



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

May 30, 2006

Members Present: Sheila Connor, Judie Hass, Jim Reineck, Frank Parker, Paul Paquin

Members Not Present: Sarah Das, John Meschino

Staff Present: Anne Herbst, Conservation Administrator

7:40pm Chair Connor called the meeting to order

Agenda Approved: Upon a **motion** by F. Parker and **2nd** by J. Reineck and a **vote** of 5/0/0;

It was voted to: **Approve** the Agenda for May 30, 2006

Minutes: No Action

7:45pm 16 Lewis Street, Map 19/Lot 78, Opening of a public hearing on the Request for Determination of Applicability filed by Barbara Hart for work described as small deck that extends to back stairs of house.

Applicants: Barbara Hart, Marilyn McKay

This was an after the fact filing construction of the deck. The Commission did a site visit; there were no concerns.

§ Upon a **motion** by F. Parker and **2nd** by P. Paquin 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**.

7:50pm 7 Delawanda Road, Map 43/Lot 73 (NE35-943) Opening of a public hearing on the Request to Amend Orders of Conditions filed by Carol Balquist for work described as relocation of town drainage pipe.

Applicant: Carol Balquist

Ms. Balquist submitted plans to relocate a drainage pipe that is currently underground in the area that she plans to construct a garage. The drainpipe will go around the garage and then reconnect with the pipe in its current location.

§ Upon a **motion** by F. Parker 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 Amended Order of Conditions. The Amended Order of Conditions was **signed**.

8:00pm 15 S Street, Map 13/Lot 53 (SE35-964) Opening of a public hearing on the Notice of Intent filed by Maureen O'Gorman for work described as 13' by 32' four season room addition.

Applicant: Maureen O’Gorman
Representative: David Curry

A special condition will be added that “open lattice” will be placed around the base of the addition.

§ Upon a **motion** by P. Paquin and **2nd** by S. Connor 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**.

8:05pm 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.

Applicant Representative: Adam Brodsky
Abutters: Ernest Minelli
Margaret Hunt

It was agreed that float stops will not be required because the current location of extreme MLW is in a location that should keep the dock should an adequate distance from the bay floor.

A Commissioner was concerned that there was not a response from the USCG. Anne Herbst noted that she spoke with a representative from the Coast Guard who indicated they had no concerns for the Conservation Commission and would therefore not be making any comment. Concern was raised regarding the choice of woods; preference by the Commission was for greenheart wood.

The Commission received correspondence from Ocean and Coastal Consultants, Inc. dated May 16, 2006 as a part of their peer review in addition to Waterfront Design Associates response to OCC’s review.

Abutter: Margaret Hunt stated that she notified the USCG; and she is questioning why the pier will be 8 feet wide; is it because it is a commercial pier? The applicant stated that only docking will occur, no repair or other commercial work will take place at the site.

Abutter: Ernest Minelli is concerned about USCG. He again asked if there was to be work done at the site regarding the tugs.

Special conditions will be added to include; requiring the use of greenheart wood, no jetting of piles, if location of the piles changes, the Commission must be notified in writing; and that a boom will be used during construction. A condition will also be added that Waterfront Design Associates’ Technical Aspects Project Narrative dated April 2006 be included as part of the Order of Conditions.

§ Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 4/1/0; F. Parker opposed

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**.

8:50pm 7 Bay Street, Map 34/Lot 2 (NE35-960), Continuation of a Public Hearing on the Notice of Intent filed by Steven Buckley for work described as demolition of an

ilding and construction of two multi-family buildings with associated parking, filling, grading and stormwater management.

Applicant: Steven Buckley
Representative: Stan Humphries

Mr. Humphries briefed the Commission on a new plan that reduces the amount of proposed fill and adds planting to mitigate the effect of storm events. The Applicant will submit plans that treat the area as if it is in an AO zone with flooding to a depth of 2 feet.

A Commissioner recommended that the property be surveyed using FEMA standards.

§ Upon a **motion** by P. Paquin and **2nd** by F. Parker and a **vote** of 5/0/0;
It was voted to:
Continue the Public Hearing to June 13, 2006, at a time to be determined.

9:03pm 2-4 A Street, Map 18/Lot 150 (NE35-955) Continuation of a public hearing on the Notice of Intent filed by Folsom Development Corporation for work described as reconfiguring and expanding existing marina facilities including a wave attenuator, floating dock system, access ramps, steel bulkhead, travel lift piers, walkway and site improvements to the parking area.

The Applicant requested a continuance.

§ Upon a **motion** by J. Hass and **2nd** by S. Connor and a **vote** of 5/0/0;
It was voted to:
Continue the Public Hearing to June 13, 2006, at a time to be determined.

9:05pm 131 Edgewater Rd. Map 31/Lot 56 (NE35-891) Opening of a public hearing on the Request to Amend Orders of Conditions filed by R. Patrick & Judy Drexel for work described as the rehabilitation of 126 feet of existing concrete retaining wall.

Applicants: Patrick & Judy Drexel
Representative: Tim Hillier

The Commission reviewed a letter from Ocean & Coastal Consultants, Inc. dated May 16, 2006 relating to the request to Amend the Order of Conditions.

The original Order of Conditions was issued for a cast in place retaining wall. The Applicant would like to use precast blocks instead. Precast blocks will have less impact to the resource area and construction will be faster.

§ Upon a **motion** by P. Paquin 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 Amended Order of Conditions. The Amended Order of Conditions was **signed**.

9:19pm 52 Salisbury Street, Map 45/Lot 116 and 121 (SE35-963) Opening of a public hearing on the Notice of Intent filed by Heritage Management Company for work described as construction of a single family home.

Representatives: David Ray, Michael Glass
Town Counsel James Lampke

Town Counsel James Lampke discussed a current plan to have the abutting (recently divided) property totalling 21,000 square feet (the Show Boat site) donated to the Town.

The Commission discussed the history of unpermitted fill on the site. Mr. Lamoureux expressed concern about protecting and reestablishing the wetland area. The Commission agreed to conduct another site visit to consider areas where fill should be removed.

§ 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 June 13, 2006, at a time to be determined.

9:45 pm 56 Holbrook Street, Map 10/Lot 100 (SE35-965) Opening of a public hearing on the Notice of Intent filed by Dennis Riley for work described as replace footings and foundation under porch.

Applicant: Dennis Riley

The Commission expressed concern that the work needed for the house may destabilize the coastal bank. The Commission also discussed an earlier OOC for work on the bank that was never carried out and how it may relate to this project. The Commission requested that the applicant have an engineer certify that the plans as proposed can be carried out without damage to the coastal bank.

§ 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 June 27, 2006, at a time to be determined.

10:15 pm 9 Willow Street, Map 3/Lot 30, Opening of a public hearing on the Request for Determination of Applicability filed by Jim Reineck for work described as rebuild front and side porch.

The Commission did a site visit; there were no concerns.

Applicant: Jim Reineck

§ Upon a **motion** by S. Connor and **2nd** by J. Hass and a **vote** of 3/0/1; J. Reineck abstained.

It was voted to:

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

10:20 pm 63 Highland Avenue, Map 5/Lot 75 (NE35-962) Continuation of a public hearing on the Notice of Intent filed by R.H. Construction for work described as a single family home addition.

This hearing was previously continued pending assignment of a DEP Number.

§ Upon a **motion** by S. Connor and **2nd** by J. Hass 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**.

10:30 pm Issues/Discussion by Commission:

The Commission discussed the pending request for a superceding Order of Conditions for project NE35-879. HRA – Nantasket Beachfront Condominiums.

- § Upon a **motion** by S. Connor and **2nd** by J. Hass and a **vote** of 4/0/0;
 It was voted to:
 Authorize employment of David Nyman of ENSR to advise the
 Commission during the appeal process.

Anne Herbst informed the Commission that she will be serving on the hiring committee for a new DPW director.

The Commission discussed a recent Enforcement Order issued by the Conservation Administrator on 5/15/06 for 515 Nantasket Avenue for unpermitted paving in a flood zone.

- § Upon a **motion** by S. Connor and **2nd** by J. Hass and a **vote** of 4/0/0;
 It was voted to:
 Approve the Enforcement Order.