



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
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**June 13, 2006**

- Members Present:** Sheila Connor, Chair, John Meschino, Judie Hass, Frank Parker, P. Paquin
- Members Not Present:** Sarah Das, Jim Reineck
- Staff Present:** Anne Herbst, Conservation Administrator  
Ellen Barone, Clerk
- 7:35pm** 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 5/0/0;  
It was voted to: **Approve** the Agenda for June 13, 2006 as amended
- Minutes:** Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Hass and a **vote** of 5/0/0;  
It was voted to: **Approve** the Minutes of May 30, 2006 as amended
- Bills:** **Approved and signed** by All.
- 7:53pm** **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.

Applicant: Girolamo Taverna  
Representative: David Ray, PLS  
Abutters/Others: Holly Preston, Teresa Simmons, Sean Reilly

David Nyman, ENSR Corporation, Consultant for the Commission reviewed the changes made to the Applicant's plans as a result of his peer review. Items discussed reflected comments made in ENSR correspondence dated May 2, 2006 that remained unanswered. Additional spot grades were indicated on plans. The isolator row has been removed from the plans, as it is not necessary with the use of the Stormceptor. Details for the catch basins have been resolved on the plans. The questions regarding two inlet pipes and one outlet pipe have been answered as being acceptable. The drainage system is designed to meet a 100-year flood event and rainstorms. All outstanding issues from the peer review have been satisfactorily addressed.

A special condition will be added requiring the applicant to provide emergency contact information in the event that the drainage system fails.

asked the Engineer if neighbors would see improvements with drainage around the site. What is in between driveway and street to prevent water from entering the street? Mr. Nyman explained that there is a hump designed into the plan to keep the water on site.

The abutters again expressed their concerns about existing flooding that occurs in their neighborhood. They have contacted the Town Manager and the Highway Department for help. The abutters would like to have the project not go forward until the Town has made corrections to the existing drainage issues. The abutters stated that if the project went through, it would be followed by a lawsuit. The Commission explained that they could not hold up a project for that reason. They must consider the project as presented to them.

The abutters also asked what would happen to the trees that are on the site and act as a buffer to the neighborhood. The applicant stated that they would be removed and have indicated landscaping on their plans. The applicant will also consider some type of hedging as a buffer. A special condition was added asking that the vegetation at the rear be designed to provide screening for the property.

The Commission feels that drainage conditions in the neighborhood would be improved since all drainage from the proposed project must be contained on the site.

§ Upon a **motion** by J. Meschino and **2<sup>nd</sup>** by J. Hass 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**.

**8:35pm 65 Edgewater Road, Map 29/Lot 23 (SE35-966)** Opening of a public hearing on the Notice of Intent filed by Kevin Breen for work described as construction of a garage and breezeway and realignment of driveway.

Applicant: Kevin Breen  
Representative: David Ray, PLS

Mr. Breen presented his plans for the construction of a garage and breezeway attached to his home.

The Commission conducted a site visit and found that the proposed stairs leading from the breezeway extended in to the buffer zone to the coastal bank. The applicant agreed to remove the stairs from the plan. D. Ray made a notation on the plans to remove the stairs.

§ Upon a **motion** by J. Hass and **2<sup>nd</sup>** by J. Meschino 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**.

**8:45pm 19 Richards Road, Map 51/Lot 18**, Opening of a public hearing on the Request for Determination of Applicability filed by James LaRosa for work described as installation of an above-ground pool.

Applicant: James LaRosa, Ann LaRosa

Mr. LaRosa presented his plans to include installation of an 18 ft round above the ground pool. Four inches of soil will be removed and the area leveled with sand prior to installation. A precast concrete base will be used for the filter system.

ducted a site visit and found no issues.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Hass 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**.

F. Parker recused himself

**8:50pm 3 C Street, Map 16/Lot 126**, Opening of a public hearing on the Request for Determination of Applicability filed by Dana Zahka for work described as 10' by 14' shed on a concrete slab.

Representative: John Boyd

Mr. Boyd presented the plans for the project. The Commission had conducted a site visit and found no issues.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Meschino 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**.

**8:51pm 71 D Street, Map 179/Lot 99 (SE35-968)** Opening of a public hearing on the Notice of Intent filed by Jordan Kahn for work described as two-story addition, deck, masonry veneer and dry wells.

Representative: John Boyd

Mr. Boyd presented the plans for the project. The Commission had conducted a site visit and found not issues.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** 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**.

F. Parker returned to the meeting

**8:52pm 58 J Street, Map 15/Lot 74 (SE35-967)** Opening of a public hearing on the Notice of Intent filed by Marjorie Cooper for work described as construction of a garage and deck.

Representatives: Lawrence Kellem, David Ray

The Commission conducted a site visit and found no issues that relate to the project. They were however concerned with the amount of debris on the property. Mr. Kellem explained that a complete cleanup of the property both inside and outside is taking place.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** 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**.

**9:00pm 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 existing building and construction of two multi-family buildings with associated parking, filling, grading and stormwater management.

This project is still out for a peer review.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Hass and a **vote** of 5/0/0;

It was voted to:

**Continue** the Public Hearing to June 27, 2006 at a time to be determined.

**9:00pm 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.

This project is still out for a peer review.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by S. Connor and a **vote** of 5/0/0;

It was voted to:

**Continue** the Public Hearing to June 27, 2006 at a time to be determined.

**9:00pm 105 Atlantic Avenue, Map 53/Lot 7**, Opening of a public hearing on the Request for Determination of Applicability filed by Paul Mahoney for work described as porch addition with 3 sonotubes.

Applicant: Paul Mahoney

Mr. Mahoney presented the plans. A site visit was conducted by the Commission and no issues were found.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Hass 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**.

**8:30pm Nantasket Avenue, Map 37/Lot 10 (SE35-xxx)** Opening of a public hearing on the Notice of Intent filed by The Department of Conservation and Recreation for work described as placement of sand over rocks at access ways to Nantasket Beach.

Applicant: Susan Kane, Michael Galvin

This is an after the fact filing. The DCR has already placed sand on Nantasket Beach between the ramp and rocks to help make the transition easier for the public. They requested a permit in order to have the option of placing sand again in the future. Grain size analysis was provided to the Commission at the meeting.

A Special Condition will be added to the OOC stating that the DCR is to notify the Commission 48 hours prior to placing any sand at the beach. An additional special condition requires all sand must match the existing grain size and distribution. No DEP number was yet assigned, so the Commission continued the hearing.

§ Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Hass and a **vote** of 5/0/0;

It was voted to:

**Continue** the Public Hearing to June 27, 2006 at a time to be determined.

d relating to the Enforcement Order issued to the DCR for scraping the beach. The DCR stated that the scraping was for seaweed removal. The Commission made it clear to the DCR that there was not seaweed present that instigated the scraping. The DCR has been provided with the Town of Hull approved plan for seaweed removal; the Enforcement Order issued to DCR requires that they submit a NOI for beach cleaning by the end of June.

**9:40pm 52 Salisbury Street, Map 45/Lot 116 and 121 (SE35-963)** Continuation of a public hearing on the Notice of Intent filed by Heritage Management Company for work described as construction of a single family home.

Applicant: Michael Glass

Representative: David Ray, PLS

Abutters/Others: Lise Gervais, Martha Paul, Katherine Henderson, Barbara Kupelnick

D. Ray provided a new plan that had a new line for placement of hay bales and removal of an area of fill that forms a berm along Salisbury St.

A. Herbst noted that after review of the previous filings for this site, an old plan was located that indicated a historic wetland that varies from what has been presented. Mr. Ray and A. Herbst will review the document before the next Commission meeting.

Abutters were concerned about a large pool of water that forms on the property after a storm. Mr. Ray argued that the area of pooling water is not located where the house will be constructed.

Abutters were also concerned about the condition of the site. They would like to see it be cleaned up.

§ Upon a **motion** by J. Hass and **2<sup>nd</sup>** by P. Paquin and a **vote** of 5/0/0;

It was voted to:

**Continue** the Public Hearing to June 27, 2006 at a time to be determined.

### **Issues/Discussion by Commission:**

Election of Officers: J. Hass motion to re-elect S. Connor for Chair J. Meschino 2<sup>nd</sup>

Discussion: F. Parker concerned about length of meetings

Voted 4/0/0 S. Connor re-elected to Chair

Approve Enforcement Order issued for 95 Beach Avenue for damage to the dune.

P. Paquin motion, J. Meschino 2<sup>nd</sup> voted 5/0/0

16 Manomet Enforcement – the Commission agreed with A. Herbst's assessment that no further action is needed. Digging sand out from under the foundation and placing it on the beach violated the Wetlands Protection Act, but no remedial action is warranted. The installation of sonotubes to support the house does not require the filing of a permit because the sonotubes were surrounded by a concrete foundation and therefore don't affect water flow.

17 Gunrock Enforcement – Mr. Mason submitted a request to provide more information regarding the Enforcement Order issued to him. The Commission agreed to schedule his appearance for June 27.

Riddle's Supermarket Enforcement Order – The Commission approved an Enforcement Order issued for unpermitted paving in a flood zone.

Requested that A. Herbst obtain a list of residents in the Strait's Pond area not connected to Town Sewerage from Ed Petrilak.

**11:00 pm** Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Hass and a **vote** of 5/0/0;  
It was **voted** to: **Adjourn** the Meeting