



HULL CONSERVATION COMMISSION

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October 11, 2005

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

Members Not Present: John Meschino arrived late

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

7:45pm Chair Connor called the meeting to order

Business: Certificates of Compliance

33 Bay Street (NE35-656) – D. Ray **motion**, S. Das **2nd** - **vote** 6/0/0 signed

33 Bay Street (NE35-786) - D. Ray **motion**, S. Das **2nd** - **vote** 6/0/0 signed

82 Manomet Ave (NE35-849) – J. Hass **motion**. D. Ray **2nd** – **vote** 4/0/0 signed

Order(s) of Condition

143 Beach Ave., Map10/Lot164 (NE35-923) – S. Das **motion**, J. Reineck **2nd** – **vote** 5/0/0 signed

Business

8:00pm **41 E St., Map 16/Lot194 Opening** of a public hearing on the **Request for Determination of Applicability** filed by Lee W. McLaughlin for work described as **replacement of existing front porch**.

Present:

Applicant: Lee and Laura McLaughlin

Representative:

Abutters/Others:

Appl: Submitted a photograph of the existing conditions of the porch. Existing wood structure had deteriorated and needed to be replaced.

Comm.: Reviewed new plans for replacement and installation of sono-tubes in existing location. There is no change in the footprint of the porch and not change in overall size.

§ Upon a **motion** by D. Ray and **2nd** by J. Hass and a **vote** of 6/0/0; for a **negative determination**, the Public Hearing was **Closed** and the Determination of Applicability was signed.

8:07pm **96 Salisbury St., Map 45/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: None

Comm: A site visit was conducted on October 6. No issues were found.

§ Upon a **motion** by D. Ray and **2nd** by J. Hass and a **vote** of 6/0/0;

It was voted to:

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

D. Ray Recused himself

8:20pm 710 Nantasket Ave., Map 17/Lot 118 (NE35-928): Opening of a public hearing on the **Notice of Intent** filed by **Philip Furman** for work described as **construction of a single family home**.

712 Nantasket Ave., Map 17/Lot 118 (NE35-927): Opening of a public hearing on the **Notice of Intent** filed by **Philip Furman** for work described as **construction of a single family home**.

Nantasket Ave. and E St., Map 17/Lot 118 (NE35-929): Opening of a public hearing on the **Notice of Intent** filed by **Philip Furman** for work described as **construction of a single family home**.

Present:

Applicant: Philip Furman

Representative: David Ray, PLS, Mark Gladstone

Abutters/Others: Arlene Weiner, Stephen Weiner, John Kecskemety, Dennis Hollingshead

Comm: It was decided to hear the project NE35-927, 928, and 929 at the same time, as the projects will be performed on the same lot.

Appl: A non-conforming building will be demolished and removed. Three single-family homes will be built on one lot. Two homes will be nearly identical and one home will be smaller. There are no plans to change any grading on the site.

Foundations plans were submitted for use by the Commission.

A 21E report was conducted. The site was found to be clean. There are no UST's on the site.

Comm: The Commission requested that a demolition plan be supplied. The plan must show that all materials will be removed from the site and disposed in a proper manner at a location "out of the Town of Hull".

Comm: A site visit will be conducted on October 18, 2005.

§ Upon a **motion** by P. Paquin and **2nd** by J. Hass and a **vote** of 5/0/0;

It was voted to:

Continue the Public Hearing to October 25, 2005, at 7:55pm.

D. Ray Returned

8:40pm 180 Harbor View Rd., Map 57/Lot 009 (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 continuance in writing

§ Upon a **motion** by D. Ray and **2nd** by J. Hass and a **vote** of 6/0/0;

It was voted to:

Continue the Public Hearing to October 25, 2005, at 8:00pm.

D. Ray Recused

8:40pm **32 Massasoit Ave., Map 25/Lot 060 (NE35-921)** Continuation 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,

Comm: A site visit was conducted on October 6. No issues were found.

§ Upon a **motion** by J. Hass and **2nd** by S. Connor and a **vote** of 5/0/0;
 It was voted to:
 Close the Public Hearing, **approve** the project and to **review** the Draft Order of Conditions. The Order of Conditions was **signed**.

D. Ray Recused

8:45pm **62 F Street, Map 17/Lot 136 (NE35-922)** Continuation 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 and Carol Somers
Representative: David Ray, PLS

Comm: A site visit was conducted on October 6. No issues were found.

§ Upon a **motion** by J. Hass and **2nd** by S. Das and a **vote** of 5/0/0;
 It was voted to:
 Close the Public Hearing, **approve** the project and to **review** the Draft Order of Conditions. The Order of Conditions was **signed**.

D. Ray Recused

8:50pm **937 Nantasket Ave., Map09/Lot008 (NE35-924)** Continuation 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:
Applicant: Stewart Webber
Representative: David Ray, PLS, David Kellem

Comm: A site visit was conducted on October 6.

Appl: An amendment to the Existing and Proposed Plan was made by D. Ray, PLS to remove and replace a concrete pad due to its deteriorated condition.

§ Upon a **motion** by S. Das and **2nd** by J. Hass and a **vote** of 5/0/0;
 It was voted to:
 Close the Public Hearing, **approve** the project and to **review** the Draft Order of Conditions. The Order of Conditions was **signed**.

D. Ray Recused

8:58pm **131 Edgewater Rd., Map31/Lot056 (NE35-925)** Continuation 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:
Representative: David Ray, PLS, David Kellem, Timothy Hillier, OCC

Comm: A site visit was conducted on October 6. A request was made for the Applicant to submit a Demolition Plan for the existing home and that indicates that a licensed contractor will remove the asbestos and it will be disposed of in a proper manner in a location "out of the Town of Hull".

§ Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 5/0/0;

It was voted to:

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

D. Ray returned

9:07pm In the vicinity of 82-96 Cadish Ave., (NE35-926) Opening of a Public Hearing on the **Notice of Intent** filed by the **Town of Hull** for work described as **revetment/seawall repairs for 380 linear feet of shoreline**.

Present:

Applicant:

Representative: Peter Williams, Vine Associates

Abutters/Others: Kathy Mullaney

Appl: This project is for the replacement of a failed concrete wall. A stone revetment will replace the wall. The new wall will have a buried toe. Sediment will be removed for construction and replaced. The project will also involve removal of utility poles, concrete stairs and timber retaining walls. There will be partial reconstruction of the existing concrete stairway near "M" Street. A gravel walkway will be installed along the top of the wall.

Comm: What is the height of the wall?

Appl: The wall will be at elevation 18 with a cast-in-place concrete cap with granite curbing at the top bringing the overall height to elevation 19. The base of the wall will be at elevation 7.

Public: Questions the proposed gravel walkway. Will the Town maintain the walkway? Are there any alternatives opposed to gravel?

Comm: Will speak to Town Manager about the walkway.

Comm: A site visit is scheduled for October 18, 2005.

§ Upon a **motion** by P. Paquin and **2nd** by S. Das and a **vote** of 6/0/0;

It was voted to:

Continue the Public Hearing to October 25, 2005, at 8:20pm.

9:30pm Discussion of Notice of Violation pertaining to Paula Berkowitz, 26 Sumner St.

Paula Berkowitz attended the hearing and brought along sketches of the deck that she installed without filing a Notice of Intent and receiving an Order of Conditions. Ms. Berkowitz did file for a Building Permit and was aware that she should have contacted the Conservation Commission.

It was determined that Ms Berkowitz should file a Request for Determination along with the plans that were used for construction of the deck.

9:40pm Discussion of Notice of Violation pertaining to Michael Hartman, 85 Beach Ave.

Michael Hartman, Craig Hartman, Michael Holodinski were present. Mr. Hartman stated that he was cutting into the dune on his property to build a retaining wall that would stop fire from getting to his house. The materials removed from the dune were moved by small tracker across the street and onto another dune as well as loaded onto a truck. Mr. Hartman presented a letter from Robert A. Hollingshead, Deputy Fire Chief recommending their request for approval of retaining wall on the property. Work was conducted without filing of a Notice of Intent and receipt of Orders of Conditions.

A site visit has been scheduled for October 18, 2005.

§ Upon a **motion** by D. Ray and **2nd** by S. Das and a **vote** of 6/0/0;
It was voted to: Continue the hearing process.

9:50pm Discussion of request for Certificate of Completion for 296 Newport Road

Kenneth Ryder (Developer) and Steve Richardson (Owner) were present. Mr. Ryder presented his interpretation of the file. It was agreed by all that fill was used on the property and the plans previously submitted were not actual as-built conditions. Mr. Richardson installed the pool and indicated that excavation and landscaping was done for the pool work.

The Commission informed the Developer and Owner that the site must be returned to its original grade prior to construction. A new as-built must be presented showing proper elevations, placement of decks, driveways and any changes that were made to the initial Notice of Intent or in violation of the Order of Conditions.

A site visit was scheduled for October 18, 2005, on the condition that the work has been completed and a new as built is presented.

11:05pm Upon a **motion** by D. Ray and **2nd** by S. Das, it was **voted** 7/0/0 to **adjourn** the meeting.