



HULL CONSERVATION COMMISSION

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January 10, 2006

Members Present: Sheila Connor, Chair, John Meschino,
Judie Hass, Jim Reineck,

Members Not Present: Sarah Das, Frank Parker, Joan McAuliffe

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

Associate Member Present: Paul Paquin

7:40pm Chair Connor called the meeting to order

Agenda Approved: Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 4/0/0;
It was voted to: **Approve** the Agenda for 1/10/2006

Correspondence:

The Commission reviewed a letter received from James Lampke, Town Counsel, dated January 2, 2006 regarding the Commission's Appointment of an "Associate" Member. The letter/opinion came as a result of a question to the Selectmen from a Commission Member.

J. Hass made a motion as follows: "to rescind the action of appointing Associate Members to the Commission". J. Meschino 2nd, after a vote of 4/0/0, the appointment of an Associate Member was rescinded.

J. Hass thanked P. Paquin for all of his participation and welcomed his assistance as a citizen. The Commission will consider at a future meeting the memo from Jim Lampke that identified a mechanism to appoint Associate Members in the future. J. Lampke provided proposed language concerning Associate Member appointments to present the issue for Town Meeting.

S. Connor expressed her gratitude to P. Paquin for sticking with the Commission through thick or thin and the fact that he has valuable memory of historic commission actions. The participation of P. Paquin, and other citizens, was welcomed by the Commission.

P. Paquin thanked the Commission for supporting him. P. Paquin appreciates that the Commission welcomes his attendance at meetings and, as a citizen, will offer his opinion or history of events.

S. Connor informed the Commission that the Selectmen requested the audiotape of the November 22, 2005 meeting following an accusation from a member that she was treated rudely.

7:50pm - 9 Moreland Rd. - discussion of Enforcement Order pertaining to changes in grade

Present: Owners – Leo and Patricia Marino

Abutters/Others: Paul V. Gratta, Raymond Desley, Dawn Desley, Richard Head, Lawrence Robicheau, Jeanne Robicheau, Lorraine Willis, Gary Willis, Karen Tomlinson

A letter was received by the Commission from Edward Petrilak, Chief Facilities Manager; of the Hull Permanent Sewer Commission providing comments regarding the sewer upgrade work done on the north side of the structure at 9 Moreland. The Commission will review the letter for clarification with Mr. Petrilak.

Mr. Gratta spoke to the issue of sewer backing up which led to raising the sewer lines. A site plan was presented indicating pre-construction and current elevations for comparison.

The Commission suggested the possibility of installing a berm over the sewer line on 11 Moreland that would protect the line and restrict the flow of water between 9 and 11 Moreland.

There appears to be a consensus that this area of Moreland Rd. also has problems that exist in the overall drainage system. The Commission suggested that the property owners also bring their issues to the water and sewer departments, Town Manager and Selectmen to work toward a solution for the drainage.

The Commission discussed that present elevations will have to be returned to those indicated as "pre-construction". Additionally the Owner will have to furnish an "as built" plan upon completion of the project indicating all elevations. No final action was taken at this meeting.

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

It was voted to:

Continue the discussion until January 24, 2006, time to be determined, and consult with the Sewer Department.

8:25pm - 11 Moreland Rd. - discussion of Notice of Violation

Present: Owners – Lorraine & Gary Willis

Abutters/Others: Paul V. Gratta, Raymond Desley, Dawn Desley, Richard Head, Lawrence Robicheau, Jeanne Robicheau, Karen Tomlinson, Leo Marino, Patricia Marino

The Commission read two (2) letters pertaining to allegations about placement of sand and gravel to raise the elevations of the property.

The Owners presented past and present pictures of their property and stated that they have not raised the elevations of the property.

Many of the issues raised relate to the entire neighborhood. The Commission had previously visited the property, however will schedule another site visit.

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

It was voted to:

Continue the discussion until January 24, 2006, time to be determined.

9:00pm Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 4/0/0;

It was voted to: Adjourn briefly to make a presentation before the Selectmen pertaining to dune openings.

9:25pm S. Connor reopened the meeting.

9:25pm **Water Street and Topics Rd, Map 33/Lot 009** - Opening of a public Hearing on the Request for Determination of Applicability filed by the Hull Redevelopment Authority for work described as the installation of a sign house to advertise community and non-profit events.

Present: Stephanie Peters, Richard Fleck

The applicant provided pictures of the proposed sign house. The location of the sign was discussed and it was determined that the proposed site is suitable.

- § Upon a **motion** by J. Meschino and **2nd** by J. Hass and a **vote** of 4/0/0;
It was voted to:
Close the Public Hearing, and **issue** a **negative** Determination of Applicability. The Determination of Applicability was **signed**.

9:30pm 98 Salisbury Street, Map 45/Lot 100 (NE35-932) Continuation 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.

The applicant has **requested a continuance**.

- § Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 4/0/0;
It was **voted to**:
Continue the Public Hearing to January 24, 2006, at 7:45pm.

9:35pm 72 D Street, Map 17/Lot 78 - Opening of a public Hearing on the Request for Determination of Applicability filed by the Paul Paisner for work described as the installation of 14 sonotubes to support an existing porch.

Present: Representative – Egidio Munoz

The applicant will be installing supports on sonotubes to support the existing porch. A site visit was conducted by the Commission and no issues were found.

- § Upon a **motion** by J. Meschino and **2nd** by J. Hass and a **vote** of 4/0/0;
It was voted to:
Close the Public Hearing, and **issue** a **negative** Determination of Applicability. The Determination of Applicability was **signed**.

9:36pm 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.

Present: Representative – Jeffrey Oakes, CLE Engineering
Mr. Oakes submitted new information and plans with changes based on comments received by the DEP.

- § Upon a motion by J. Hass and **2nd** by J. Meschino and a vote of 4/0/0;
It was voted to: Request that the applicant agree to a peer review of the project.

Mr. Oakes agreed to the peer review. Conservation Staff will request a proposal for the review.

63 Highland Ave. Review of outstanding Enforcement Orders. Mr. Oakes suggested that prior bank stabilization issues may be resolved. The Commission agreed to schedule a site visit to review the stabilization of the coastal bank.

It was noted that in addition to the outstanding Enforcement Orders, a recent Enforcement Order was issued to Mr. Clancy for unpermitted new work that was being done on the Coastal Bank for the construction of a bathroom.

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

Continue the Public Hearing to February 14, 2006, at a time to be determined.

9:50pm 2 Bluff Rd., Map 12/Lot 71 (NE35-936) Opening of a public hearing on the Notice of Intent filed by Frank Gazerro for work described as the construction of a porch.

Owner: Susan Engelkemeyer
Representative: Frank Gazerro

This Notice of Intent was filed after a stop work order was issued. The porch required a total of six (6) ten-inch sonotubes 4 ft. deep. A site visit was done by the Commission and no issues were found.

§ Upon a **motion** by J. Meschino and **2nd** by J. Reineck 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**.

16 Manomet Rd. - Discussion of Enforcement Order – rescheduled due to scheduling conflict. Will be discussed on January 27, 2006.

Minutes: Upon a **motion** by S. Connor and **2nd** by J. Meschino and a **vote** of 4/0/0;
It was voted to: **Approve** the Minutes of December 27, 2005 with corrections.

Bills: **Approved** and **signed** by All.

Request for Certificate of Compliance - 746 Nantasket Avenue

A site visit revealed that there are differences between the plan of record and the building that was constructed.

Upon a **motion** by J. Meschino and **2nd** by J. Hass and a **vote** of 4/0/0;
It was voted to: Request an As-Built Plan.

Violations: **17 Gunrock Ave.** – after reviewing additional photographs and information, the Commission requested that an Enforcement Order be issued for removal of the wall in question.

10:30pm Upon a **motion** by J. Meschino and **2nd** by J. Reineck and a **vote** of 4/0/0;
It was voted to: **Adjourn** the meeting