



Town of Hull

BUILDING DEPARTMENT

TEL: (781) 925-1330

FAX: (781) 925-2228

253 ATLANTIC AVE**HULL, MASSACHUSETTS 02045**

January 7, 2020

John Boyd
4 Sunset Ave
Hull, Ma 02045

Re: 118 Cadish Ave

Dear Mr. Boyd;

I am in receipt of your building permit application dated December 9, 2019 on which you propose to perform the following work:

“Move house up-hill 10 feet, elevate 2 feet on FEMA compliant foundation, reconstruct porch and rear shed addition, work is in set-back”

After having reviewed said application I have determined that this would be in violation of the Town's Zoning by-law(s).

Section 61, Non-Conforming Uses, paragraph 61-2, sub para f, Pre-Existing Structures.
The proposed addition requires a special permit from the Zoning Board of Appeals.

Existing and proposed left side setback is less than required.

Therefore, you are required to file all necessary applications for a public hearing and appeal with the Hull Zoning Board of Appeals, pursuant to MGL Chapter 40-A.

Any questions regarding this matter may be directed to this department.

Very Truly Yours,

Bartley Kelly,
Building Commissioner

Reason for petition/application:

- X Special Permit -----Hull By-Law§: 61-2 _____
- _____ Variance Hull By-Law§: _____
- Appeal Decision of Bldg. Comrn. -----Hull By-Law§: _____

7. Describe why you seek a Special Permit, Variance or Other Relief:

The proposed new location for the existing home does not
meet side setback requirements.

(Use Additional Sheets as Necessary)

9. Name, address and phone number of your land surveyor (if applicable):

David G. Ray, PLS

46 Edgewater Road

Hull, MA 02045

Signed under the pains and penalties of perjury, this 21 day of January, 2020

Virginia M. Walsh
(Applicant or Attorney)

(Applicant Attorney)

NOTE: DO NOT ATTEMPT TO DISCUSS THE MERITS OF YOUR CASE WITH ANY INDIVIDUAL MEMBER OF THE BOARD OF APPEALS AT ANY TIME. YOU WILL HAVE AN OPPORTUNITY TO SPEAK AT THE PUBLIC HEARING ON YOUR APPLICATION BEFORE THE FULL BOARD.

SPECIAL PERMIT QUESTIONNAIRE

1. Describe why the proposed change to your property would be in harmony with the general purpose and intent of the By-Law:
The currently location of the home is actually closer than the proposed location. We will be making the home more compliant and FEMA compliant.
2. Describe how the proposed change to your property would potentially impact your neighborhood (either visually or in any other manner), especially abutting and nearby properties (i.e., describe the potential effects of lighting, drainage, noise, views on neighboring properties):
Neighbors views will improve by moving the home back and closer to the street.
3. Describe how the proposed change to your property would potentially affect the character of your zoning district:
No change.
4. Describe why you believe that the proposed change to your property would not be more detrimental to the neighborhood, especially to abutting and nearby properties:
We are making the home more compliant which should only improve the neighborhood value
5. Describe how the proposed change to your property would potentially affect on-site and off-site parking. In addition, please describe how the proposed change to your property would potentially affect traffic in the immediate area:
No changes.

VARIANCE QUESTIONNAIRE

1. Is your property (lot/structure) unique in any of the following ways?

- ☐ Shape of your lot
- ☐ topography of your lot
- ☐ Soil conditions of your land
- ☐ structure/layout of your building (Use Variances only)

If so, describe in detail those characteristics that are unique to your land (i.e., those that do exist on your land but do not exist on abutting or nearby properties in your neighborhood or zoning district).

2. Do you have a "substantial hardship" related to the uniqueness of your property (as you have described immediately above) that prevents you from either:

(i) complying with our By-Law, or (ii) using your land or building as it currently exists?

☐ yes ☐ no

3. If your answer is yes, describe in detail:

- how this hardship is related to the uniqueness of your property:

Please note that the "substantial hardship" must be related to your property, not to your individual circumstances

The Board would like you to describe exactly how the shape of your lot, the topography of your lot, the soil conditions of your lot or the structure/layout of your building (i) are unique or substantially different from neighboring properties and (ii) how these unique circumstances prevent you from using your property for its intended use as a single family home, as a business, etc.

For example, the mere fact that your property will be worth more if a Variance is granted does not constitute a "substantial hardship".

how this hardship prevents you from complying with the Hull Zoning By-Law or
prevents you from using your land or building as it currently exists.

4. Describe how your property can still comply with the purpose and intent of the Hull Zoning By-Law if your Variance is allowed:

118 Cadish Ave

TO BE COMPLETED BY BUILDING COMMISSIONER:

- ◆ Date Building Permit Requested: 12/9/19 (if applicable)
- ◆ Date Building Permit Denied: 1/7/20 (attach letter of denial)
- ◆ Any prior appeals on this property: YES _____ NO X (attach copies of decisions)
- ◆ IF YES, provide date of decision and action taken:

N/A

◆ **ATTACHMENTS:** (place ✓ beside each)

- _____ Prior Decisions of Board Re: Property (if applicable)
- ✓ Letter of Denial & Copies of All Correspondence (if applicable)

◆ **APPLICANT HAS ATTACHED THE FOLLOWING:** (place ✓ beside each)

- ✓ Copy of Deed/Transfer Certificate of Title
- ✓ Copy of Plot Plan or Survey & Proposed Building Plans
- ✓ Pictures of Building (views of front, rear, left side & right side)
- N/A Copy of P&S Agreement (if applicable)
- ✓ Certified List of Abutters (from Assessor's Office)
- ✓ Filing Fee

◆ **APPLICATION INCLUDES:** (place ✓ beside each)

- ✓ Signature (page 2)
- ✓ Zoning District (page 1)
- ✓ Assessor's Information (page 1)
- ✓ Phone Number (page 1)
- ✓ Title Reference (page 1)
- ✓ Description of Relief Sought (page 2)
- ✓ Special Permit Questionnaire or Variance Questionnaire (page 3 or page 4)
- _____ Answers to All Other Questions on Application

****BUILDING COMMISSIONER'S CERTIFICATION****

I have reviewed this Application and, based on its contents and the information available in the Building Department's files on this date, certify that it is complete in all respects.

Date: 3/17/20

Barty Kell
Building Commissioner, Town of Hull

DEED

I, Edward F. Morgan, III, Trustee of the 118 Cadish Avenue Realty Trust dated 20th day of September, 1997, of 224 Sudbury Drive, Atlantis, Florida, for consideration paid and in consideration of Six Hundred Twenty Thousand Dollars (\$620,000.00) grant to Virginia M. Walsh and Edward G. Walsh of 118 Cadish Avenue, Hull, Plymouth County, Massachusetts, husband and wife, as tenants by the entirety, with Quitclaim Covenants

A certain parcel of land with the buildings thereon situated in Hull in the County of Plymouth and Commonwealth of Massachusetts, being lot numbered two hundred and ninety-eight (298) on a Plan entitled "Plan of Land Belonging to the Nantasket Company at Nantasket Beach" made by F. M. Hersey, Civil Engineer, dated May 1881, which Plan is recorded in the Registry of Deeds for Plymouth County, Book 1, Page 100, together with all the rights, title and interest of the grantor in and to all land, beach and flats situated between the Easterly side of Cadish Avenue (formerly Bay Avenue) and low water mark opposite said lot 298 as shown on said Plan, and said lot is bounded and further described as follows: -to wit-

WESTERLY by the Easterly side of Cadish Avenue, formerly Bay Avenue, Fifty Four and Seventy-Seven Hundredths (54.77) Feet;

NORTHERLY by Lot Two Hundred Ninety-Seven (297) on said Plan, One Hundred and Twenty and 83/100 (120.83) Feet;

EASTERLY by Lot numbered Two Hundred Ninety-Four (294) on said Plan, Fifty (50) Feet; and

SOUTHERLY by the Northerly line of O Street, One Hundred Forty-Three and 20/100 (143.20) Feet.

Containing six thousand five hundred and seventy six square feet according to said Plan, subject to restrictions of record as far as the same be in force and applicable.

For title see deed dated September 20, 1997 recorded in Plymouth Registry of Deeds Book 15498 Page 166.

WITNESS my hand and seal this day, October 7, 2005.

Edward F. Morgan III
Edward F. Morgan, III, Trustee

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
07 OCT 2005 03:15PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 3149B Pg 61-62

CANCELLED

ROCKLAND
DEEDS REG
PLYMOUTH

01

10/07/05 3:15PM

000000 #9557

\$2827.20

FEE

\$2827.20

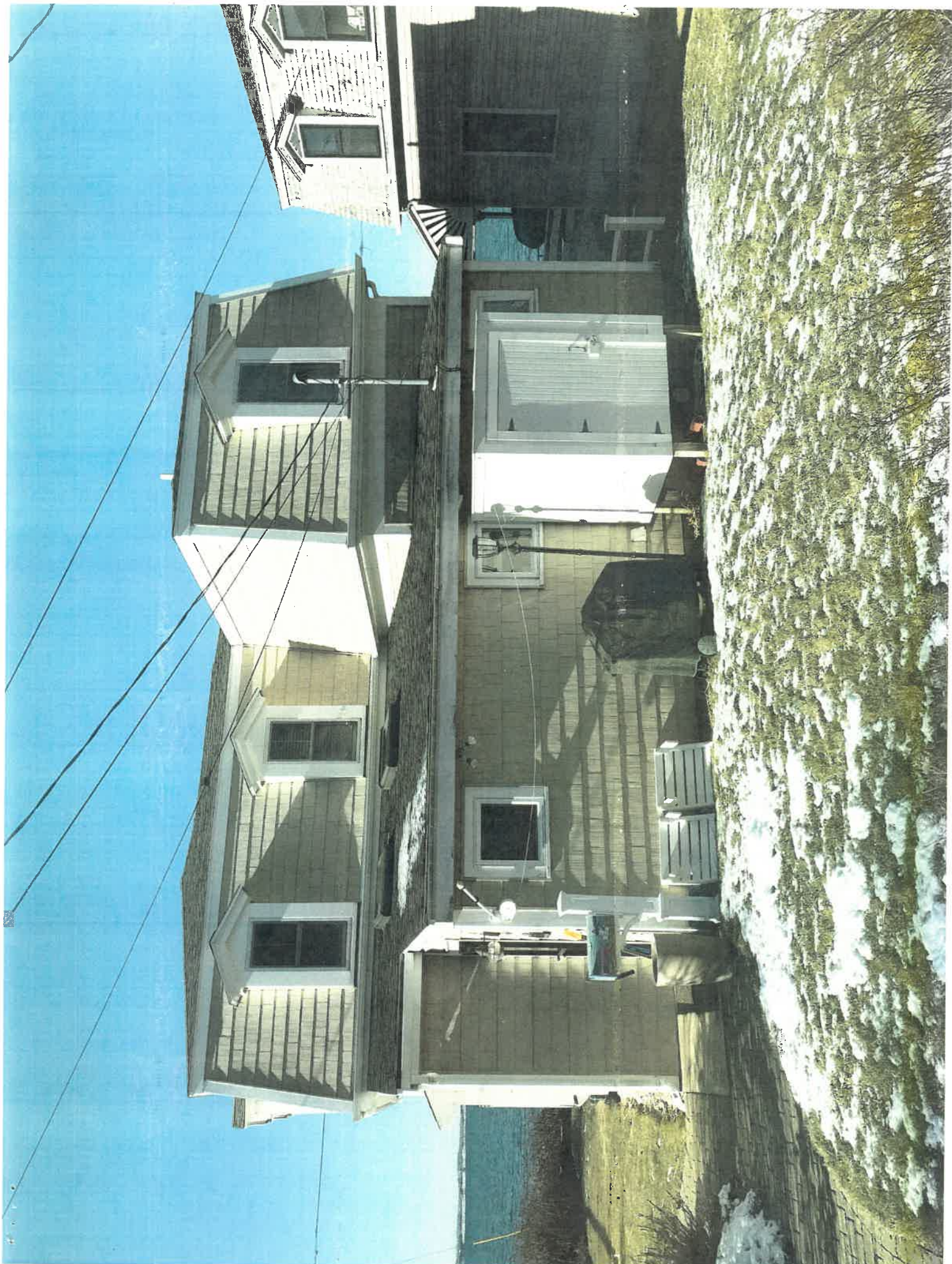
CASH

5











PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		CADISH AVE, HULL

OWNERSHIP

Owner 1: WALSH VIRGINIA M & EDWARD G

Owner 2:

Owner 3:

Street 1: 118 CADISH AVENUE

Street 2:

Town/City: HULL

Sub/Prov: MA

Postal: 02045

Unit #:

Own Occ: N

Type:

PREVIOUS OWNER

Owner 1: MORGAN EDWARD F III TRS 118 CA - DISH AVE

Owner 2: -

Street 1: 224 SUDBURY DRIVE

Town/City: ATLANTIS

Sub/Prov: FL

Postal: 33462

Unit #:

Own Occ: N

Type:

PREVIOUS OWNER

Owner 1: MORGAN EDWARD F III TRS 118 CA - DISH AVE

Owner 2: -

Street 1: 224 SUDBURY DRIVE

Town/City: ATLANTIS

Sub/Prov: FL

Postal: 33462

Unit #:

Own Occ: N

Type:

PREVIOUS OWNER

Owner 1: MORGAN EDWARD F III TRS 118 CA - DISH AVE

Owner 2: -

Street 1: 224 SUDBURY DRIVE

Town/City: ATLANTIS

Sub/Prov: FL

Postal: 33462

Unit #:

Own Occ: N

Type:

PREVIOUS OWNER

Owner 1: MORGAN EDWARD F III TRS 118 CA - DISH AVE

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	319,700	2,200	6576.000	342,300	664,200	298 NANT CO	14-121

Total Card	319,700	2,200	0.151	342,300	664,200	Entered Lot Size	GIS Ref
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Total Parcel	319,700	2,200	0.151	342,300	664,200	Total Land: 6576	GIS Ref
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Source: Market Adj Cost	Total Value per SQ unit /Card: 387.66	/Parcel: 387.66	Land Unit Type: SF	Insp Date	08/02/13
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Total Parcel	319,700	2,200	0.151	342,300	664,200	Efficient Lot Size	Total Land: 6576
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SALES INFORMATION	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORGAN EDWARD F	31498-61	10/7/2005	CHANGE > SAL	9/22/1997	FAMILY	2135.97	1 No	No	No		REHAB AFTER SALE

Building Permits	Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	Date	Result	By	Name
12/13/2004	05-268	REHAB			C	7/11/2005				8/2/2013	MEAS+INSPCTD	189	J HARRIS
										3/29/2006	FIELDREV CHG	189	BECK
										6/26/2003	INSPECTED	201	J HARRIS
										11/5/2002	MEASURED	201	S MCCATHERN
										11/8/2001	MEAS+INSPCTD	PER	

Activity Information	Date	Result	By	Name	Sign:	VERIFICATION OF VISIT DATA

Pat Acct.	1111	Notes	ASR Map:	Fact Dist:	Reveal Dist:	Year:	Land Reason:	Bld Reason:

Pat Acct.	1111	Notes	ASR Map:	Fact Dist:	Reveal Dist:	Year:	Land Reason:	Bld Reason:

Pat Acct.	1111	Notes	ASR Map:	Fact Dist:	Reveal Dist:	Year:	Land Reason:	Bld Reason:

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EXTERIOR INFORMATION

Type: 6 - COLONIAL	Full Bath: 1	Rating: VERY GOOD
Sty Ht: 2 - TWO STORY	A Bath: 1	Rating: GOOD
(Liv) Units: 1	3/4 Bath: 1	Rating: GOOD
Total: 1	A 3QBth: 1	Rating: GOOD
Foundation: 5 - PIERS	1/2 Bath: 1	Rating: GOOD
Frame: 1 - WOOD	A HBth: 1	Rating: GOOD
Prime Wall: 4 - VINYL	Other Fix: 2	Rating: GOOD
Sec Wall: 1		

OTHER FEATURES

Roof Struct: 5 - MANSARD	Kits: 1	Rating: VERY GOOD
Roof Cover: 1 - ASPHALT SH	A Kits: 1	Rating: GOOD
Color: BEIGE	Fpl: 1	Rating: GOOD
View / Desir: 1	WSFlue: 1	Rating: GOOD

GENERAL INFORMATION

Grade: B - GOOD	Location: 1	Rating: GOOD
Year Blt: 1880	Total Units: 1	
Alt LUC: 1	Floor: 1	
Jurisdic: 1	% Own: 1	
Const Mod: 1	Name: 1	
Lump Sum Adj: 1		

INTERIOR INFORMATION

Avg Ht/FL: STD	Phys Cond: VG - Very Good	12.4 %
Prim Int Wal: 4 - SOLID WOOD	Functional: 1	
Sec Int Wal: 2 - PLASTER	Economic: 1	
Partition: T - TYPICAL	Special: 1	
Prim Floors: 3 - HARDWOOD	Override: 1	
Sec Floors: 1	Total: 1	12.4 %

CALC SUMMARY

Bsmnt Flr: 1	Basic \$ / SQ: 130.00	
Bsmnt Gar: 1	Size Adj.: 0.91011471	
Electric: 3 - TYPICAL	Const Adj.: 0.98847687	
Insulation: 2 - TYPICAL	Adj \$ / SQ: 116.952	
Int vs Ext: S	Other Features: 64525	
Heat Fuel: 2 - GAS	Grade Factor: 1.34	
Heat Type: 3 - FORCED HW	Neighborhood Inf: 1.00000000	
# Heat Sys: 1	LUC Factor: 1.00	
% Heated: 1	Adj Total: 365005	
Solar HW: NO	Depreciation: 45261	
% Corn Wal: 1	Depreciated Total: 319745	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	14X20	F	FR	1940	15.78	T	50	101				2,200			2,200

More: N

Total Yard Items: 2,200

Total Special Features: 2,200

Total: 2,200

COMMENTS

Full Bath: 1	Rating: VERY GOOD
A Bath: 1	Rating: GOOD
3/4 Bath: 1	Rating: GOOD
A 3QBth: 1	Rating: GOOD
1/2 Bath: 1	Rating: GOOD
A HBth: 1	Rating: GOOD
Other Fix: 2	Rating: GOOD

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units
Level	FY LR DR K FR RR BR FB HB L O	1
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8 BRS: 5 Baths: 1 HB: 1	

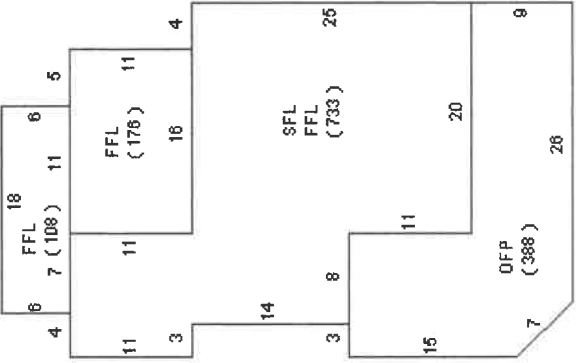
REMODELING

Exterior: 1	No Unit	RMS	BRS	FL
Interior: 1	8	5	M	
Additions: 1				
Kitchen: 1				
Baths: 1				
Plumbing: 1				
Electric: 1				
Heating: 1				
General: 1				
Totals	1	8	5	

RES BREAKDOWN

Exterior: 1	No Unit	RMS	BRS	FL
Interior: 1	8	5	M	
Additions: 1				
Kitchen: 1				
Baths: 1				
Plumbing: 1				
Electric: 1				
Heating: 1				
General: 1				
Totals	1	8	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub	%	Usbl	Area	SFL	95
FFL	1ST FLOOR	1,017	116.950	118,940						
SFL	2ND FLOOR	696	116.950	81,439						
OFF	OPEN PORCH	388	19.300	7,488						

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub	%	Usbl	Area	SFL	95
FFL	1ST FLOOR	1,017	116.950	118,940						
SFL	2ND FLOOR	696	116.950	81,439						
OFF	OPEN PORCH	388	19.300	7,488						

IMAGE



AssessPro Patriot Properties, Inc

WALLACE ELIZABETH TRS
11 P ST
HULL, MA 02045

DAUM AUDREY B
108 CADISH AVE
HULL, MA 02045

MANCINI MARY TRS 112
22 FOREST ST
HANOVER, MA 02339

AUGENSTERN ARTHUR A & KAREN O
7 P STREET
HULL, MA 02045-0000

LEE JOSEPH R & EFFIE A
9 N STREET
HULL, MA 02045

ABERIZK EMIL J
110 CADISH AVE
HULL, MA 02045

BRADFORD WILLIAM A
34 PORCHER PINKNEY
BEAUFORT, SC 29906

DEFILIPPO LEOPOLDO L TRS DEFIL
11 N ST
HULL, MA 02045-0000

CHUTE RICHARD D & DEBORAH E
17 N ST
HULL, MA 02045-0000

PEAK DAVID A & ARAI MAYA
67 CARLTON ST #2
BROOKLINE, MA 02446

NPH LLC
293 NANTASKET AVE
HULL, MA 02045

WALSH SHARON A
19 N STREET
HULL, MA 02045

HOWARD TRS.
PO BOX 67446
CHESTNUT HILL, MA 02467-0004

KANSKY BERNARD A TR
103 ALETHA ROAD
NEEDHAM, MA 02492-0000

DUNN CAITLIN E & HENRY J
18 O STREET
HULL, MA 02045-0000

AUGENSTERN ARTHUR A & KAREN O
7 P STREET
HULL, MA 02045-0000

HANLEY MITCHELL EUGENE
101 CENTRAL AVE
HULL, MA 02045

BUCHLEITNER NEIL & LINDSEY
16 O ST
HULL, MA 02045

OGORMAN SCOTT F& JEANNE F
106 CADISH AVE
HULL, MA 02045

SAVAGE PHYLLIS C TRS
12 O STREET
HULL, MA 02045-0000

HEGGIE JANE M C/O MARIJKE
9 O STREET
HULL, MA 02045

KAPLAN ROBERT M & DENISE K TRS
4 N STREET
HULL, MA 02045-0000

DOLAN MARSHA D TRS
8 O STREET
HULL, MA 02045-0000

ALSBACH MARIJKE D TRS
9 O STREET
HULL, MA 02045

BOLES ELIZABETH J
83 CENTRAL AVE
HULL, MA 02045

MANCINI MARY TRS
27 FOREST ST
HANOVER, MA 02339

PAYNE KATHLEEN A &
11 O STREET
HULL, MA 02045

OGORMAN SCOTT F & JEANNE F
106 CADISH AVE
HULL, MA 02045

RAWAN MICHAEL WAYNE & JUDITH M
59 KINNICUTT RD
WORCESTER, MA 01602

HAZELTINE DAVID W & KATHERINE
8 P STREET
HULL, MA 02045

HOY ROBERT L JR
57 OAK STREET
WESTERLY, RI 02891

39 + 4

BUSH ROSANNE
120 CADISH AVE
HULL, MA 02045-0000

SCRIBNER JANET G TRS
15 O ST
HULL, MA 02045

GIBBONS DAVID E & TINA
17 O ST
HULL, MA 02045

OAK DEVELOPMENT & DESIGN LLC
1035 MAIN ST
HINGHAM, MA 02043

LOMBARDO PETER C.& KATHLEEN M.
14 P STREET
HULL, MA 02045-0000

ORLANDI JOHN R
12 P STREET
HULL, MA 02045-0000

MILANO ADONIS
108 CENTRAL AVE
HULL, MA 02045

David G. Ray
Nantesket Survey Engineering
46 Edgewater
Hull, MA 02045
Virginia S. Edwards Walsh
118 Cadish Ave.
Hull, MA 02045