



Hull Zoning Board of Appeals Minutes

Applicant: Thomas Albert

Property: 179C Samoset Avenue

Date: August 7, 2014

Time meeting began: 7:38 pm

Time meeting concluded: 7:48 pm

Place of meeting: Hull Town Hall, Main Meeting Room

Members present:	Alana Swiec, Chair	Sitting	Attending	Absent	Abstain
	Roger Atherton, Clerk	Sitting	Attending	Absent	Abstain
	Mark Einhorm, Member	Sitting	Attending	Absent	Abstain
	Patrick Finn, Associate	Sitting	Attending	Absent	Abstain
	Phillip Furman, Associate	Sitting	Attending	Absent	Abstain
	Jason McCann, Associate	Sitting	Attending	Absent	Abstain

In Attendance: Ellen Barone, Board Administrator
Shiela Connor, Chair Conservation Commission

General relief sought: Applicant requests a Special permit to remove existing 10' x 14' deck and replace with 10' x 25' deck pursuant to Hull Zoning Bylaws, Section 61-2f.
Proposed/existing rear setback is less than required

General discussion: Ms. Barone delivered to the Board new plans dated 7-22-14, revising the original dated 5-17-14, by increasing the size of the proposed deck from 25' to 30'. There was discussion regarding whether this change needed to be re-advertised to properly inform the public. Ms. Barone considered it a minor change and stated that, in her experiences with the Planning Board and Conservation Commission, she did not think re-advertising was necessary. She added there is no one here contesting the application. Mr. Furman added that he had done a site visit on his own and that the proposed deck area is largely hidden from the view of any abutters. Ms. Swiec opined that it appears to be de minimus.

Dr. Atherton pointed out that the addition does not go further into the rear setback, which is at issue. He continued that it does increase the intensity of the non-conformity by enlarging the deck. Mr. Furman added that the area is surrounded by a large fence and no one can see the deck or the revised increase. Mr. Albert added that the deck is only 22 inches high, so it is not an

issue for the neighbors. Dr. Atherton commented that due to its small height it does not add to lot coverage, but it is 5.9 feet from the lot line, which is the same as the current deck and the nearby garage is 0.6 feet from the lot line. He asked if the Board needed a site visit and whether Mr. Furman's observations would be sufficient? The consensus was that a site visit was not necessary and the Board could move to a vote.

Action taken, if any: Dr. Atherton made a motion to accept the request for a Special Permit as made by Mr. Albert and according to the plan dated 7-22-2014. The motion was seconded by Mr. Furman.

Was final vote taken?	Yes	No	
Final Vote:	Alana Swiec	Yes	No
	Roger Atherton	Yes	No
	Phillip Furman	Yes	No

Recorded by: Roger Atherton

Minutes Approved: _____

All actions taken:

All action taken includes not only votes and other formal decisions made at a meeting, but also discussion or consideration of issues for which no vote is taken or final determination is made. Each discussion held at the meeting must be identified; in most cases this is accomplished by setting forth a summary of each discussion. A verbatim record of discussions is not required.