

Clarren, Sarah

1045 Abutter
against

From: Clarren, Sarah
Sent: Thursday, July 16, 2020 9:25 AM
To: 'jstwhite2010@gmail.com'
Subject: RE: [Hull MA] 07/21/2020VARIANCE REQ: PHIL &CONNIE THOMAS (Sent by John S. White, jstwhite2010@gmail.com)

John,

I am in receipt of your email and will provide it to the Board.

Best,

Sarah

Sarah Clarren | Community Development & Planning Dept. | Town of Hull | 253 Atlantic Avenue | Hull, MA 02045 | 781.925.3595 | sclarren@town.hull.ma.us

-----Original Message-----

From: cmsmailer@civicplus.com [mailto:cmsmailer@civicplus.com]
Sent: Thursday, July 16, 2020 9:08 AM
To: Clarren, Sarah <sclarren@town.hull.ma.us>
Subject: [Hull MA] 07/21/2020VARIANCE REQ: PHIL &CONNIE THOMAS (Sent by John S. White, jstwhite2010@gmail.com)

Hello sclarren,

John S. White (jstwhite2010@gmail.com) has sent you a message via your contact form (<https://www.town.hull.ma.us/user/72/contact>) at Hull MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.town.hull.ma.us/user/72/edit>.

Message:

I am going to try to make the online meeting. However, I would like this read into the record.

I live at 1046 Nantasket ave and am an abutter. I have lived at 1046 Nantasket ave for 20 years. I have read the permit application & spoken with the Thomas' personally. I have several issues with what they said. For the entirety of that time I have lived there and who knows how long before, 1045 Nantasket ave has been a two family rental. It was claimed it was set up as in-law type arrangement for their son and daughter but I don't believe either their son or daughter lived there for over 10 years at least. They have had multiple unrelated tenants in both units and several of them have been unruly. I have made no complaints.

I made my own legal application for variances about 12-15 years ago. I spent over \$10,000 on attorney fees and had 3 appearances before the ZBA and a town meeting. I was finally able to get a variance for a legal in-law which I intend to do when I eventually build new. But I did it all above-board and legally.

Now, I find out that not only is the Thomas' house not a permitted two-family, but the only reason they are going for the variance now is so the house will be worth more when they sell.

I have questions I would like read into the record:

When was this house converted into a two-family?

What would the tax rate have been on this home when converted?

What would the successive increases over the years have been?



How much in taxed assessments have the Thomas' cheated the town out of by not having this house properly permitted and assessed?

Does the town intend to pursue back taxes owed as part of this permitting process?

If this permit is to be allowed, will the Thomas' agree to paying back taxes plus interest owed from the date the home was first built out as a two family up to the present and continuing?

Will the Thomas' agree to allow the tax calculations be determined by Independent CPA not associated with the town in any way?

It is my understanding that an annual inspection of all rental property is required by ordinance.

How did the town not notice that this property was being used as a two-family for non-related tenants for so long?

It is my understanding this area is zoned single family A?

Would the town be willing to allow abutters to be permitted for two families as well?

There are some inaccuracies with the Thomas' claim this is a two family neighborhood.

It was my understanding the bed and breakfast, as alleged, lost its'

permitting some time ago and the successive owners did an illegal build out that was not permitted. So that BnB is no longer there or permitted?

To my knowledge there is only one two-family legally permitted in the strip where we live. The only owner I know of who has a legal two-family is 1073 Nantasket Ave?

I find it disingenuous that the Thomas' who have enjoyed rental income on a property for at least the 20 years I have lived there are now claiming financial hardship to allow for a two family permit variance that they never sought permission for in the first place. I don't know whether it's because he was the former Fire Chief or whether the Town just looked the other way...But the only reason I can think of they would be seeking permitting now is to increase it's value for sale.

So, now, years later I find out we have endured some unruly tenants as neighbors when we didn't have to because it was all illegal to begin with?

And now, they want to seek approval for permitting to allow for something they were never legally allowed in the first place simply to increase value at sale? This is a permanent variance that goes with the property.

I object. I oppose this permit variance request.

Jack White

1046 Nantasket Ave

Hull Ma 02045

617-721-8832

Clarren, Sarah

1045 Abutter
fer

From: Clarren, Sarah
Sent: Thursday, July 16, 2020 8:33 AM
To: 'William N Smyth'
Subject: RE: abutter- 1045 Nantasket Ave.

Bill,

I am in receipt of your message and will provide it to the Board.

Best,

Sarah

Sarah Clarren | Community Development & Planning Dept. | Town of Hull | 253 Atlantic Avenue | Hull, MA 02045 | 781.925.3595 |
sclarren@town.hull.ma.us |

From: William N Smyth [<mailto:wnsmyth@verizon.net>]
Sent: Thursday, July 16, 2020 8:17 AM
To: Clarren, Sarah <sclarren@town.hull.ma.us>
Subject: abutter- 1045 Nantasket Ave.

Sarah,

I'm contacting you as an abutter to 1045 Nantasket Ave, Hull MA

I have no objections with the above address being made into a 2-family home.

.Bill Smyth

1037 Nantasket Ave

..Hull MA 02045

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Clarren, Sarah

1045 Nantasket
Peter

From: Clarren, Sarah
Sent: Thursday, July 16, 2020 8:16 AM
To: peter.jacobson33@gmail.com
Subject: RE: [Hull MA] Variance hearing 7/21/20 re:1045 Nantasket Ave. (Sent by Peter Jacobson, peter.jacobson33@gmail.com)

Peter,

I am in receipt of your email and will provide it to the Board. Please note that Chris Krahforst, Conservation Administrator also received the same email and forwarded it to me.

Best,

Sarah

Sarah Clarren | Community Development & Planning Dept. | Town of Hull | 253 Atlantic Avenue | Hull, MA 02045 | 781.925.3595 | sclarren@town.hull.ma.us |

-----Original Message-----

From: cmsmailer@civicplus.com [mailto:cmsmailer@civicplus.com]
Sent: Wednesday, July 15, 2020 5:54 PM
To: Clarren, Sarah <sclarren@town.hull.ma.us>
Subject: [Hull MA] Variance hearing 7/21/20 re:1045 Nantasket Ave. (Sent by Peter Jacobson, peter.jacobson33@gmail.com)

Hello sclarren,

Peter Jacobson (peter.jacobson33@gmail.com) has sent you a message via your contact form (<https://www.town.hull.ma.us/user/72/contact>) at Hull MA.

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Message:

Ms. Clarren,

I am fully supportive of the application filed by Phillip and Constance Thomas regarding the property at 1045 Nantasket Ave., Hull, MA, for a Special Permit/Variance to make two individual apartments and remove the staircase. The Thomas' are 40-year upstanding Hull residents, where the property will be improved with no conversation concerns or impact the neighborhood.

Thank you,
Peter Jacobson
Owner, 1055 Nantasket Ave, Hull. MA
Mobile: 917-531-3740

