	By	Name
5/2/2003	VACANT LOT	201	S MCCATHERN

PROPERTY INFORMATION			
Use Code	Description	Unit Price	Adj
368	FAIRGND	0	30
		0.0912	2

BUILDING PERMITS			
Date	Number	Descrp	Amount
5/2/2003	VACANT LOT		

ACTIVITY INFORMATION			
Date	Result	By	Name
5/2/2003	VACANT LOT	201	S MCCATHERN

PROPERTY INFORMATION			
Use Code	Description	Unit Price	Adj
368	FAIRGND	0	30
		0.0912	2

LAND SECTION (First 7 lines only)			
Use Code	Description	No of Units	Depth / Price/Units
368	FAIRGND	83000	

TOTALS			
Total AC/HA	Total SF/SM	Total Value	Total Spl Credit
1.90542	83000.00	226,200	226,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

PROPERTY LOCATION

Alt No: 189 Direction/Street/City: NANTASKET AVE, HULL
 Owner 1: NANTASKET DUNE HOLDINGS LLC
 Owner 2:
 Owner 3:
 Street 1: PO BOX 2
 Street 2:
 Twn/City: HINGHAM
 SU/Prov: MA Cntry: Own Occ: N Type:
 Postal: 02043

PREVIOUS OWNER

Owner 1: NANTASKET DUNE HOLDING LLC -
 Owner 2: -
 Street 1: 1495 HANCOCK STREET #400
 Twn/City: QUINCY
 SU/Prov: MA Cntry:
 Postal: 02169

NARRATIVE DESCRIPTION

This Parcel contains 26,844 SQ FT of land mainly classified as FAIRGND

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item Code	Desc	%	Item Code	Desc
Z CRB	COM REC B	100	U	
			t	
			l	
			Exmpt	
			Census: 5001	
			Flood Haz: 1	
D			Topo	
s			Street	
t			Traffic	

LAND SECTION (First 7 lines only)

Use Code	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value
368 FAIRGND		18522		SQ FT	SITE		0 30 0.643 2
326 RST/BAR		8322		SQ FT	SITE		0 30 0.941 2

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
326	8322,000		234,900	234,900	234,900
368	18522,000		357,300	357,300	357,300
Total Card			592,200	592,200	592,200
Total Parcel			592,200	592,200	592,200

Source: Market Adj Cost Total Value per SQ unit (Card: N/A) /Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	368	FV	445,800	0	26,844	592,200	592,200	592,200	Year End Roll	12/14/2020
2020	368	FV	445,800	0	26,844	592,200	592,200	592,200	Year End Roll	12/17/2019
2020	368	NC	445,800	0	26,844	592,200	592,200	592,200	Year End Roll	10/18/2019
2019	368	FV	406,200	0	26,844	538,800	945,000	945,000	Year End Roll	1/15/2019
2018	368	FV	410,900	0	26,844	513,100	924,000	924,000	Year End Roll	1/9/2018
2017	368	FV	360,500	0	26,844	513,100	873,600	873,600	Year End Roll	1/9/2017
2016	368	FV	360,500	0	26,844	513,100	873,600	873,600	Year End Roll	1/12/2016
2015	368	FV	354,200	0	26,844	513,100	867,300	867,300	Year End Roll	1/9/2015

SALES INFORMATION

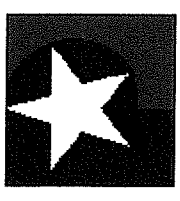
Grantor	Legal Ref	Type	Date	Sale Price	Sale Code	V Tst	Verif	Assoc PCL Value	Notes
	49206-253		11/20/2017	750,000	NO			37-002	

TAX DISTRICT

MULTIPLE PAR

PAT ACCT.

3945 donna



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	Prior Id # 2:	Prior Id # 3:	Prior Id # 1:	Prior Id # 2:	Prior Id # 3:	Prior Id # 1:	Prior Id # 2:	Prior Id # 3:

ASR Map:	Fact Dist:	Reval Dist:	Year:	Land Reason:	Bld Reason:

BUILDING PERMITS

Date	Number	Desc	Amount	C/O	Last Visit	Fed Code	F. Desc	Comment
6/18/2020	20-245	REHAB	250,000	O				
6/18/2020	20-245	BATH	25,000	O				
3/5/2020	20-110	REHAB	150,000	O				
2/27/2020	20-099	DEMOLITI	35,000	C				
2/11/2020	20-073	DEMOLITI	5,000	C				
11/20/2019	19-562	INT ALTE	3,500	C				
8/21/2019	?	DEMOLITI						

ACTIVITY INFORMATION

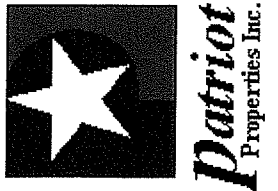
Date	Result	By	Name
5/14/2020	PERMIT VISIT	189	J HARRIS
4/4/2003	MEASURED	201	S MCCATHERN
12/15/1997	MEAS+HNSPCTD	ABA	

Sign: VERIFICATION OF VISIT NOT DATA

Appraised Value	Alt Class	%	Spec Land	J Code	Use Value	Notes
357,264		0			357,300	
234,864					234,900	

Total AC/H/A:	Total SF/SM:	Parcel LUC:	FAIRGND	Prime NB Desc:	COM EXCL	Total:	Total:
0:0.61625	26844.00	368				592,128	592,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro



PROPERTY LOCATION
 Alt No: 193 Direction/Street/City: NANTASKET AVE, HULL
 Unit #: []
OWNER 1: NANTASKET DUINE HOLDINGS LLC
Owner 2:
Owner 3:
 Street 1: PO BOX 2
 Street 2:
 Twn/City: HINGHAM
 S/Prov: MA Cntry: Own Occ: N Type:
 Postal: 02043

PREVIOUS ASSESSMENT
 Tax Yr: 2021 368 FV 477,900 500 32,608 526,300 1,004,700 12/14/2020
 2020 368 FV 467,600 600 32,608 491,200 959,400 12/17/2019
 2020 368 NC 467,600 600 32,608 491,200 959,400 10/18/2019
 2019 368 FV 428,600 600 32,608 478,900 908,100 1/15/2019
 2018 368 FV 431,200 600 32,608 456,100 887,900 1/9/2018
 2017 368 FV 382,700 600 32,608 456,100 839,400 1/5/2017
 2016 368 FV 382,700 600 32,608 456,100 839,400 1/12/2016
 2015 368 FV 376,700 600 32,608 456,100 833,400 1/8/2015

IN PROCESS APPRAISAL SUMMARY
 Use Code: 368 Building Value: 477,900 Land Size: 32608.000 Yard Items: 500 Land Value: 526,300 Total Value: 1,004,700
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 Total Parcel: 477,900 500 0.749 526,300 1,004,700
 Source: Income Approach Total Value per SQ unit Card: 58.21 /Parcel: 58.21
 Land Unit Type: SF
 User Acct: []
 GIS Ref: []
 Insp Date: 08/13/18

SALES INFORMATION
 Grantor: 197 NANTASKET A 49206-250 11/20/2017 SUBSEQUENT S 500,000 No No
 LEVIN WAYNARD H 48041-269 1/12/2017 INTRA-CORP 1 No No
 5400-390 1/11/1900 No No

PROPERTY FACTORS
 Item Code Descr % Item Code Descr
 Z CRB COM REC B 100 U
 o t
 n l
 Census: 5001
 Flood Haz: 2
 D Topo
 s Street
 t Traffic

LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / Price/Units
 368 FAIRGND 32608
 SQ FT SITE

ACTIVITY INFORMATION
 Date Result By Name
 8/13/2018 PERMIT VISIT 189 J HARRIS
 5/23/2003 MEASURED 201 S MCCATHERN
 12/15/1997 MEAS-HNSPCTD ABA

PREVIOUS ASSESSMENT
 Tax Yr: 2021 368 FV 477,900 500 32,608 526,300 1,004,700 12/14/2020
 2020 368 FV 467,600 600 32,608 491,200 959,400 12/17/2019
 2020 368 NC 467,600 600 32,608 491,200 959,400 10/18/2019
 2019 368 FV 428,600 600 32,608 478,900 908,100 1/15/2019
 2018 368 FV 431,200 600 32,608 456,100 887,900 1/9/2018
 2017 368 FV 382,700 600 32,608 456,100 839,400 1/5/2017
 2016 368 FV 382,700 600 32,608 456,100 839,400 1/12/2016
 2015 368 FV 376,700 600 32,608 456,100 833,400 1/8/2015

IN PROCESS APPRAISAL SUMMARY
 Use Code: 368 Building Value: 477,900 Land Size: 32608.000 Yard Items: 500 Land Value: 526,300 Total Value: 1,004,700
 Total Card: 477,900 500 0.749 526,300 1,004,700
 Total Parcel: 477,900 500 0.749 526,300 1,004,700
 Source: Income Approach Total Value per SQ unit Card: 58.21 /Parcel: 58.21
 Land Unit Type: SF
 User Acct: []
 GIS Ref: []
 Insp Date: 08/13/18

SALES INFORMATION
 Grantor: 197 NANTASKET A 49206-250 11/20/2017 SUBSEQUENT S 500,000 No No
 LEVIN WAYNARD H 48041-269 1/12/2017 INTRA-CORP 1 No No
 5400-390 1/11/1900 No No

PROPERTY FACTORS
 Item Code Descr % Item Code Descr
 Z CRB COM REC B 100 U
 o t
 n l
 Census: 5001
 Flood Haz: 2
 D Topo
 s Street
 t Traffic

LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / Price/Units
 368 FAIRGND 32608
 SQ FT SITE

ACTIVITY INFORMATION
 Date Result By Name
 8/13/2018 PERMIT VISIT 189 J HARRIS
 5/23/2003 MEASURED 201 S MCCATHERN
 12/15/1997 MEAS-HNSPCTD ABA

PREVIOUS ASSESSMENT
 Tax Yr: 2021 368 FV 477,900 500 32,608 526,300 1,004,700 12/14/2020
 2020 368 FV 467,600 600 32,608 491,200 959,400 12/17/2019
 2020 368 NC 467,600 600 32,608 491,200 959,400 10/18/2019
 2019 368 FV 428,600 600 32,608 478,900 908,100 1/15/2019
 2018 368 FV 431,200 600 32,608 456,100 887,900 1/9/2018
 2017 368 FV 382,700 600 32,608 456,100 839,400 1/5/2017
 2016 368 FV 382,700 600 32,608 456,100 839,400 1/12/2016
 2015 368 FV 376,700 600 32,608 456,100 833,400 1/8/2015

IN PROCESS APPRAISAL SUMMARY
 Use Code: 368 Building Value: 477,900 Land Size: 32608.000 Yard Items: 500 Land Value: 526,300 Total Value: 1,004,700
 Total Card: 477,900 500 0.749 526,300 1,004,700
 Total Parcel: 477,900 500 0.749 526,300 1,004,700
 Source: Income Approach Total Value per SQ unit Card: 58.21 /Parcel: 58.21
 Land Unit Type: SF
 User Acct: []
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 LEVIN WAYNARD H 48041-269 1/12/2017 INTRA-CORP 1 No No
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 Source: Income Approach Total Value per SQ unit Card: 58.21 /Parcel: 58.21
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PROPERTY FACTORS
 Item Code Descr % Item Code Descr
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 2020 368 NC 467,600 600 32,608 491,200 959,400 10/18/2019
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PROPERTY FACTORS
 Item Code Descr % Item Code Descr
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 Census: 5001
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 t Traffic

LAND SECTION (First 7 lines only)
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 SQ FT SITE

ACTIVITY INFORMATION
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 5/23/2003 MEASURED 201 S MCCATHERN
 12/15/1997 MEAS-HNSPCTD ABA



**Town of Hull
Assessors Office**

LIST OF ABUTTERS TO....

Parcel No.:

Owner:

Address:

189 NANTASKET AVE

January 14, 2021

2:15:04PM

Page 1

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
MA/DCR	8 WHARF AVENUE	37-001-A	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
BAYSIDE MARKETING SYSTEMS INC	50 GEO WASH BLVD	37-006-A	BAYSIDE MARKETING SYSTEMS INC P O BOX 262 HULL, MA 02045-0000
TOWN OF HULL	46 GEO WASH BLVD	37-006-D	TOWN OF HULL 253 ATLANTIC AVE HULL, MA 02045-0000
STEAMBOAT WHARF MARINA INC.	48 GEO WASH BLVD	37-007	STEAMBOAT WHARF MARINA INC. 48 GEO WASH BLVD HULL, MA 02045-0000
MA/DCR	213 NANTASKET AVE	37-008	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
MA/DCR	213 NANTASKET AVE	37-008	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
MA/DCR	213 NANTASKET AVE	37-008	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
MA/DCR	213 NANTASKET AVE	37-008	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
MA/DCR	213 NANTASKET AVE	37-008	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114



**Town of Hull
Assessors Office**

LIST OF ABUTTERS TO....

Parcel No.:
Owner:
Address:

189 NANTASKET AVE

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
MA/DCR	211 NANTASKET AVE	37-009	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
MA/DCR	1 WHARF AVENUE	37-009-A	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
MA/DCR	184 NANTASKET AVE	37-010	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
MA/DCR	178 NANTASKET AVE	37-010	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
MA/DCR	176 NANTASKET AVE	37-010	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
BARRY MICHAEL P	30 ROCKLAND CIRCLE	38-041 51415-23	BARRY MICHAEL P 30 ROCKLAND CIR HULL, MA 02045
NANTASKET COVE	16 ROCKLAND CIRCLE	38-042 45486-147	NANTASKET COVE 16 ROCKLAND CIRCLE HULL, MA 02045
VINTON RAYMOND B TRS TWO-A RL	0 ROCKLAND CIRCLE	38-044 13980-328	VINTON RAYMOND B TRS TWO-A RL PO BOX 833 HULL, MA 02045-0000
WOO	15 PARK AVE	38-048 23682-23	WOO 15 PARK AVE #209 HULL, MA 02045



**Town of Hull
Assessors Office**

LIST OF ABUTTERS TO....

Parcel No.:

Owner:

Address:

189 NANTASKET AVE

Parcel No.

Parcel Location

Book - Page

Mailing Address

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
MA/DCR	0 GEO WASHINGTON BLVD	38-060 26626-201	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
MA/DCR	0 GEO WASHINGTON BLVD	38-061 26626-201	MA/DCR 251 CAUSEWAY ST BOSTON, MA 02114
HORIZONS CONDO ASSOCIATION	9 PARK AVE	38-100	HORIZONS CONDO ASSOCIATION 9 PARK AVE HULL, MA 02045-0000
ADAMS KERRY A TRS	17 ROCKLAND CIRCLE	39-136 48315-31	ADAMS KERRY A TRS 49 EDGEWATER RD HULL, MA 02045-2761
NELSON TREVOR R & KRISTIANA	12 ROCKLAND CIRCLE	39-137 23262-326	NELSON TREVOR R & KRISTIANA 12 ROCKLAND CIRCLE HULL, MA 02045-0000
HULL TOWN OF	0 WYOLA RD	43-001 4105-45	HULL TOWN OF 253 ATLANTIC AVE HULL, MA 02045-0000

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

HORIZONS CONDO ASSOCIATION
9 PARK AVE
HULL, MA 02045-0000

BAYSIDE MARKETING SYSTEMS INC
P O BOX 262
HULL, MA 02045-0000

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

ADAMS KERRY A TRS
49 EDGEWATER RD
HULL, MA 02045-2761

TOWN OF HULL
253 ATLANTIC AVE
HULL, MA 02045-0000

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

NELSON TREVOR R & KRISTIANA
12 ROCKLAND CIRCLE
HULL, MA 02045-0000

STEAMBOAT WHARF MARINA INC.
48 GEO WASH BLVD
HULL, MA 02045-0000

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

HULL TOWN OF
253 ATLANTIC AVE
HULL, MA 02045-0000

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

BARRY MICHAEL P
30 ROCKLAND CIR
HULL, MA 02045

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

NANTASKET COVE
16 ROCKLAND CIRCLE
HULL, MA 02045

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

VINTON RAYMOND B TRS TWO-A RL
PO BOX 833
HULL, MA 02045-0000

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

WOO
15 PARK AVE #209
HULL, MA 02045

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

MA/DCR
251 CAUSEWAY ST
BOSTON, MA 02114

9 PARK AVE 101 LUC: 102 KEAVENEY MARY F 9 PARK AVE #101 HULL, MA 02045-0000	38-101	9 PARK AVE 115 LUC: 102 MANNETTA LISA M 9 PARK AVE #115 HULL, MA 02045-0000	38-115	9 PARK AVE 209 LUC: 102 BOSE SUSAN J 9 PARK AVE UN 209 HULL, MA 02045-0000	38-209
9 PARK AVE 102 LUC: 102 GREEN JOHN & MARILYN S 9 PARK AVENUE #102 HULL, MA 02045	38-102	9 PARK AVE 117 LUC: 102 KEEFE SUSAN 9 PARK AVE UNIT #117 HULL, MA 02045-0000	38-117	9 PARK AVE 210 LUC: 102 DUNN NANCY E & WACKS ROBERT TR S SUNRISE 9 PARK AVE #210 HULL, MA 02045-0000	38-210
9 PARK AVE 103 LUC: 102 NICHOLS MARIE D C/O OMALLEY MARIE N 9 PARK AVE UNIT 103 HULL, MA 02045-0000	38-103	9 PARK AVE 201 LUC: 102 OHARA ANN 9 PARK AVE #201 HULL, MA 02045-0000	38-201	9 PARK AVE 211 LUC: 102 SPRIANO NANCY A TRS RICHARD A SPRIANO LIVING FAM TR 18 ACCORD POND DR HINGHAM, MA 02043-0000	38-211
9 PARK AVE 104 LUC: 102 MACKEY ANNE M & MARIE B MACKEY DANIEL F 9 PARK AVE #104 HULL, MA 02045	38-104	9 PARK AVE 202 LUC: 102 BROWNE JOHN B & MAUREEN 9 PARK AVE #202 HULL, MA 02045-0000	38-202	9 PARK AVE 213 LUC: 102 APPLEGATE MARY KATE & RYAN 28 TUCKER STREET NATICK, MA 01760	38-213
9 PARK AVE 105 LUC: 102 GRIFFIN JOHN J JR 9 PARK AVE UN #105 HULL, MA 02045-0000	38-105	9 PARK AVE 203 LUC: 102 MARTINEZ EDWIN A 9 PARK AVE #203 HULL, MA 02045-0000	38-203	9 PARK AVE 215 LUC: 102 PERRY SUSAN 9 PARK AVE UN 215 HULL, MA 02045-0000	38-215
9 PARK AVE 106 LUC: 102 PETITTI KEVIN A & DENISE J TRS PETITTI REVOCABLE TRUST PO BOX 83 READVILLE, MA 02137	38-106	9 PARK AVE 204 LUC: 102 MURPHY STEPHEN D TRS 9 PARK AVE RLTY TRUST 9 PARK AVE #204 HULL, MA 02045	38-204	9 PARK AVE 217 LUC: 102 BLANCO GLORIA MARIA 9 PARK AVE UNIT 217 HULL, MA 02045-0000	38-217
9 PARK AVE 107 LUC: 102 BERNAL DANIELLE N 9 PARK AVE #107 HULL, MA 02045	38-107	9 PARK AVE 205 LUC: 102 YAKUBIAN ANNEMARIE 9 PARK AVE #205 HULL, MA 02045-0000	38-205	9 PARK AVE 301 LUC: 102 BARANOV VLADIMIR 9 PARK AVENUE #301 HULL, MA 02045	38-301
9 PARK AVE 109 LUC: 102 PAULICELLI LINDA L 9 PARK AVE #109 HULL, MA 02045	38-109	9 PARK AVE 206 LUC: 102 THOMPSON HEATHER J TRS HEATHER J THOMPSON TRUST 9 PARK AVE UN 206 HULL, MA 02045-0000	38-206	9 PARK AVE 302 LUC: 102 KUKUNOV DMITRY & TATIANA 33 BIRCH STREET WESTWOOD, MA 02090	38-302
9 PARK AVE 111 LUC: 102 NOONAN NEIL J 9 PARK AVE #111 HULL, MA 02045-0000	38-111	9 PARK AVE 207 LUC: 102 LEVINE ARLINE 9 PARK AVE #207 HULL, MA 02045	38-207	9 PARK AVE 303 LUC: 102 MCLAUGHLIN JUDITH L 9 PARK AVE #303 HULL, MA 02045-0000	38-303
9 PARK AVE 113 LUC: 102 COLEMAN KATHLEEN 9 PARK AVE UN 113 HULL, MA 02045-0000	38-113	9 PARK AVE 208 LUC: 102 SAVOIE TERTTU T & THOMAS 193 COLONIAL DR QUINCY, MA 02169	38-208	9 PARK AVE 304 LUC: 102 SPEIGHT JOHN PAUL 9 PARK AVE UNIT # 304 HULL, MA 02045	38-304

9 PARK AVE 305 38-305
LUC: 102
MURRAY CHARLES B
9 PARK AVE #305
HULL, MA 02045-0000

9 PARK AVE 306 38-306
LUC: 102
BALDASSINI JAMES D
121 NANTASKET AVE #702
HULL, MA 02045

9 PARK AVE 307 38-307
LUC: 102
DINARDI FRANCES B
9 PARK AVENUE #307
HULL, MA 02045

9 PARK AVE 308 38-308
LUC: 102
CUNNINGHAM GREGORY H JR
9 PARK AVE #308
HULL, MA 02045-0000

9 PARK AVE 309 38-309
LUC: 102
WEINGARTEN HARVEY JANET TRS
JANET HARVEY WEINGARTEN REVOC TR
9 PARK AVENUE #309
HULL, MA 02045

9 PARK AVE 310 38-310
LUC: 102
GLENNON JOSEPH M TRS
JOSEPH M GLENNON NOMINEE TR
260 COMMONWEALTH AVE
CHESTNUT HILL, MA 02467

9 PARK AVE 311 38-311
LUC: 102
STAMNOS CHARLES & PATRICIA
9 PARK AVE #311
HULL, MA 02045

9 PARK AVE 312 38-312
LUC: 102
RICHARD VICTORIA A
9 PARK AVE #312
HULL, MA 02045

9 PARK AVE 313 38-313
LUC: 102
BOYLE CAMILLE P
9 PARK AVE #313
HULL, MA 02045-0000

9 PARK AVE 314 38-314
LUC: 102
KNIGHT CAROLINE LIFE EST
BREEN MICHAEL J
9 PARK AVE #314
HULL, MA 02045-0000

9 PARK AVE 315 38-315
LUC: 102
MACFARLANE DONNA M & JOSEPH A TRS
MACFARLANE HULL RLTY TR
9 PARK AVE #315
HULL, MA 02045-0000

9 PARK AVE 316 38-316
LUC: 102
AGHAZARIAN ARPY
9 PARK AVE #316
HULL, MA 02045-0000

9 PARK AVE 317 38-317
LUC: 102
DAWYSKIBA KEVIN J & DEBRA P
9 PARK AVE #317
HULL, MA 02045-0000

9 PARK AVE 318 38-318
LUC: 102
TAYLOR JOHN E
9 PARK AVE-UNIT #318
HULL, MA 02045-0000

9 PARK AVE 401 38-401
LUC: 102
PROODIAN ANNE CECILE
9 PARK AVE UNIT #401
HULL, MA 02045-0000

9 PARK AVE 402 38-402
LUC: 102
CAMPBELL JAMES D
9 PARK AVE #402
HULL, MA 02045-0000

9 PARK AVE 403 38-403
LUC: 102
FREDERICK CHRISTINE D TRS
CHRISTINE D FREDERICK REV TR
9 PARK AVE #403
HULL, MA 02045-0000

9 PARK AVE 404 38-404
LUC: 102
BRESLIN DANIEL
9 PARK AVE UNIT #404
HULL, MA 02045-0000

9 PARK AVE 405 38-405
LUC: 102
CRAIG THEODORE W & GERTRUDE L
9 PARK AVE #405
HULL, MA 02045

9 PARK AVE 406 38-406
LUC: 102
WHIFFEN KATHRYN A
9 PARK AVE #406
HULL, MA 02045-0000

9 PARK AVE 407 38-407
LUC: 102
BRIGHAM RICHARD I JR
BURCHILL SUSAN M
9 PARK AVENUE #407
HULL, MA 02045

9 PARK AVE 408 38-408
LUC: 102
KARPAS STEVEN L
9 PARK AVE #408
HULL, MA 02045

9 PARK AVE 409 38-409
LUC: 102
HERSHMAN JUNE B
9 PARK AVE #409
HULL, MA 02045-0000

9 PARK AVE 410 38-410
LUC: 102
ROTHE EDWARD J & PAMELA
15 RINGBOLT ROAD
HINGHAM, MA 02043

9 PARK AVE 411 38-411
LUC: 102
JORDAN MARY
9 PARK AVE #411
HULL, MA 02045-0000

9 PARK AVE 412 38-412
LUC: 102
DALEY MAUREEN TRS
MAUREEN DALEY LIVING TR
9 PARK AVE UNIT 412
HULL, MA 02045

9 PARK AVE 413 38-413
LUC: 102
CREPEAU RONALD
9 PARK AVE #413
HULL, MA 02045-0000

9 PARK AVE 414 38-414
LUC: 102
KING WALTER T JR & JEANNE B
9 PARK AVE #414
HULL, MA 02045

9 PARK AVE 415 38-415
LUC: 102
NARDO VINCENT JR
9 PARK AVE #415
HULL, MA 02045-0000

9 PARK AVE 416 38-416
LUC: 102
SMITH RICHARD M & MARCIA L
106 ALEXANDER AVE
NUTLEY, NJ 07110

9 PARK AVE 417	38-417	9 PARK AVE 509	38-509	9 PARK AVE 601	38-601
	LUC: 102		LUC: 102		LUC: 102
SEGAL SHELDON & SANDRA J BALER LIFE EST BALER LEE 9 PARK AVE #417 HULL, MA 02045		SKEHAN JULIE F 9 PARK AVE #509 HULL, MA 02045-0000		VAITZBLIT CYNTHIA 283 OLD PICKARD RD CONCORD, MA 01742	
9 PARK AVE 418	38-418	9 PARK AVE 510	38-510	9 PARK AVE 602	38-602
	LUC: 102		LUC: 102		LUC: 102
BLASETTI ROMALDA E LIFE EST BLASETTI MARK S 9 PARK AVENUE #418 HULL, MA 02045		REED ROBERT A 9 PARK AVENUE #510 HULL, MA 02045		DUFAULT MARILYN J 9 PARK AVE #602 HULL, MA 02045-0000	
9 PARK AVE 501	38-501	9 PARK AVE 511	38-511	9 PARK AVE 603	38-603
	LUC: 102		LUC: 102		LUC: 102
CLINTON BRENDA LIFE EST CLINTON TYLER J TRS 9 PARK AVE #501 HULL, MA 02045		DALEY LINDA L BAGNI DONNA A TRS 9 PARK AVE #511 HULL, MA 02045-0000		WALDEN LEILA TRS LEILA WALDEN REALTY TRUST 9 PARK AVE #603 HULL, MA 02045	
9 PARK AVE 502	38-502	9 PARK AVE 512	38-512	9 PARK AVE 604	38-604
	LUC: 102		LUC: 102		LUC: 102
SANDLER ROBERT N & ELAINE R 9 PARK AVE #502 HULL, MA 02045-0000		OCHS JUDY A HYUN-SIL OCHS JESSICA 9 PARK AVENUE #512 HULL, MA 02045		BOLANOS JENNY A 9 PARK AVE #604 HULL, MA 02045	
9 PARK AVE 503	38-503	9 PARK AVE 513	38-513	9 PARK AVE 605	38-605
	LUC: 102		LUC: 102		LUC: 102
KHOURI MARK M 9 PARK AVE #503 HULL, MA 02045		HALL MICHAEL J 9 PARK AVE #513 HULL, MA 02045		HARRIMAN EDWIN K & DONNA L 9 PARK AVE #605 HULL, MA 02045	
9 PARK AVE 504	38-504	9 PARK AVE 514	38-514	9 PARK AVE 606	38-606
	LUC: 102		LUC: 102		LUC: 102
FIOTTO ANTHONY S & SARA L 9 PARK AVENUE #504 HULL, MA 02045		FEENEY ROBERT A & SHEILA A TRS ROBERT & SHEILA FEENEY LIVING TR 9 PARK AVE #514 HULL, MA 02045-0000		CORCORAN F LAWRENCE 34 VALLEY BEACH AVE HULL, MA 02045	
9 PARK AVE 505	38-505	9 PARK AVE 515	38-515	9 PARK AVE 607	38-607
	LUC: 102		LUC: 102		LUC: 102
PICARD COLETTE N 9 PARK AVENUE HULL, MA 02045		DITTMAN ANN D 9 PARK AVE UNIT #515 HULL, MA 02045		GREEN SUSAN S & ANTHONY PO BOX 206 HULL, MA 02045	
9 PARK AVE 506	38-506	9 PARK AVE 516	38-516	9 PARK AVE 608	38-608
	LUC: 102		LUC: 102		LUC: 102
BENNETT PATRICIA 9 PARK AVE #506 HULL, MA 02045-0000		GRASHKINA-HRISTOV ALEXANDRA I 9 PARK AVENUE #516 HULL, MA 02045		SMITH WADE Z 9 PARK AVE #608 HULL, MA 02045-0000	
9 PARK AVE 507	38-507	9 PARK AVE 517	38-517	9 PARK AVE 609	38-609
	LUC: 102		LUC: 102		LUC: 102
NARDO VINCENT JR 9 PARK AVE UNIT 415 HULL, MA 02045-0000		JOYCE PETER H JR & MERLE N 9 PARK AVE #517 HULL, MA 02045-0000		BIGGER SUSAN A 9 PARK AVE UN 609 HULL, MA 02045-0000	
9 PARK AVE 508	38-508	9 PARK AVE 518	38-518	9 PARK AVE 610	38-610
	LUC: 102		LUC: 102		LUC: 102
WILLIAMS THELMA J 9 PARK AVENUE #508 HULL, MA 02045		FOLEY JANICE 9 PARK AVE #518 HULL, MA 02045		YOUNG LAWRENCE A YOUNG KAREN A 9 PARK AVE #610 HULL, MA 02045-0000	

9 PARK AVE 611	38-611	9 PARK AVE 704	38-704	9 PARK AVE 714	38-714
	LUC: 102		LUC: 102		LUC: 102
BALINSKI JAMES D TRS ALEXANDER RLTY TRS PO BOX 1211 BREWSTER, MA 02631-0000		CAMPBELL COLIN W & LORRAINE D 9 PARK AVE #704 HULL, MA 02045		WINN-SHERLOCK JEAN TRS JEAN WINN-SHERLOCK LIVING TR 9 PARK AVE #714 HULL, MA 02045-0000	
9 PARK AVE 612	38-612	9 PARK AVE 705	38-705	9 PARK AVE 716	38-716
	LUC: 102		LUC: 102		LUC: 102
CONRAD HELEN A TRS HELEN A CONRAD TR 4 INTERVALE TER RANDOLPH, MA 02368-2528		CARCIONE LOUISE M TRS LOUISE M CARCIONE REVOCABLE TR 9 PARK AVE #705 HULL, MA 02045-0000		HARRISON CHRISTOPHER 121 HIGH ST HINGHAM, MA 02043	
9 PARK AVE 613	38-613	9 PARK AVE 706	38-706		
	LUC: 102		LUC: 102		
BREAULT LAURA E 9 PARK AVE #613 HULL, MA 02045-0000		ANASTAS ROBIN 18 VALLEY ST NORFOLK, MA 02056			
9 PARK AVE 614	38-614	9 PARK AVE 707	38-707		
	LUC: 102		LUC: 102		
FISHEL MORRIS B TRS 9 PARK AVE #614 REALTY TRUST 9 PARK AVE #614 HULL, MA 02045-0000		WHITING PAUL T & JACQUELINE A TRS WHITING FAMILY TRUST 9 PARK AVE UNIT #707 HULL, MA 02045-0000			
9 PARK AVE 616	38-616	9 PARK AVE 708	38-708		
	LUC: 102		LUC: 102		
HADDAD SAMER K 9 PARK AVE #616 HULL, MA 02045		KELLY WILLIAM P & JANICE M 9 PARK AVE #708 HULL, MA 02045-0000			
9 PARK AVE 617	38-617	9 PARK AVE 709	38-709		
	LUC: 102		LUC: 102		
LEE ELSA 555 DUDLEY ROAD NEWTON CENTER, MA 02459-0000		GARGANO SHEILA K & PAUL A TRS SHEILA GARGANO 2018 TR PO BOX 444 WEST HYANNISPORT, MA 02672			
9 PARK AVE 618	38-618	9 PARK AVE 710	38-710		
	LUC: 102		LUC: 102		
CEASAR NORA T & ROBERT M TRS R EVOCABLE T C/O VICTORIA CEASAR RULE 41 DEAN RD MARLBOROUGH, MA 01752		DOWNING PATRICIA TRS LUONGO JOSEPH F TRS 37 HIGH POINT CIR E APT 210 NAPLES, FL 34103			
9 PARK AVE 701	38-701	9 PARK AVE 711	38-711		
	LUC: 102		LUC: 102		
DOWNING PATRICIA TRS LUONGO JOSEPH F TRS 37 HIGH POINT CIR E APT 210 NAPLES, FL 34103		TRICONI RICHARD S & WIMLA A TRS WILMA A TRICONI FAM TR 9 PARK AVE #711 HULL, MA 02045			
9 PARK AVE 702	38-702	9 PARK AVE 712	38-712		
	LUC: 102		LUC: 102		
WILLIAMS PATSY 9 PARK AVE #702 HULL, MA 02045		RAFTOPOULOS GERAMISSO N 9 PARK AVE UN 712 HULL, MA 02045-0000			
9 PARK AVE 703	38-703	9 PARK AVE 713	38-713		
	LUC: 102		LUC: 102		
LINSKY J E 9 PARK AVE #703 HULL, MA 02045-0000		YOUNG LAWRENCE A & KAREN A 9 PARK AVE #610 HULL, MA 02045-0000			

HEWITT ROBERT D
16 ROCKLAND CIR UNIT 1
HULL, MA 02045
38-042-1

BAKER MARILYN T & GARY H
16 ROCKLAND CIR UNIT 2
HULL, MA 02045
38-042-2

STRIGLIO KAREN M
16 ROCKLAND CIR UNIT 3
HULL, MA 02045
38-042-3

SPIERDOWIS ROBERT
16 ROCKLAND CIR UNIT 4
HULL, MA 02045
38-042-4

HURLEY TINA M
16 ROCKLAND CIR UNIT 5
HULL, MA 02045
38-042-5

15 PARK AVE 101 62-101
LUC: 102

KAY JOYCE A LIFE EST
MEAGHER JOHN & PERRY
15 PARK AVE UNIT 101
HULL, MA 02045

15 PARK AVE 102 62-102
LUC: 102

HARRIS LESLIE R & WALTER C JR
15 PARK AVE #102
HULL, MA 02045

15 PARK AVE 103 62-103
LUC: 102

KRZYWDA EDWARD D & CAROL C
15 PARK AVE #103
HULL, MA 02045

15 PARK AVE 104 OUIMETTE GENEVIEVE H 15 PARK AVE #104 HULL, MA 02045	62-104 LUC: 102	15 PARK AVE 114 BASIS MARIAN & JUDITH 15 PARK AVE UNIT 114 HULL, MA 02045	62-114 LUC: 102	15 PARK AVE 210 CAWLEY JAMEILE D CAWLEY MARGARET D 15 PARK AVE # 210 HULL, MA 02045	62-210 LUC: 102
15 PARK AVE 105 KELLY BRIAN HUGH & EOIN GILROY RACHEL M 15 PARK AVE #105 HULL, MA 02045	62-105 LUC: 102	15 PARK AVE 201 WRIGHT TIMOTHY W & JANIS A 15 PARK AVENUE #201 HULL, MA 02045	62-201 LUC: 102	15 PARK AVE 211 KIRK CAROLYN 15 PARK AVE UNIT 211 HULL, MA 02045	62-211 LUC: 102
15 PARK AVE 106 MCCUMBER STEPHEN J 15 PARK AVE #106 HULL, MA 02045	62-106 LUC: 102	15 PARK AVE 202 MURPHY KAREN P & MICHAEL 92 TOWN LINE RD BETHLEHEM, CT 06751	62-202 LUC: 102	15 PARK AVE 212 ROTHE EDWARD J TRS ROTHE PAMELA FONTAINE TRS 15 RINGBOLT RD HINGHAM, MA 02043	62-212 LUC: 102
15 PARK AVE 107 BRENNAN SARSFIELD P & FRANCES 15 PARK AVENUE #107 HULL, MA 02045	62-107 LUC: 102	15 PARK AVE 203 MCSWEENEY V KAREN TRS MCSWEENEY FAMILY TRUST 2007 2915 CYPRESS TRACE CIR #202 NAPLES, FL 34119	62-203 LUC: 102	15 PARK AVE 213 MURRAY SUSAN & DIANE TRS SUSAN & DIANE MURRAY REV TR 15 PARK AVE #213 HULL, MA 02045	62-213 LUC: 102
15 PARK AVE 108 KEOUGH DANIEL P & MARIE 15 PARK AVE #108 HULL, MA 02045	62-108 LUC: 102	15 PARK AVE 204 MCDERMOTT WILLIAM 15 PARK AVE #204 HULL, MA 02045	62-204 LUC: 102	15 PARK AVE 214 NASSOPOULOS GEORGE P & DIANE M 15 PARK AVENUE #214 HULL, MA 02045	62-214 LUC: 102
15 PARK AVE 109 SIMPKINS RICHARD D BRAMWELL PAULA J 15 PARK AVE #109 HULL, MA 02045	62-109 LUC: 102	15 PARK AVE 205 LEATHERMAN JOHN & MARY 15 PARK AVENUE #205 HULL, MA 02045	62-205 LUC: 102	15 PARK AVE 301-A DAILEY STEPHANIE M 15 PARK AVE UNIT 301-A HULL, MA 02045	62-301-A LUC: 102
15 PARK AVE 110 THOMPSON CAROL J 15 PARK AVE #110 HULL, MA 02045	62-110 LUC: 102	15 PARK AVE 206 HIGGINS DAVID & SUZANNE B TRS 15 PARK AVE UNIT 206 TRUST 15 PARK AVENUE #206 HULL, MA 02045	62-206 LUC: 102	15 PARK AVE 301-B MULLEN RUTH M TRS RUTH M MULLEN REVOCABLE TRUST 15 PARK AVE #301B HULL, MA 02045	62-301-B LUC: 102
15 PARK AVE 111 SPRINGHAM JEAN E 15 PARK AVENUE #111 HULL, MA 02045	62-111 LUC: 102	15 PARK AVE 207 WEBSTER DONNA J 15 PARK AVENUE #207 HULL, MA 02045	62-207 LUC: 102	15 PARK AVE 302 CONROY NUALA 15 PARK AVENUE #302 HULL, MA 02045	62-302 LUC: 102
15 PARK AVE 112 AMYOMY MCLEAN ELIZABETH TRS ELIZABETH MCLEAN AMYOMY TRUST 15 PARK AVE #112 HULL, MA 02045	62-112 LUC: 102	15 PARK AVE 208 PARKS CHERYL A 15 PARK AVE #208 HULL, MA 02045	62-208 LUC: 102	15 PARK AVE 303 KILEY CHRISTOPHER M 15 PARK AVE UNIT 303 HULL, MA 02045	62-303 LUC: 102
15 PARK AVE 113 EL-HILALI MIMOUNA MOHI-UDDIN KHAN MOHAMMAD 614 POND ST UNIT 1110 BRAintree, MA 02184	62-113 LUC: 102	15 PARK AVE 209 STOLL EDWIN C TULLY STOLL CHERYL 6 SULLIVAN TERRACE FRAMINGHAM, MA 01701	62-209 LUC: 102	15 PARK AVE 304 TOPPAN CHARLES F 1600 BEACON ST #901 BROOKLINE, MA 02446	62-304 LUC: 102

15 PARK AVE 305 62-305

LUC: 102

VALICENTI KERRY M
15 PARK AVENUE #305
HULL, MA 02045

15 PARK AVE 306 62-306

LUC: 102

FOX EDWARD
15 PARK AVE #306
HULL, MA 02045

15 PARK AVE 307 62-307

LUC: 102

B&N GENERAL CONSTRUCTION LLC
40 EASTERN AVE
MALDEN, MA 02148

15 PARK AVE 308 62-308

LUC: 102

BOEHM DEBORAH L TRS
DEBORAH L BOEHM 2015 REVOCABLE TRUST
PO BOX 1368
DUXBURY, MA 02331

15 PARK AVE 309 62-309

LUC: 102

LALLY ANDREW S
15 PARK AVENUE #309
HULL, MA 02045

15 PARK AVE 401 62-401

LUC: 102

DEMBOWSKI PATRICIA E
15 PARK AVE #401
HULL, MA 02045

15 PARK AVE 402 62-402

LUC: 102

ANDERSON ERIC R II & ROBERT S
TRS ANDERSON RLTY TR
PO BOX 2003
ABINGTON, MA 02351

15 PARK AVE 403 62-403

LUC: 102

MURPHY CARRIE T & JAMES P
51 CROYDEN RD
HINGHAM, MA 02043

15 PARK AVE 404 62-404

LUC: 102

CURTIS JAMES V & DESIREE L
17 PLEASANT PLACE
FARMINGVILLE, NY 11738

15 PARK AVE 405 62-405

LUC: 102

MCCULLOUGH ANN F & GEORGE J
13197 HUEPTA ST
VENICE, FL 34293

15 PARK AVE 406 62-406
LUC: 102
BOYLE MICHAEL GERARD
BOYLE KIMBERLY ANN
15 PARK AVE #406
HULL, MA 02045