



HULL CONSERVATION COMMISSION

253 Atlantic Avenue
Hull, MA 02045

Phone: (781) 925-8102

Fax: (781) 925-8509

October 25, 2005

Members Present: Sheila Connor, Chair, Judie Hass, Paul Paquin, John Meschino

Members Not Present: Jim Reineck, Sarah Das

Staff Present: Anne Herbst, Conservation Administrator

7:40pm Chair Connor called the meeting to order

Business:

7:41pm Members of the Library Board of Trustees made a presentation on initial plans for a new library to receive Commission input on potential concerns under the Wetlands Protection Act.

Present:

Peter Seitz, Chairman of Trustees

Dan Johnson, Library Director

Bill Connors, Trustee

Bob Dever, Trustee

Com: The Commission provided input about various options to address the fact that the proposed location is in an A3 flood zone.

8:00pm **Dune openings along Nantasket Beach (NE35-XXX):** Opening of a public hearing on the Notice of Intent filed by the Town of Hull for work described as closure of dune openings at Malta, Kenberma, Alden, Warren, Coburn, Adams, B, C, and G Streets in preparation for the winter season.

Present:

Applicant: Chris McCabe, Town Manager

Abutters/Others: Rhoda Kanet

Pub. Rhoda Kanet, Chair of the Beach Management Committee wanted some type of guarantee that the openings would be reopened under this order in the spring.

Com: Did not agree to put in any requirements concerning spring openings. Commissioners pointed out that the town is already engaged in a separate process to ensure that dune openings are in compliance with the Wetlands Protection Act.

Com: The special conditions identified the beach closing locations, the sand specifications, and required that the sand placed in the openings be contoured to the dune under the direction of the Conservation Administrator.

Upon a **motion** by J. Meschino and **2nd** by J. Hass and a **vote** of 4/0/0;

It was voted to:

Add D St. and E St. to the list of dunes to be closed, **Close** the Public Hearing, and to **discuss** the Draft Order of Conditions, including Special Conditions. The Order of Conditions was **signed**.

8:14pm **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 postponement in writing.

Hearing continued to Tuesday, November 22 at 8:05 pm.

8:15pm **710 Nantasket Ave., Map 17/Lot 118 (NE35-928):** Continuation 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): Continuation 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): Continuation 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: Mark Gladstone

Comm: A site visit was conducted on October 6, 2005 at which time no issues were found. A special condition was approved that all debris must be lawfully disposed of outside of the Town of Hull.

Upon a **motion** by P. Paquin and **2nd** by J. Hass and a **vote** of 4/0/0:

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**.

8:27pm **In the vicinity of 82-96 Cadish Ave., (NE35-926)** Continuation 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: Peter Williams, Vine Associates

Comm: A site visit was conducted on October 6, 2005. The Commission voiced concern that the public should have unobstructed access to this public walkspace, and requested that the Conservation Administrator communicate to the Town Manager the suggestion that the applicant remove the guard rail at M St. and replace it with posts. A special condition that requires the entrances to be marked as a public walkway was approved unanimously. The revised application reflects that the walkway will be grass rather than gravel.

Upon a **motion** by P. Paquin and **2nd** by J. Hass and a **vote** of 4/0/0:

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**.

8:30pm Discussion of request for **Certificate of Compliance, 296 Newport Road.**

Applicant: Steven Richardson

Abutter/Other: Diane Ledwell

Comm: A site visit was conducted on October 6, 2005. Existing drywells are not indicated on as-built plan. Concern was raised by Commissioners that the area in front of the house has not been returned to original grade as required by the Commission.

Upon a **motion** by J. Hass and **2nd** by S. Connor to approve the Certificate of Compliance, the Commission by a vote of 2/2/0 **did not approve** the Certificate of Compliance. S. Connor and J. Hass voted in favor. J. Meschino and P. Paquin were opposed.

9:15pm Discussion of **Notice of Violation** pertaining to Lisa and Dan Lehan, 351 Beach Ave.
Present:
Dan Lehan
Kevin Bulman

Mr. Bulman and Mr. Lehan stated that they installed a blue stone patio with the permission of Peter Lombardo, Building Inspector, and did not realize they needed Conservation Commission approval.

Comm: Directed property owner to file a Notice of Intent for the work, requested that the Conservation Administrator consult with Peter Lombardo as to what was permitted.

9:45pm Request for **Certificate of Compliance**: 47 Edgewater Road 35-829

Comm: A site visit was conducted on 10/6/05 at which time no issues were found.

Upon a **motion** by J. Hass and **2nd** by S. Connor and a **vote** of 4/0/0:
It was voted to:
Sign the Certificate of Compliance.

9:50pm Upon a **motion** by P. Paquin and **2nd** by S. Connor and a **vote** of 4/0/0:
It was voted to:
Ratify Enforcement Orders issued by the Conservation Administrator to:
Bernice Cohne and Charlotte Lipson 329 Beach Avenue
Dorothy Harney 331 Beach Avenue
Mark Mainini 16 Manomet Street

9:55pm Upon a **motion** by P. Paquin and **2nd** by J. Meschino and a **vote** of 4/0/0:
It was voted to:
Approve minutes for May 10, 2005, May 17, 2005 and June 14, 2005.