



Town of Hull

BUILDING DEPARTMENT

TEL: (781) 925-1330

FAX: (781) 925-2228

253 ATLANTIC AVE**HULL, MASSACHUSETTS 02045**

Revised: January 20, 2020

Michael Lailer
24 Stoney Beach Road
Hull, Ma 02045

Re: 21 Stoney Beach Road

Dear Mr. Lailer;

I am in receipt of your building permit application dated November 20, 2019 on which you propose to perform the following work:

“Build New Deck over existing flat roof within existing footprint”.

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 side setbacks are 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 deck is within the front and side setbacks.

(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 Jan day of 21, 2020.


(Applicant 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 proposed deck is over an existing porch and does not increase any non-conformities.

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):
No change.

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:
The proposed deck would only add value to the neighborhood.

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:

TO BE COMPLETED BY BUILDING COMMISSIONER:

- ◆ Date Building Permit Requested: 11/20/19 (if applicable)
- ◆ Date Building Permit Denied: 1/20/20 (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)

- N/A 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)
- ✓ 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

Bruce Keli
Building Commissioner, Town of Hull

FIDUCIARY DEED

I, Dorothy R. Aspesi, ADMINISTRATRIX of the ESTATE of Cesar Aspesi, Suffolk Probate Court No. 93P 1706 A1 by power conferred by a License to Sell of the Suffolk Probate Court dated July 20, 1993

and every other power,
for Ninety Seven Thousand Five Hundred and 00/100 (\$97,500.00)
Dollars,

paid, grants to Stephen Dalessio and Sandra Dalessio HUSBAND AND WIFE
AS TENANTS BY THE ENTIRETY
of 64 HIBISCUS AVENUE, WYTHAM, MA
three parcels of land with the buildings thereon, bounded and
described as follows:

1. That certain parcel of land situate in Hull, in the County of
Plymouth and said Commonwealth, bounded and described as follows:

Northeasterly by Stony Beach Road twenty-seven and 52/100 (27.52)
feet;
Southeasterly by lot 5C on the plan hereinafter mentioned fifty-
eight (58) feet;
Southwesterly by lot 4B on said plan twenty-seven and 10/100
(27.10) feet; and
Northwesterly by land now or formerly of Hannah A. Shea fifty
-eight (58) feet.

Said parcel is shown as Lot 4C on said plan. w/c 5526

Said parcel is subject to a right of way along the easterly
line of said lot 4C as shown on said subdivision plan, for a foot
passage to Stony Beach Road and over lot 4A to the beach, to the
occupants of lot 4B as set forth in document #12549.

Also another certain parcel of land situate in said Hull,
bounded:

Southwesterly by Stony Beach Road twenty-seven and 52/100 (27.52)
feet;
Northwesterly by land now or formerly of Hannah A. Shea measuring
on the upland about thirty-two (32) feet;
Notheasterly by Massachusetts Bay; and
Southeasterly by lot 5A on said plan.

Said parcel is shown as Lot 4A on subdivision plan #9292B,
drawn by R. Gillen, C.E., dated July 10, 1935, and filed with
Certificate of Title No. 5526.

Said parcel 4A is subject to the right of way as set forth
in document #12549.

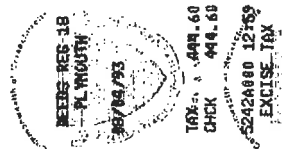
Title Reference: Plymouth District of Land Court
Certificate of Title No. 9560, Book 47, Page 160.

2. That certain parcel of land situate in Hull, in the County of
Plymouth, bounded and described as follows:

Northeasterly by Lot 4C on the plan hereinafter mentioned twenty
-seven and 10/100 (27.10) feet;
Southeasterly by Lot 5B on said plan twenty-three (23) feet;
Southerly by land now or formerly of the Town of Hull; and
Northwesterly by land now or formerly of Hannah A. Shea thirty-
seven (37) feet.

Said parcel is shown as Lot 4B on subdivision plan #9292B,
drawn by R. Gillen, C.E., dated July 10, 1935, and filed with
Certificate of Title No. 5526.

PROPERTY ADDRESS: 21 & 22 STONEY BEACH ROAD, HULL, PLYMOUTH COUNTY, MASSACHUSETTS



There is appurtenant to said land a right of way along the easterly line of lot 4C, as shown on said subdivision plan, for a foot passage to Stony Beach Road and over lot 4A to the beach, as set forth in document #12549.

Title Reference: Plymouth District of Land Court
Certificate of Title No. 24495, Book 122, Page 95.

Witness my hand and seal this *24th* day of July, 1993

Dorothy R. Aspesi
Dorothy R. Aspesi, Administratrix

The Commonwealth of Massachusetts

Suffolk, ss.

July *24*, 1993

Then personally appeared the above named Dorothy R. Aspesi, Administratrix, and acknowledged the foregoing instrument to be her free act and deed, before me.

John A. O'Connor
John A. O'Connor, Notary Public
My Commission Expires:
April 14, 2000

7-24-93
RECORDED
BY THE COURT.
Esmerald D. Cronin
Deputy of Clerk

*See leave - assents to
of all half of trust - OK
mdc*











PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		STONY BEACH RD, HULL

OWNERSHIP

Owner 1: DALESSIO STEPHEN & SANDRA

Owner 2:

Owner 3:

Street 1: 64 HIBISCUS AVE

Street 2:

Town/City: WEYMOUTH

SU/Prov: MA

Postal: 02188-0000

PREVIOUS OWNER

Owner 1: ASPESSI CHESAR -

Owner 2: -

Street 1:

Town/City:

SU/Prov:

Postal:

NARRATIVE DESCRIPTION

This Parcel contains 1,584 SQ FT of land mainly classified as 1 FAMIL Y with a(n) COLOLD STL Building Built about 1880, Having Primarily WOOD SHING Exterior and ASPHALT SH Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms Total, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	129,000		1584.000	174,500	303,500	AC STONY BEACH LC	51-044

Total Card	129,000	0.036	174,500	303,500		Entered Lot Size	GIS Ref
Total Parcel	129,000	0.036	174,500	303,500		Total Land: 1584	

Source: Market Adj Cost		Total Value per SQ unit /Card: 232.57	/Parcel: 232.57			Land Unit Type: SF	GIS Ref
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Insp Date	01/18/17
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	129,000	0	1,584	174,500	303,500	303,500	Year End Roll	12/17/2019
2020	101	NC	129,000	0	1,584	174,500	303,500	303,500	Year End Roll	10/18/2019
2019	101	FV	121,400	0	1,584	154,000	275,400	275,400	Year End Roll	11/5/2019
2018	101	FV	110,000	0	1,584	154,000	264,000	264,000	Year End Roll	11/9/2018
2017	101	FV	101,900	0	1,584	154,000	255,900	255,900	Year End Roll	11/5/2017
2016	101	FV	121,300	0	1,584	154,000	275,300	275,300	Year End Roll	11/12/2016
2015	101	FV	121,300	0	1,584	154,000	275,300	275,300	Year End Roll	11/8/2015
2014	101	FV	121,300	0	1,584	133,500	254,800	254,800	Year end roll	11/8/2014

PREVIOUS ASSESSMENT

Parcel ID	51-044
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PRINT	Date	Time
	01/21/20	09:50:28

LAST REV	Date	Time
	01/25/17	14:25:31

Prior id # 1:	4988
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Prior id # 2:	
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Prior id # 3:	
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Prior id # 1:	
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Prior id # 1:	
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BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/7/2015	16-137	DECK - P	28,000	C				
5/20/2008	08-369	WINDOW/ID	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/18/2017	MEASURED	189	J HARRIS
7/27/2016	PERMIT VISIT	189	J HARRIS
7/28/2009	PERMIT VISIT	189	J HARRIS
3/27/2003	MEASURED	189	J HARRIS
6/11/1996	MEAS+INSPCTD	MAI	96 MAILER RE

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	SFB	SING FAM	100	U		
o				t		
n				l		
Census: 5001						
Exmpt						
Flood Haz: 2						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / PricelUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infru	Neigh Mod	Infr 1	%	Infr 2	%	Infr 3	%	Appraised Value	Alt	%	Spec J	Fact	Use Value	Notes
101	1 FAMILY		1584		SQ FT	SITE		0	34.	3,241	10	1.00							174,542		0.				174,500

Sign: VERIFICATION OF VISIT NOT DATA

1/1

Total AC/Ha: 0.03636	Total SF/SM: 1584.00	Parcel LUC: 101	1 FAMILY	Prime NB Desc: WV OCN/SLAN
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Total: 174,542	Spl Credit	Total: 174,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

mac

2021

EXTERIOR INFORMATION

Type: 115 - COL/OLD STYL	
Sty Ht: 1T - 1T	
(Liv) Units: 2	Total: 2
Foundation: 1 - CONCRETE	
Frame: 1 - WOOD	
Prime Wall: 1 - WOOD SHING	
Sec Wall: 1 - WOOD SHING	
Other Fix: 1 - WOOD SHING	

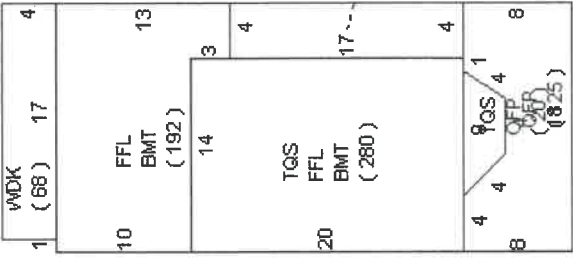
BATH FEATURES

Full Bath: 2	Rating: AVERAGE
A Bath: 1	Rating: AVERAGE
3/4 Bath: 1	Rating: AVERAGE
A 3Qbth: 1	Rating: AVERAGE
1/2 Bath: 1	Rating: AVERAGE
A HBth: 1	Rating: AVERAGE
Other Fix: 1	Rating: AVERAGE

COMMENTS

REHAB 95.
1st Res Grid Desc: Line 1
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals

SKETCH



RESIDENTIAL GRID

1st Res Grid Desc: Line 1
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals

OTHER FEATURES

Kits: 1	Rating: AVERAGE
A Kits: 1	Rating: AVERAGE
Frpl: 1	Rating: AVERAGE
WSFlue: 1	Rating: AVERAGE

CONDO INFORMATION

Grade: C - AVG -
Year Blt: 1880
Alt LUC: 1
Jurisdct: 1
Const Mod: 1
Lump Sum Adj: 1

DEPRECIATION

Phys Cond: GD - Good
Functional: 1
Economic: 1
Special: 1
Override: 1
Total: 26.4%

INTERIOR INFORMATION

Avg Ht/FL: STD
Prim Int Wal: 2 - PLASTER
Sec Int Wal: 1 - TYPICAL
Prim Floors: 3 - HARDWOOD
Sec Floors: 1 - CONCRETE

CALC SUMMARY

Basic \$ / SQ: 135.00
Size Adj.: 1.17058825
Const Adj.: 1.009999999
Adj \$ / SQ: 159.610
Other Features: 35000
Grade Factor: 0.90
Neighborhood Int: 1.000000000
LUC Factor: 1.00
Adj Total: 175246
Depreciation: 46265
Depreciated Total: 128981

PARCEL ID

Parcel ID: 51-044
Rate: 143.65
Before Depr: 84.98
Val/Su Net: 168.63

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
1	7	2	M	

REMODELING

Exterior: 1	RMS: 7	BRS: 2	HB: 1
Interior: 1	RMS: 7	BRS: 2	HB: 1
Additions: 1	RMS: 7	BRS: 2	HB: 1
Kitchens: 1	RMS: 7	BRS: 2	HB: 1
Baths: 1	RMS: 7	BRS: 2	HB: 1
Plumbing: 1	RMS: 7	BRS: 2	HB: 1
Electric: 1	RMS: 7	BRS: 2	HB: 1
Heating: 1	RMS: 7	BRS: 2	HB: 1
General: 1	RMS: 7	BRS: 2	HB: 1

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M

Totals

1	7	2	
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RESIDENTIAL GRID

1st Res Grid Desc: Line 1
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals

CONDO INFORMATION

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Rate	Parcel ID	Type	Date	Sale Price
1	7	2	M	

REMODELING

Exterior: 1	RMS: 7	BRS: 2	HB: 1
Interior: 1	RMS: 7	BRS: 2	HB: 1
Additions: 1	RMS: 7	BRS: 2	HB: 1
Kitchens: 1	RMS: 7	BRS: 2	HB: 1
Baths: 1	RMS: 7	BRS: 2	HB: 1
Plumbing: 1	RMS: 7	BRS: 2	HB: 1
Electric: 1	RMS: 7	BRS: 2	HB: 1
Heating: 1	RMS: 7	BRS: 2	HB: 1
General: 1	RMS: 7	BRS: 2	HB: 1

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M

Totals

1	7	2	
---	---	---	--

RESIDENTIAL GRID

1st Res Grid Desc: Line 1
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals

CONDO INFORMATION

Grade: C - AVG -
Year Blt: 1880
Alt LUC: 1
Jurisdct: 1
Const Mod: 1
Lump Sum Adj: 1

DEPRECIATION

Phys Cond: GD - Good
Functional: 1
Economic: 1
Special: 1
Override: 1
Total: 26.4%

INTERIOR INFORMATION

Avg Ht/FL: STD
Prim Int Wal: 2 - PLASTER
Sec Int Wal: 1 - TYPICAL
Prim Floors: 3 - HARDWOOD
Sec Floors: 1 - CONCRETE

CALC SUMMARY

Basic \$ / SQ: 135.00
Size Adj.: 1.17058825
Const Adj.: 1.009999999
Adj \$ / SQ: 159.610
Other Features: 35000
Grade Factor: 0.90
Neighborhood Int: 1.000000000
LUC Factor: 1.00
Adj Total: 175246
Depreciation: 46265
Depreciated Total: 128981

PARCEL ID

Parcel ID: 51-044
Rate: 143.65
Before Depr: 84.98
Val/Su Net: 168.63

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
1	7	2	M	

REMODELING

Exterior: 1	RMS: 7	BRS: 2	HB: 1
Interior: 1	RMS: 7	BRS: 2	HB: 1
Additions: 1	RMS: 7	BRS: 2	HB: 1
Kitchens: 1	RMS: 7	BRS: 2	HB: 1
Baths: 1	RMS: 7	BRS: 2	HB: 1
Plumbing: 1	RMS: 7	BRS: 2	HB: 1
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CONDO INFORMATION

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Year Blt: 1880
Alt LUC: 1
Jurisdct: 1
Const Mod: 1
Lump Sum Adj: 1

DEPRECIATION

Phys Cond: GD - Good
Functional: 1
Economic:

CARLE ROSE LIFE EST & CARLE
188 ATLANTIC AVE
HULL, MA 02045-0000

MELLO BEATRICE TRS MELLO TRS
PO BOX 425
JEFFERSONVILLE, VT 05464

MAGNER ELLEN
263 FOUNDRY STREET
SOUTH EASTON, MA 02375

MUSMECI KAREN
205 ATLANTIC AVE
HULL, MA 02045

OBRIEN PAUL A & CAROL M
10 CHRISTOPHER CT
PO BOX 822
WOLFBORO FALLS, NH 03896

LESNIKOSKI BETH ANN
825 LASALLE ST
JACKSONVILLE, FL 32207

BERARD KEVIN A & JACQUELINE
212 ATLANTIC AVENUE
HULL, MA 02045-0000

LAILER MARIE E & KENNETH J
187 AUBURN ST
WHITMAN, MA 02382

CODY ERIN M
10A STONY BEACH ROAD
HULL, MA 02045-0000

MCLAUGHLIN JOSEPH E
PO BOX 411
COHASSET, MA 02025

LAILER MICHAEL K & DENNIS J
187 AUBURN ST
WHITMAN, MA 02382

MCCARTHY PAUL M & DEBORAH T
14 MEADE AVENUE
HULL, MA 02045

GREEN HILL PLAYGROUND

HEALY CATHERINE
463 POPLAR ST
ROSLINDALE, MA 02131-4670

SCHUTTE FAITH H & COFFEY JOHN
6 STONY BEACH RD
HULL, MA 02045-0000

MITCHELL JOHN W
557 NANTASKET AVE
HULL, MA 02045-0000

MULLINS SHAUN T
23 STONY BEACH RD
HULL, MA 02045-0000

DEPINA NILTON P
420 SPRUCE ST
BRIDGEWATER, MA 02324

SULLIVAN MARK A & DIANNE M
64 WACHUSETT ROAD
WEYMOUTH, MA 02191

WOODS EDWARD F.JR.& DONNA L.
22 STONY BEACH RD
HULL, MA 02045

CALNAN KATHLEEN M
206 ATLANTIC AVENUE
HULL, MA 02045

SAMPSON ROBERT P & VIRGINIA M
40 STONY BEACH ROAD
HULL, MA 02045-0000

DALESSIO STEPHEN & SANDRA
64 HIBISCUS AVE
WEYMOUTH, MA 02188-0000

TUPLIN JOSEPH
15 STONEY BEACH RD
HULL, MA 02045

MACKI THOMAS G & PATRICIA B
32 STONY BEACH RD
HULL, MA 02045

RIXMAN TERRIE A
16 STONY BEACH
HULL, MAL 02045

DANIELS SCOTT E & MARGARET K
12 SEAVIEW AVE
HULL, MA 02045-0000

ORDELHEIDE ELKE
30 STONY BEACH RD
HULL, MA 02045

RIXMAN TERRIE A
16 STONY BEACH
HULL, MAL 02045

TUPLIN LESLIE E
10 SEAVIEW AVE
HULL, MA 02045-0000

OCONNOR TIMOTHY J & DENISE TRS
8 SEAVIEW AVENUE
HULL, MA 02045-0000

David Ray

KAUFMAN RICHARD B JR & JOANNE
6 SEA VIEW AVE
HULL, MA 02045

Michael Carter

CATALANO JOHN A
2 SEAVIEW AVE
HULL, MA 02045-0000

Stephen & Sandra
Daleggio
64 Hibiscus Avenue
Weymouth, MA 02188

DAILY ANNA G TRS AG DAILY REAL
6 STONEY BEACH RD
HULL, MA 02045-0000

43

MCCARTHY PAUL & DEBORAH T
14 MEADE AVE
HULL, MA 02045

CUDDY PETER W & CLAUDIA P
43 MOSSDALE RD
JAMAICA PLAIN, MA 02130-0000

TUPLIN ELIZABETH R
15 STONEY BEACH RD
HULL, MA 02045-0000

HULL TOWN OF

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

CARLE ROSE MARIE LIFE EST
188 ATLANTIC AVE
HULL, MA 02045-0000