



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

**September 27, 2005**

**Members Present:** Sheila Connor, Chair, Sarah Das, Vice Chair, Paul Paquin, John Meschino, Judie Hass, Jim Reineck, David Ray

**Members Not Present:**

**Staff Present:** Anne Herbst, Conservation Administrator  
Ellen Barone, Clerk

**7:33pm** Chair Connor called the meeting to order

**Business:**

**Draft Order(s) of Condition for discussion and signatures:**  
**97 Atlantic Ave (NE35-920) -signed**

**Sign Certificates of Compliance:** **33 Bay Street (NE35-656)** – cont'd need as-built, Chapter 91 clarification  
**33 Bay Street (NE35-786)** – cont'd need as-built  
**82 Manomet Ave (NE35-849)** – cont'd need as-built

**New Violations:** **85 Beach Ave**

**Business:**

**7:41pm** **247 Nantasket Ave., Map34/Lot097 (NE35-890):** Continuation of a Public Hearing on the Notice of Intent filed by Bellas Investment Co., Inc. c/o Dunkin Donuts for work described as the addition to existing building and redevelopment of parking area and drainage.

**Comm:** A site visit was conducted on September 20, 2005 at which time no issues were found.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by D. Ray and a **vote** of 7/0/0;

It was voted to:

**Close** the Public Hearing, **approve** the project and to **discuss** the Draft Order of Conditions. The Order of Conditions was **signed**.

**7:55pm** **96 Salisbury St., Map45/Lot103 (NE35-919):** Continuation of a Public Hearing on the Notice of Intent filed by RJB Development Corp. for work described as the addition to a single family home.

**Present:**

**Applicant:** Robert Crawford, E.E.T., Inc

**Representative:** Bob Burwick

**Abutters/Others:**

Comm: A site visit was conducted on September 20, 2005. It appears that the coastal bank is conservative in the drawing. A new plan must be submitted indicating location of posts. The Commission requests a 10 ft. vegetated buffer.

Appl: The cesspool will be crushed and filled in.

§ Upon a **motion** by J. Hass and **2<sup>nd</sup>** by P. Paquin and a **vote** of 7/0/0;  
It was voted to:

**Continue** the Public Hearing to October 11, 2005 at 7:50

J. Hass Recused

D. Ray Recused

**8:07pm 143 Beach Ave., Map10/Lot164 (NE35-923)** Opening of a Public Hearing on the Notice of Intent filed by Arjan Kraan for changes in landscape and site development to include installation of an in-ground pool, removal of a concrete wall as well as changes in the site surfaces.

Present:

Applicant: Arjan Kraan

Representative: Philip Bevins, David Ray, PLS

Abutters/Others: Judie Hass

Appl: Proposing to take up the impervious surface behind the garage and the side of the garage and replacement it with a permeable surface. The pool is also dedicated as an impervious surface. Propose to replace the wall at the front of the property.

Comm: A site visit was conducted on September 20, 2005. Issues of drainage on the north side of the property were discussed. Special Conditions will be added relating to filling and emptying the pool and to indicate that the pavers must be installed in accordance with the manufacturer's specifications.

Comm: There is a question of what goes under the Sport Court.

Appl: The base of the Sport Court is prepared with a crusher run base instead of concrete.

Appl: The terrace will be pitched to allow runoff to go into the yard on the north side of house. Drainage is set up along the foundation of the house, have added perforated piping to help drainage issues.

Appl: A portion of the garage will be removed to allow for the proper lot coverage.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Meschino and a **vote** of 5/0/0;  
It was voted to:

**Close** the Public Hearing, **approve** the project and to **discuss** the Draft Order of Conditions and **sign** the Order of Conditions at the next public hearing.

D. Ray Returned

J. Hass Returned

**8:15pm 180 Harbor View Rd., Map57/Lot009 (NE35-913):** Continuation of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as the redevelopment and expansion of the Lillian M. Jacobs Elementary School, including parking areas, playfield, site improvements, and reconstruction of Harbor View Rd.

Appl: Requested a continuation in writing.

§ Upon a **motion** by D. Ray and **2<sup>nd</sup>** by P. Paquin and a **vote** of 7/0/0;

It was voted to:

**Continue** the Public Hearing to October 11, 2005, at 8:00pm.

D. Ray Recused

**8:20pm 32 Massasoit Ave., Map 25/Lot 060 (NE35-921)** Opening of a Public Hearing on the Notice of Intent filed by Guyle Morris for work described as alterations on the site to include repaving existing driveway, fence replacement and extension, addition of a step down deck.

Present:

Applicant: Guyle Morris

Representative: David Ray, PLS

Appl: Driveway that has deteriorated will be repaved at existing size and location. Replace fences on both sides of house. There will be an extension on one side to match the neighboring properties. A deck will be added off the back of the house.

Comm: Will the deck be built with sono-tubes?

Appl: Yes, they are indicated on the plans.

Comm: A site visit has been scheduled for October 6, 2005.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Hass and a **vote** of 6/0/0;

It was voted to:

**Continue** the Public Hearing to October 11, 2005, at 8:10pm.

D. Ray Recused

**8:25pm 62 F Street, Map 17/Lot 136 (NE35-922)** Opening of a Public Hearing on the Notice of Intent filed by Peter Somers for work described as the addition of a 13 ft x 13 ft sunroom with a full basement and a 12 ft x 12 ft deck.

Present:

Applicant: Peter Somers

Representative: David Ray, PLS

Appl: Proposing to build a sunroom with a full basement next to an existing deck, then a step down onto a new deck.

Appl: The foundation is FEMA compliant with flow through panels.

Comm: A site visit has been scheduled for October 6, 2005.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Hass and a **vote** of 6/0/0;

It was voted to:

**Continue** the Public Hearing to October 11, 2005, at 8:20pm.

D. Ray Recused

**8:30pm 937 Nantasket Ave, Map09/Lot008 (NE35-924)** Opening of a Public Hearing on the Notice of Intent filed by Stewart & Anita Webber for work described as the construction of a cantilevered rear deck addition.

Present:

Representative: David Ray, PLS

Rep: While on site, found that the concrete pad for the stair base was degraded and would like to remove and replace the same as existing. Work had begun on the proposed porch, as part of the renovation project. It was not known that the work was in a buffer zone. Work was stopped and was added to the plans.

Comm: Replacement of the concrete pad would be fine although must be indicated on the plans.

Comm: A site visit has been scheduled for October 6, 2005.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Hass and a **vote** of 6/0/0;  
It was voted to:

**Continue** the Public Hearing to October 11, 2005, at 8:40pm.

D. Ray Recused

**8:50pm 131 Edgewater Rd., Map31/Lot056 (NE35-925)** Opening of a Public Hearing on the Notice of Intent filed by R. Patrick & Judy Drexel for work described as the demolition of existing single family home and construction of new single family home.

Present:

Applicant: R. Patrick and Judith Drexel

Representative: David Ray, PLS, David Kellem, Stan Humphries

Appl: An apology was made to the Commission for the applicant's submittal of the package to MEPA prior to the Commission. However they do feel that MEPA made recommendations that the applicant used in redesigning their project.

Appl: Presented plans for the construction of the house. Indicated that the first floor elevation will be 17 ft. There will be a 10 ft. vegetated buffer around the coastal bank and another 3 ft. buffer at the corner of the house.

Comm: Is the foundation solid?

Appl: The foundation is solid and potentially floodable. Elevation 11 comes up to the corner of the house. The floor of the one of the garages is 3 ft. above the floodplain and the other is 1 1/2 to 2 ft. below the floodplain. There are breakaway walls or doorways. The garage floors will be gravel.

Comm: CZM does not recommend the use of pavers in place of other pervious materials and you plan to use pavers in the driveway. Why do you plan to use pavers?

Appl: Our original plans were to use gravel, but feel that this is not the best way to go. If requested, we could go to an impervious surface where there is nothing in between.

Comm: A site visited has been scheduled for October 6, 2005. The Commission requests that the Applicant indicate the proposed location of the house on the site.

Pub: Wanted to insure that the revetment will be equal to or greater than the seawall of the abutters. Would like neighbors to be notified when asbestos is being removed to allow them to close windows, bring kids in, etc.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by S. Das and a **vote** of 6/0/0;  
It was voted to:

**Continue** the Public Hearing to October 11, 2005, at 8:50pm.

D. Ray Returned

A discussion was held with Mr. David Kellem, Representative for 82 Manomet Ave. regarding the Request for Certificate of Compliance. The Commission has visited the site. Mr. Kellem was informed that the stairs were not in the location as noted on the plans. The Commission requested correct as-built plans.

Paul Clifford re: 17A Gun Rock

Also Present were Elizabeth Clifford and Joe Penta

The Commission had heard comments on September 13, 2005 from Mr. Russell Mason on his point of view about the walls and flooding conditions of Mrs. Clifford's property.

Mr. Clifford presented additional photographs from earlier years showing that the wall in question was not in place. If necessary, he can have the dates or years of the photographs authenticated.

The Commission has not made a site visit as they wanted to hear both sides of the story and allow both parties to submit any information that may be critical to the issue.

A discussion was held with Mr. Harry Hibbard, Representative for 296 Newport Ave. regarding the Request for Certificate of Compliance. The Commission has visited the site. The Commission explained that there had been three (3) Notices of Violations previously issued on the property. To date, no changes had been made to the property as a result of the Violations. The Commission indicated that the property must be restored to its initial grades, meaning that fill must be removed. The house was not built in accordance with the original plans submitted for the Notice of Intent i.e. the driveway is on the opposite side of the property than the proposed plans. Mr. Hibbard understands the issues at hand and will inform his client.