



HULL CONSERVATION COMMISSION

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December 20, 2005

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

Members Not Present: Joan McAuliffe

Associate Member Present: Paul Paquin (also present for 12/13/05 meeting)

Staff Present: Anne Herbst, Conservation Administrator

7:40 pm Chair Connor called the meeting to order

Agenda: Upon a **motion** by F. Parker and **2nd** by J. Hass and a **vote** of 6/0/0;
It was voted to:
Approve the proposed agenda for the evening.

Minutes: The Commission made corrections to the minutes.
Upon a **motion** by F. Parker and **2nd** by J. Reineck and a **vote** of 6/0/0;
It was voted to:
Approve the minutes, as amended, for the 12/13/05 meeting.

New Business/Discussions:

7:55 pm Discussion of updating of FEMA maps for Hull

Present:

Representative: Tim Hillier, Ocean and Coastal Consultants

Others: Selectman Ron Davy, David Ray

Ocean and Coastal Consultants have a contract to begin the process to update the FEMA maps for Hull. Tim Hillier reviewed the process for updating the maps and responded to questions from the Commission about the process and procedures they will use. The Commission reviewed a map of Hull and indicated areas that should receive particular attention due to flooding concerns and/or map inaccuracies.

9:00 pm A St. Map18/Lot 56 A St. discussion of a request to Amend an Order of Conditions from Shayne Ferrara.

Present:

Representative: Shayne Ferrara

As requested by the Commission on 12/13/05, Mr. Ferrara provided plans that show the revised project, including the addition of a garage and changed location for parking.

Upon a **motion** by S. Das and **2nd** by J. Meschino and a **vote** of 6/0/0;
It was voted to:

Approve an Amended Order of Conditions based on drawings dated November 30, 2005 and revised December 19, 2005.

9:10 3 C Street, Map 16/Lot 126 (NE35-###) Continuation 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.

Commission members conducted a site visit and had no questions or problems with the plans as presented on 12/13/05.

Upon a **motion** by S. Das and **2nd** by J. Meschino and a **vote** of 6/0/0;

It was voted to:

Close the public hearing, and **issue** an Order of Conditions. The Order of Conditions was **signed**.

9:15 Review of meeting minutes.

The Commission reviewed and made corrections to meeting minutes for 9/27/05, 10/11/05, 10/25/05, and 11/22/05. Appreciation was expressed to Ellen Barone for her work on the minutes.

Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 6/0/1 (F. Parker abstained);

It was voted to:

Approve the minutes, as amended, for the 9/27, 10/11, 10/15 and 11/22/05 meetings.

9:30 Approval of Enforcement Order.

Anne Herbst reported that she issued an Enforcement Order at 2 Bluff Avenue for unpermitted activity in the buffer to a Coastal Bank. The EO includes a cease and desist order and requires the owner to file a NOI for the activity.

Upon a **motion** by S. Das and **2nd** by J. Hass and a **vote** of 6/0/0;

It was voted to:

Approve the Enforcement Order issued for 2 Bluff Avenue.

9:33 Update on permit approval procedures.

Anne Herbst provided a copy of a new form that the Building Department will use to make sure projects that fall under the jurisdiction of the Conservation Commission are reviewed by the Conservation Administrator. The form requires applicants to get sign-off from the Conservation Department.

9:34 Update on highway department.

Anne Herbst reported that the Highway Department requested consultation on a road flooding situation near wetlands.

9:35 Approval of letter to Library Trustees

The Commission reviewed a letter drafted by Sheila Connor in response to a request from Peter Seitz, Chair of the Library Trustees. The letter confirmed that the Commission had provided consultation about early plans for a new library. Commissioners expressed concern that no specific approvals could be offered since the permit process has yet to be taken up. It was agreed that the draft was appropriate for this stage of the process.

Upon a **motion** by S. Das and **2nd** by J. Reineck and a **vote** of 6/0/0;

It was voted to:

Approve and sign the letter. The letter was signed.

9:40 Discussion of response to the request for Superceding Order of Conditions for Nantasket Beachfront Condominiums.

After discussion, it was agreed that a response to the request should be drafted. It was also Agreed that Town Counsel Lampke should be consulted prior to sending a final response. Finally, it was agreed to place this topic on the agenda for January 10, 2006.

Upon a **motion** by S. Das and **2nd** by J. Hass and a **vote** of 6/0/1 (F. Parker abstained);

It was voted to:

Draft a response, request review from Town Counsel, and discuss a draft of the response on January 10, 2006.

9:55 A commissioner reported that the Aquarian bank stabilization project on Driftway Rd. failed and requested the Conservation Administrator follow-up.

A commissioner reported violations of Orders of Conditions at 32 Ocean Ave. and requested that the Conservation Administrator follow-up.

10:00 After a motion by S. Das and **2nd** by F. Parker, and of vote of 6/0/0 the meeting was adjourned.