



## HULL CONSERVATION COMMISSION

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

Phone: 781-925-8102

Fax: 781-925-8509

**December 13, 2005**

**Members Present:** Sheila Connor, Chair, Sarah Das, Vice Chair, John Meschino, Jim Reineck, Frank Parker

**Members Not Present:** Joan McAuliffe, Judie Hass arrived late

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

**7:40pm** Chair Connor called the meeting to order

**Business:** Request for Certificate of Compliance: 73 D St - **signed**  
Order of Conditions for 333 GW Blvd - **signed**

**Minutes:** No action taken

**Bills:** None

**New Violations:** 11 Moreland Rd. Letter submitted by citizen concerning fill. Commission to conduct a site visit.

### **New Business/Discussions:**

§ F. Parker wanted to discuss the appointment of P. Paquin as an Associate Member of the Commission. He questions the legality of appointment. S. Connor advised the Commission that the matter is under review by Town Counsel due to a request by Selectmen.

§ The Commission voted 5/0/0 to have the following items added to the Agenda for each meeting as the first and second order of business – “Approve Agenda” and “Approve Meeting Minutes”. A line for Chair’s Comments will also be added where new correspondence or news would be listed.

F. Parker Recused

**7:45 3 C Street, Map 16/Lot 126 (NE35-###)** Opening of a public hearing on the Notice of Intent filed by Wayne and Dana Zahka for work described as the installation of four sonotube footings to support an existing porch which will be enclosed.

Present:

Representative: John Boyd

Mr. Boyd presented the plans information relating to the partial enclosure of an existing porch. There will be no change in the existing footprint. Four (4) sonotube footings will be installed. They are replacement for pressure treated posts.

The location of one sonotube was incorrectly shown on the plan. Mr. Boyd made the correction.

A site visit will be conducted.

§ Upon a **motion** by J. Meschino and **2<sup>nd</sup>** by J. Reineck and a **vote** of 4/0/0;  
It was voted to:

**Continue** the Public Hearing to December 20, 2005, at 8:40pm.

F. Parker returned

**7:55 98 Salisbury Street, Map 45/Lot 100 (NE35-###)** Opening of a public hearing on the Notice of Intent filed by RJB Development Corp. for work described as the construction of a new single family dwelling including driveway and utilities.

Present:

Representative: Robert Crawford, E.E.T., Inc.

Mr. Crawford presented the plans for the construction of a new house. The foundation size indicated was for the maximum size allowable for the lot, however the actual home has not yet been designed. Mr. Crawford wanted approval of the project according to these plans. The Commission advised Mr. Crawford that a foundation of that size would be allowed under the WPA.

Mr. Crawford spoke of the plans for sewer and water lines and the installation of a pressure pump to force sewer to the street level. Erosion control has been added on the north and east sides of the property.

The Commission discussed the new delineation of this property as of March, 2005. The property, which abuts the ACEC, was thought to be in a riverfront area, but it falls outside of the riverfront delineation as determined by DEP.

The Commission questioned what effect the construction would have on shellfish, fisheries and wildlife. Mr. Crawford explained that the house will be built at elevation 46 and the high tide is at 4 feet, there would be no impact on shellfish or fisheries and displacement of wildlife would be minimal or normal for this type of project.

The Commission requested that the proposed area of the house be staked out. The Conservation Administrator should be notified when this is complete. The Commission also requested a foundation plan. A site visit will be scheduled.

§ Upon a **motion** by J. Meschino and **2<sup>nd</sup>** by J. Reineck and a **vote** of 4/0/0;  
It was voted to:

**Continue** the Public Hearing to January 10, 2006, at a time to be determined.

**8:20 9 Moreland Road** discussion of Enforcement Order

The Owner, Mr. Marino requested to continue the discussion. It was previously requested that Mr. Marino present the Commission with a site plan indicating elevations and spot grades. At the time of this meeting, the plan has not been completed.

The Commission voted unanimously to have the Administrator notify Mr. Marino in writing to inform him that the elevations and spot grades must be submitted by December 20, 2005.

**8:30 778 Nantasket Ave., Map 15/Lot 184 (NE35-###)** Opening of a public Hearing on the Request for Determination of Applicability filed by Michael and Ann Marie McInnis for work described as the rebuilding of a 12 ft x 6 ft mud room installing two (2) sonotube footings and addition of a 16 ft x 8 ft deck with two (2) sonotube footings.

Present:

Representative: John Smith

Mr. Smith presented his plans to rebuild a mud room as it existed prior to removal due to an oil leak that will require two (2) sonotube footings. There will also be the addition of a deck that will require two (2) sonotube footings.

The Administrator conducted a site visit and saw a new concrete platform that the oil tank was sitting on. Mr. Smith was not sure when and by whom the concrete platform was installed. The Commission requested that the Administrator obtain information from the DEP regarding the oil leak.

§ Upon a **motion** by J. Meschino and **2<sup>nd</sup>** by S. Das and a **vote** of 5/0/0

It was voted to:

**Close** the Public Hearing, and **issue** a Negative Determination. The Determination of Applicability was **signed**.

**8:50 A St. Map 18/Lot 56**, discussion of a request to Amend an Order of Conditions from Shane Ferrara.

Mr. Ferrara would like to make the basement level into a garage. The garage would be placed on a concrete slab and will include bump out panels as submitted in the original plans. The house would then sit on top of the garage.

The Commission had several questions about other aspects of his plans, such as parking areas, and the driveway. Mr. Ferrara's amended plans do not show this information.

The Commission requested submittal of proper plans indicating all changes requested.

§ Upon a **motion** by J. Meschino and **2<sup>nd</sup>** by J. Reineck and a **vote** of 5/0/0;

It was voted to:

**Continue** the discussion on the Public Hearing to December 20, 2005

F. Parker recused

**9:05 63 Highland Avenue, Map 5/Lot 75 (NE35-930)** Continuation of a public hearing on the Notice of Intent filed by Steven Clancy for work described as a pier, ramp, float and wave break for recreational boating.

The applicant requested a continuance.

§ Upon a **motion** by S. Das and **2<sup>nd</sup>** by J. Reineck and a **vote** of 4/0/0;

It was voted to:

**Continue** the Public Hearing to January 10, 2006 at a time to be determined.

A discussion followed pertaining to a complaint of tree removal at 63 Highland Ave which led to a site visit at which time heavy equipment was observed sitting on and digging up the coastal bank.

A new enforcement order was issued and signed.

F. Parker returned

9:30 – 9:35 The Commission took a break

J. Hass arrived

**10:00 Beach Committee presentation of their proposal for Article V: Access, of the Beach Management Plan for Nantasket Beach and Dunes.**

Present: Rhoda Kanet and Maxine Winig

Ms. Kanet presented the Beach Committee's plan for Beach Access. There were several comments regarding this plan. The Commission feels that the idea/plan is a great start. They do however feel that all access points cannot be designed in the same manner. The plan contains very helpful information that could be used as a guideline.

The Commission recommended that the second bulleted line be deleted as it is included in the "Goal" paragraph. The Commission also explained that A. Herbst is evaluating each access area to determine what work is necessary for any changes that need to be made to provide the best protection.

The Beach Committee was hoping that the Commission would vote to approve the plan. It was explained that the Commission votes on a specific request for work made subject to the Wetlands Protection Plan for a specifically named location(s).

After a motion by F. Parker and 2<sup>nd</sup> by S. Das and a vote of 6/0/0 the Commission made the following statement:

The Conservation Commission received a report from the Beach Management Committee on Article 5 – Access. In general the Conservation Commission supports the scope and direction of this report by the Beach Management Committee and thanks them for their hard and most helpful work. The Conservation Committee recognizes the dual importance of access and protection of the resource areas.

**11:00** After a motion by S. Das and 2<sup>nd</sup> by J. Reineck, and of vote of 6/0/0 the meeting was adjourned.