



## HULL CONSERVATION COMMISSION

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**April 11, 2006**

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

**Members Not Present:**

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

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

**Agenda Approved:** Upon a **motion** by J. Hass and **2<sup>nd</sup>** by J. Meschino and a **vote** of 4/0/0;  
It was voted to: **Approve** the Agenda for 4/11/2006

**Minutes:** Upon a **motion** by S. Das and **2<sup>nd</sup>** by J. Meschino and a **vote** of 6/0/0;  
It was voted to: **Approve** the Minutes of 3/28/2006 with corrections.

**7:40pm Landfill access road off of Rockland, Map 43/Lot1 (NE35-911)** Opening of a public Hearing on a Request to Amend Orders of Conditions filed by Turning Mill Consultants for work described as reduce the size of the proposed building by 160 square feet and other minor modifications.

Representative: Thomas Wall, National Grid  
Abutter/other: Kathy Luggelle

The request to amend is a result of a reduction in size of the proposed building. Additionally all of the plans have been modified to indicate a change in the contractor name from Spectrasite to National Grid who will now be performing the work.

Kathy Luggelle stated that National Grid will maintain hedges along the property.

§ Upon a **motion** by J. Meschino and **2<sup>nd</sup>** by F. Parker and a **vote** of 5/0/0;  
It was voted to:  
**Close** the Public Hearing; **approve** the Amended Order of Conditions.  
The Amended Order of Conditions was **signed**.

**8:00pm 9 Warren Street, Map 21/Lot 117** Opening of a public Hearing on the Request for Determination of Applicability filed by Suzanne Merna for work described as 6 footings for a sunroom and deck.

Representative: Girolamo Taverna

Mr. Taverna presented the plans that include the remodeling of an existing sunroom and deck. The deck will be expanded from 8 ft x 8 ft to 8 ft x 16 ft. The deck is currently sitting on a concrete pad. The proposal is for installation of 6 new footings and a landing for the stairs.

A site visit was conducted by the Commission and no issues were found.

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

It was voted to:

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

**8:00pm 56 Nantasket Road, Map 28/Lot 88** Opening of a public Hearing on the Request for Determination of Applicability filed by William White for work described as 10' by 16' deck.

Applicant: William White, Marylou White

Mr. White presented the plans to construct two concrete pads for landings for stairs and the installation of 4 new footings.

A site visit was conducted by the Commission and no issues were found.

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

It was voted to:

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

**8:05pm 33 Edgewater Road, Map 29/Lot 7** Opening of a public Hearing on the Request for Determination of Applicability filed by Carol Thompson for work described as 3 footings for a 8' by 8' deck.

Applicant: Carol Thompson

Ms. Thompson presented the plans to construct and 8 ft x 8 ft deck with stairs that includes the installation of 4 footings. A notation was made on the drawings to indicate the correct location of Edgewater Rd. relative to the deck.

A site visit was conducted by the Commission and no issues were found.

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

It was voted to:

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

**8:10pm 813 Nantasket Avenue, Map 13/Lot 39 (NE35-959)** Opening of a public hearing on the Notice of Intent filed by Ceil Garber for work described as demolition of existing commercial structure and construction of smaller replacement commercial structure with on-site drainage, parking area and walkway.

Representatives: David Kellem, David G. Ray

Applicant: Ceil Garber

Abutter/other: Paul Feldman

Mr. Kellem presented plans for demolition of an existing 1664 sq ft building and construction of a new 840 sq ft building that will house Sunshine Pet Service. The new building will be located further back from the street and will have a fenced in lawn area at the rear of the

building. Most of the pavers presently at the property will be removed. There will be 2 parallel parking spaces in front of the building.

There is currently no stormwater management system on the property. This project includes stormwater management sized to accommodate 4 parking spaces. All roof runoff will go directly into the storm ceptor system.

Mr. Kellem presented a letter to the Commission detailing the improvements being made to the site regarding the stormwater management system and a complete overall description of the project. He requested that the project not be sent out for peer review.

A site visit was conducted by the Commission and no issues were found. The Commission discussed the question of the need for a peer review. Due to the limited scope of the work, and the changes in pervious surfaces, which will increase by over five hundred square feet, it was determined that a peer review would not be necessary.

§ Upon a **motion** by F. Parker and **2<sup>nd</sup>** by J. Reineck and a **vote** of 6/0/0;

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**.

**8:35pm 509 Nantasket Avenue, Map 26/Lot 168 and 184 (NE35-956)** Continuation of a public hearing on the Notice of Intent filed by Girolamo Taverna for work described as three residential units and 5,000 square feet of commercial space with parking underneath.

The project is currently under peer review.

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

It was voted to:

**Continue** the public hearing to April 25, 2006 at a time to be determined.

**8:35pm 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.

The project is currently under peer review.

§ Upon a **motion** by S. Das and **2<sup>nd</sup>** by F. Parker and a **vote** of 6/0/0;

It was voted to:

**Continue** the public hearing to May 9, 2006 at a time to be determined.

**8:35pm 10 E Street, Map 16/Lot 120 (NE35-957)** Opening of a public hearing on the Notice of Intent filed by John Malvesti for work described as addition to a single family home to include 5 foot frost foundation.

Applicant: John Malvesti

Mr. Malvesti presented the plans that will include construction of an attached garage with a 5 ft frost foundation. Special permitting has already been obtained by zoning. A proposed deck was deleted from the plans.

The 5-foot frost foundation will go into the ground approximately 4 feet leaving 12 inches above ground.

A site visit was conducted by the Commission and no issues were found.

§ Upon a **motion** by F. Parker and **2<sup>nd</sup>** by J. Hass and a **vote** of 6/0/0;

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**.

**8:45pm 63 Highland Avenue, Map 5/Lot 75 (NE35-958)** Opening of a public hearing on the Notice of Intent filed by Robert Head for work described as construction of two retaining walls and a patio

Representatives: Brendan Sullivan, Robert Head

Mr. Sullivan presented plans to construct two retaining walls at the left side of the existing house with a patio at the basement level. The purpose is to help to stabilize the steep slope on the property. The walls would take some of the curve out of the slope. Excavating would be done with small machinery.

The Commission questioned how the retaining walls end and how are they going to be tied into the slope. The walls will begin at the house and they will die into the slope. The maximum height would be 3 feet. The top of the wall will be flat and a hedge will be planted on the top.

The Commission requested that all piles of concrete that remain on the coastal bank area be removed.

The plants presented on the planting plan will be placed along the bottom of the walls and grass will also be planted. The planting plan was submitted as a result of an enforcement order and will be included as part of this application.

The Commission suggested that the Owner contact the Highway Department regarding runoff from the street onto the property.

A pipe was noticed in a picture of the home that is connected to a gutter. The pipe is temporary and diverts water from one small roof. The Commission questioned where the runoff was going. There are downspouts from the roof areas. Mr. Head stated that it is presently going directly into the ground. The Commission requests that two drywells be installed. Mr. Sullivan made the notations on the plans.

The Commission has requested that an after the fact Notice of Intent be filed for the addition of the bathroom that has already been constructed and not approved by the Commission. The Commission requested that the Notice of Intent be filed by April 26, 2006.

§ Upon a **motion** by J. Meschino and **2<sup>nd</sup>** by J. Reineck and a **vote** of 4/1/1; (F. Parker abstained, S. Connor opposed)

It was voted to:

**Close** the Public Hearing, **approve** the project, **and accept the amended planting plan and the installation of 2 drywells as noted on plans** and to **discuss** the Draft Order of Conditions. The Order of Conditions was **signed**.

## Discussions

The Commission thanked Ellen for her good work on producing the meeting minutes.

S. Connor noted that although the Commission had asked her express the Commission's concern to the Board of Selectmen about the vacancy on the Commission, she has not yet had an opportunity to do so.

F. Parker commented that with S. Das' upcoming leave we might want to consider a letter asking the Selectmen to reappoint Paul Paquin. He noted he would be in favor of such a motion and he hoped for a unanimous vote.

S. Connor and F. Parker both noted that they have attempted, without success, to recruit new candidates for the Commission.

F. Parker **motioned** that the Chair submit a letter to the selectmen requesting that P. Paquin be reinstated to the Commission J. Meschino **2<sup>nd</sup>**, **voted** of 6/0/0; a letter will be sent by Chair S. Connor.

The Commission reviewed the letter from the Attorney General's Office dated April 3, 2006 regarding the scraping of the beach. A. Herbst and S. Connor will follow up with J. Lampke.

There have been no complaints from residents on "S" Street relating to grass being planted. Of the eighteen openings that have been filled and planted, beach grass has been removed from two of the openings. S. Connor and J. Meschino will replant grass where it has been removed.

A letter has been drafted regarding updates on the dunes. J. Lampke will add some additional language. The draft will be emailed to the Commission for their review.

Signage for the dunes was discussed. It was suggested that some language be added stating that the dune is Town Owned and possible ramifications may result if destroyed.

Regarding the Klayman family's request for handicap accessibility through the dune, the Klayman family should go to the Selectmen to ask the Town to file with the Commission.

A. Herbst has started discussions with J. Lampke about the parking areas and structures along Beach Ave.

**16 Manomet:** A. Herbst visited the site and crawled under the home. The area is enclosed and has a support beam with footings. A. Herbst will contact the DEP to question whether a filing would have been needed since the work was done in an enclosed area. The Commission discussed the elevations of the property and whether the second floor that was built should have come under the jurisdiction of the Commission due to the fact that the home is located in a velocity zone.

**Moreland Rd:** The permittee at 9 Moreland Rd. will be advised to submit a request to amend his Order of Conditions to address concerns about the sewer pipe. At the time that the request comes before the commission the violation concerning fill will be addressed.

A. Herbst informed the Commission that she has attended the first meeting with the State highway department concerning the West Corner Culvert Bridge. It appears that this project will be under way soon.

The Commission reviewed an email from Judeth VanHamm concerning activities for the Beach Walk on April 22. The Commission feels that they are not able to participate in the activities.

The holding of a special meeting of the Commission for planning purposes was discussed. One of the topics for the meeting is possible development of town by-laws.

**10:25 p.m.** Upon a **motion** by J. Meschino and **2<sup>nd</sup>** by S. Das and a **vote** of 6/0/0;  
It was **voted** to: **Adjourn** the meeting

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