

Hull Zoning Board of Appeals

The July 16, 2015 meeting of the Board of Appeals was held at 7:30 p.m. at the Hull Municipal Building, 253 Atlantic Ave., Hull, Massachusetts.

Members present: Alana Swiec, Chair
 Patrick Finn, Associate
 Phillip Furman, Associate

Administrative Business

Swiec stated that Building Commissioner Peter Lombardo had requested clarification regarding the decision written by the Board for 52 Nantasket Ave. Lombardo wanted to issue a building permit for work that is appropriate and permitted for a two-family home; however the wording of the Board's decision would not allow him to do so. Town Counsel James Lampke provided the appropriate language for a motion which would allow Lombardo to issue the permit.

Action taken: Finn moved that the Hull Zoning Board of Appeals determines that the work proposed, at 52 Nantasket Avenue as stated in the Building Commissioner's letter of July 15, 2015, is not the type of work intended to be subject to conditions of the ZBA's decision.

The motion was seconded by Furman and the vote was unanimous.

Vote:	Swiec	Yes
	Finn	Yes
	Furman	Yes

Public Hearing: 6 A St.

Start Time: 7:46 p.m.

Sitting: Swiec, Furman, Finn

Applicant: Arthur Augenstern

In Attendance for the applicant: Augenstern, property owner; Jim McCue, business owner

General relief sought: To apply for an extension of a Special Permit issued on November 7, 2013 to operate an auto body business in a portion of an existing building located on the premises.

Summary of Discussion:

Swiec provided an update on an application initially filed by John Colbert seeking to appeal the decision of the Building Commissioner that a home is not a legal two-family home. Swiec stated that she had received an email from Town Counsel James Lampke notifying the Board that the appeal was being withdrawn. Because the applicant requested to withdraw their appeal after the hearing had already been initiated, they needed the Board's approval to do so.

Action taken: Finn moved that the Board accept the letter from the attorney requesting a withdrawal from 6 Montana. The motion was seconded by Furman. The vote was unanimous.

Vote: Swiec	Yes
Finn	Yes
Furman	Yes

The meeting concluded at 9:05 p.m.

Recorded by: Catherine Goldhammer

Minutes Approved:  8/6/2015

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.