

R.E.F. Realty  
157 Nantasket Avenue  
Hull, MA 02045

March 21, 2020

Dear Zoning Board:

We are the owners of the commercial buildings at 157 & 159 Nantasket Ave in front of 8/10 Berkley Road. I am in favor of building this 3 family unit. We think it would be a good addition to the neighborhood. We are in favor of multi family housing and think it would fit right into the neighborhood.

We have experience with the builders and highly recommend any opportunity to work with them. They have already brought improvement to the neighborhood with their condo project. They have been respectful to the neighbors and have been very responsive to address any issues of inconvenience. We have personally benefited directly as a result of the new sewer line, they installed at their own expense, on Berkley Road. It is a pleasure to work with them. We look forward to the improvements this would make to the neighborhood.

David Sabbag

A handwritten signature in black ink, appearing to read "David Sabbag", written in a cursive style.

Gary Sabbag

A handwritten signature in black ink, appearing to read "Gary Sabbag", written in a cursive style with a long vertical line extending downwards.

Nantasket Beach Lodging  
12 Park Avenue  
Hull, MA 02045  
781-925-1883

Dear Zoning Board of Appeals:

I am writing this letter to say that I strongly support the building of a three family dwelling at 8/10 Berkley Road. I have reviewed the plans and feel the project will make a significant improvement to the neighborhood.

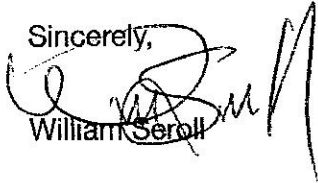
This district is a prime area for multi family housing. The project exemplifies an opportunity to replace sub par housing with modern, energy efficient, and flood compliant housing. It also provides opportunities to the Town of Hull and to new families to experience the makeover of this long neglected area of Hull. I am the direct abutter behind this site and as a multi unit owner speak directly to the need for more multi family units in Hull.


A few issues of importance to me are:

- 1: Bob has informed there will not be a garbage dumpster on site. The unit owners/tenants will have their own garbage cans kept in their garage.
- 2: The land, parking, and driveway surfaces will have adequate drainage and will pitched toward Berkley Rd.
- 3: Downspouts should also drain toward Berkley Rd.
- 4: There should be a plan to maintain the storm drain system.
- 5: Any outside lighting, flood lights, etc. will be angled downward so as not to shine in the windows of other properties.
- 6: Bob has informed me that he will be putting a 6 foot high privacy fence between our properties which will benefit all parties.

I have watched the progress of the ongoing work this developer is doing on the condos at the corner of Nantasket Ave. and Berkley Rd. and recognize that this company is a first class operation. I have observed this project from the demolition to where it stands now and can tell you, that in my opinion, they have worked extremely well with the neighbors. They have caused very little disruption. A lot of projects around here tend to linger but not this one.

Sincerely,

  
William Seroll

 3/16/20



GAIL ROBIN CAZEAULT  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires May 6, 2022

**THE CONDOMINIUMS AT BERKLEY PLACE  
155 NANTASKET AVENUE  
HULL, MA 02045**

March 31, 2020

To the Town of Hull Zoning Board of Appeals  
Mr. Neil Kane, Board Chair

Dear Zoning Board,

We the future residents of the Berkley Place Condominiums at 155 Nantasket Avenue, wish to express our support for the proposed 3 family dwelling to be located at 8/10 Berkley Road. We have purchase agreements on our respective units and are due to become residents in late May of this year. We are excited about the opportunity to reside in the town of Hull and believe we have invested in the right place at the right time. The same developers have produced our beautiful new building that bodes well for the ongoing rebirth of a thriving community. We understand that a criteria for approval is that the new building and its use is not to be more detrimental to the neighborhood. We wish to state unequivocally, that this proposed 3 family residence would be a positive improvement and welcome addition to our neighborhood.

We have reviewed the architectural plans and believe that this structure would be a great compliment to our own.

Sincerely,

David and Iris Gabree	Unit 502
Barbara Carlin	Unit 401
Diane Benedict	Unit 201
Joe Pallay	Unit 202
Susan Bossa	Unit 302
Keith and Molly Phifer	Unit 304
Mary Elloyan	Unit 303
Mindy Trees	Unit 404
Maureen Mamet	Unit 304
Gilda and John Radosta	Unit 204