



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

March 28, 2006

- Members Present:** Sheila Connor, Chair, Sarah Das, Vice Chair,
Judie Hass, Jim Reineck, Frank Parker
- Members Not Present:** John Meschino
- Staff Present:** Anne Herbst, Conservation Administrator
Ellen Barone, Clerk
- 7:50pm** Chair Connor called the meeting to order
- Agenda Approved:** Upon a **motion** by S. Das and 2nd by J. Hass and a **vote** of 4/0/0;
It was voted to: **Approve** the Agenda for 3/28/06
- Minutes:** Upon a **motion** by J. Hass and 2nd by F. Parker and a **vote** of 4/0/1; (S. Das abstained)
It was voted to: **Approve** the Minutes of March 14, 2006 with additions.
Upon a **motion** by J. Hass and 2nd by J. Reineck it was **voted to reconsider** the discussion of Minutes.
Upon a **motion** by J. Hass and 2nd by F. Parker and a **vote** of 4/0/1; (S. Das abstained)
It was **voted** to: **Approve** the Minutes of March 14, 2006 as further amended.
- 7:55pm 18 Channel Street, Map 2/Lot 22** Opening of a public Hearing on the Request for Determination of Applicability filed by Katherine Kerr for work described as remove stairs and install wheel chair ramp supported by sonotubes.
- Applicant: Katherine Kerr
Abutters/Others: Robert Kerr
- Ms. Kerr presented the project that is necessary to allow her father to access the home. The ALS foundation is working with the family to construct the ramp. The Commission conducted a site visit and found no issues.
- § Upon a **motion** by S. Das and 2nd by F. Parker and a **vote** of 5/0/0;
It was voted to:
Close the Public Hearing, and **issue** a **negative** Determination of Applicability.
The Determination of Applicability was **signed**.
- 8:00pm 53 Edgewater Road, Map 29/Lot 18 (NE35-xxx)** Continuation of a public hearing on the Notice of Intent filed by Farouk Youssef for work described as installing footings for the construction of a garage and front deck, demolition and reconstruction of a single family home on an existing concrete foundation and adding a frost wall for the new garage on the street side.

Applicant: Farouk Youssef

Representative: David Ray, PLS, Audrey Botoos

Mr. Youssef submitted new plans that indicated the addition of 2 drywells with leaders as requested by the Commission. A. Herbst verified the questions concerning percentage of lot coverage with the Building Department. Lot coverage requirements can include land under water if the lot is already developed.

At the request of Town Counsel, F. Parker responded to a letter received by the Board of Selectmen complaining about his conduct at the last meeting. He vigorously contested this complaint and stated "however to the extent necessary and as an abundance of caution under General Law Chapter 268 A section 23, I am writing to disclose that after the Concom meeting of March 14 as to 53 Edgewater Rd., I went out in the hallway, spoke briefly to an abutter; the merits of the matter were not discussed. I assured them fair treatment as I would anyone. I feel I can act fairly in this matter".

Mr. Youssef appreciates what F. Parker said, however he felt that he was not treated fairly at the March 14 meeting. Mr. Youssef accepted F. Parker's apology. F. Parker stated that it was not an apology only a clarification; he had nothing to apologize about.

A special condition stating that any asbestos materials will be removed and disposed of in an environmentally safe manner and removed from the Town of Hull. Mr. Youssef has hired licensed contractors to perform the demolition and is certain that there is not asbestos on site.

§ Upon a **motion** by J. Hass and **2nd** by S. Das;
It was voted and a **vote** of 4/0/1 (F. Parker abstained) to:
Close the Public Hearing, **approve** the project and to **discuss** the Draft Order of Conditions. The Order of Conditions was **signed**.

8:05pm 123A/125 Atlantic Avenue, Map 53/ Lots 17A & 18 Continuation of a public hearing on the Notice of Intent filed by Marc Fournier and for work described as installation of permeable pavers for a driveway.

Owner: Molly Farrell

Ms. Farrell presented and explained a vegetation plan. Beach grass will be planted along the pond behind both houses. Also intends to plant *rosa rugosa*. Ms. Farrell is also looking into different types of grasses or ground cover to plant in the spaces in the pavers.

§ 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 **discuss** the Draft Order of Conditions. The Order of Conditions was **signed**.

8:13pm 135 Manomet Avenue, Map 19/Lot 138 Opening of a public Hearing on the Request for Determination of Applicability filed by Richard Grossman for work described as 5 sonotubes to support a sunroom and deck.

As the applicant was not in attendance, A. Herbst presented the plans. The Commission conducted a site visit and 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, and **issue a negative** Determination of Applicability. The Determination of Applicability was **signed**.

8:15pm 125 Main St, Map 2/Lot 3 (NE35-939) Continuation of a public hearing on the Notice of Intent filed by Acushnet Marine, Inc. for work described as extension to existing pier and construction of a dock at the end of the pier.

This project has gone out for peer review. The question of ownership of the property was raised. The Notice of Intent indicates that 125 Main Street Hull Trust is the owner. A. Herbst will verify.

§ Upon a **motion** by S. Das and **2nd** by F. Parker and a **vote** of 5/0/0;

It was **voted** to:

Continue the Public Hearing to April 11, 2006, at a time to be determined.

8:25pm 28 Lewis Street, Map 19/Lot 55; Continuation of a public hearing on the Notice of Intent filed by John and Barbara Cavoore for work described as a deck with footings and a concrete pad.

Representative: Robert Thompson

This project was continued until approval by the zoning board had been obtained. With the zoning decision made, the applicant has submitted the revised plans to show a revision of the deck. The width of the deck adjacent to the dune was reduced to 3 feet. Permission was granted to extend off the back of the house an additional 3 feet.

§ 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 **discuss** the Draft Order of Conditions. The Order of Conditions was **signed**.

Issues/Discussion by Commission:

The Commission reviewed the draft Annual Report. Possible inclusion of the staff office move was discussed. The process of speeding up the permitting process should be added. A. Herbst will review and add information concerning the clean-up process following an overwash of Atlantic Avenue. Possible inclusion of comments from the Straits Pond OOC.

P. Paquin brought up a question of a "complete by" date for the Enforcement Order for 63 Highland Ave. relating to the erosion control. Since the order was already written, the issue of a date will be discussed at the next hearing that the applicant attends.

Update on various problems:

§ Driftway embankment – no work being done

§ 14 Driftway drainage issues - neighbors have complained about flooding. A. Herbst will review with the Building Department.

§ 16 Manomet – site visit scheduled for April 5th at 4:30 pm

§ Moreland Road – A new survey was received with spot grades not the same as previous surveys. It appears some fill was removed. Another letter received was that some gravel was removed however abutters feel there is still fill on the property

§ Duck Lane near the cemetery – Soil removed from gravesites had been stored by the Highway Department and was falling into the marsh. The process of relocating the soil has begun. Is there a possibility of a fence to surround and separate the area?

- § Nantasket Beach Dune Filling/Beach Planting – illegal openings have been filled and beach grass planted on Saturday, March 25. The beach grass planting day sponsored by the Beach Management Committee on Sunday March 26 was a huge success with over 100 people participating. A. Herbst also reported that a resident near Malta Street that has an existing concrete wall asked her to build a dune in front of the wall. Overall the Commission members that were in attendance received many positive comments from the participants.
- § The Commission received a copy of a letter from J. Hass sent to the Town Manager and Board of selectmen regarding ownership issues of beachfront property.
- § Site visits were scheduled for Monday, April 10 at 6:00.
- § S. Das expressed concern with filling the vacancy on the Commission. S. Connor will pass concerns on to the Selectmen.

9:06pm Upon a **motion** by F. Parker and **2nd** by S. Das and a **vote** of 5/0/0;
It was voted to: **Adjourn** the meeting.

Note: Citizen Paul Paquin was present for the entire meeting.