



Hull Zoning Board of Appeals

The August 6, 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

Minutes

The Board voted unanimously to accept the minutes of the July 16, 2015 meeting of the Board of Appeals, on a motion by Finn, seconded by Furman.

Public Hearing: 6 A St.

Start Time: 7:38 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:

This was a continuation of a hearing held on July 16, 2015, regarding the extension of a Special Permit to operate an auto body business in a portion of an existing building located on the premises. At the July meeting, two abutters, Charles Gould and Jerry McLaughlin, voiced complaints that the business owner was not adhering to some of the conditions set down in the initial permit.

At that time, it was determined that the conditions in question were:

- No more than eight automobiles or equipment to be stored or worked on at one time, and six of same would be inside and only two of same could be outside of shop area at any time.
- No vehicles shall at any time be parked upon any public street or way either while being repaired or while awaiting repair or having been completed.
- Doors to remain closed during operation.
- Permanent marking of the property line must be made on the Bay Avenue East border of the premises.

The Board requested that the parties involved take a few weeks to attempt to rectify matters and bring the unmet conditions into compliance.

All parties returned to report that the issues above had been tended to satisfactorily. McCue noted that he had reorganized the business so as to adhere to the number of cars allowed on the premises. He said that he has a camera system for remotely monitoring after-hours drop-off of vehicles so that they would not be left in inappropriate locations. The doors are being kept closed. The boundary in question is being delineated to the best of their ability given the state of the ground surface. (Both cones and paint have been tried.)

The abutters who were present voiced their approval of the changes and supported the extension.

Finn noted that although the special permit was granted by the Board on November 7, 2013, it was recorded at the Registry of Deeds on December 4, 2013. The condition in the original permit gave the extension period as “one year from the date of recording.”

Action taken: On a motion by Finn, seconded by Furman, the Board unanimously voted to approve an extension for a Special Permit issued November 7, 2013 to operate an auto body business in a portion of an existing building located on the premises of 6 A Street, bays four and five, owned by Author Augenstern, to cover the time frame from December 4, 2014 to December 4, 2015 to bring the applicant into compliance with those dates. All the stipulations defined in the original permit and the wording of the Board’s initial decision will be adhered to, with the addition that if something unusual or unexpected happens the business owner will proactively notify the Building Commissioner’s office so he will be aware of it in advance and the abutters can be notified.

Vote:	Swiec	Yes
	Finn	Yes
	Furman	Yes

The hearing concluded at 8:02 p.m.

Administrative Business

Swiec noted that the Planning Board is activating the Zoning Bylaw Committee and had requested via email that the Board of Appeals designate a member to sit on the committee. Swiec

said that members Einhorn and Atherton would like to be present when the Board decides which member to appoint.

The meeting concluded at 8:15 p.m.

Recorded by: Catherine Goldhammer

Minutes Approved: Don DeHoff 9/3/2015

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.