



HULL CONSERVATION COMMISSION

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July 11, 2006

- Members Present:** Sheila Connor, Chair, Sarah Das, Vice Chair, John Meschino, Judie Hass, Paul Paquin
- Members Not Present:** Frank Parker, Jim Reineck
- Staff Present:** Ellen Barone, Clerk
- 7:35pm** 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 7/11/2006
- Minutes:** Upon a **motion** by J. Hass and **2nd** by S. Das and a **vote** of 5/0/0; It was voted to: **Approve** the Minutes of June 27, 2006 with additions.

7:43pm 88 Atlantic Avenue, Map 53/Lot 54 (SE35-969), Opening of a Public Hearing on the Notice of Intent filed by Ellen Dawson for work described as demolition of an existing home and construction of a new single family home.

Ellen Dawson, Owner, presented plans to demolish the existing home and construct a new home within the same footprint of the existing home.

The stairs at the rear of the house that slightly extend into the 10 ft buffer to the seawall will not be a problem. The Commission suggested relocating the house two feet toward the street only as additional protection from the storm overwash. Ms. Dawson will review with her Engineer.

In their review of the plans presented, the Commission questioned Ms. Dawson about parking and driveway plans as there was no notation of a driveway on the plan. Ms. Dawson referred to the Architectural Plans and stated that she would have parking under the house. She stated that she would drive straight in under the house. The Commission made a comparison of the Architectural Plans and the Site Plan submitted and questioned the difference in elevations. From the Architectural Plans it appeared that the parking under the house would not be straight in and would obviously require excavation.

The Commission explained to Ms. Dawson that the proposed driveway must be indicated on the plans. There were many questions that required an engineer to answer. The Commission suggested that Ms. Dawson bring her engineer to the next hearing.

§ Upon a **motion** by S. Das and **2nd** by J. Hass and a **vote** of 4/0/0;
It was **voted** to:

Continue the Public Hearing to July 25, 2006 at a time to be determined

8:10pm 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,

ck system, access ramps, steel bulkhead, travel lift piers, walkway and site improvements to the parking area.

Owner: Philip Donohue, Sr
Representative: Susan Nilson, CLE Engineering, Inc.

Ms. Nilson wanted to bring the Commission up to date with changes that have been made to their original designs. The project is still undergoing peer review.

Ms. Nilson stated that as part of the MEPA review there was a meeting at which several agencies were present; Ocean & Coastal Consultants, Coastal Zone Management, Department of Environmental Protection and the Division of Marine and Fisheries. At this meeting several comments were made and changes have been incorporated into their plans. Additionally, the ENF (Environmental Notification Form) requires no further review.

Comments received by both Ocean and Coastal Consultants and Coastal Zone Management included a request to see a Comprehensive Marina Management Plan. This plan is being prepared. After completion of a wind study, calculations were re-run which then resulted in a realignment of pilings and spacing of floats. Ocean and Coastal also made a comment relating to the elevation of the travel lift piers. It is not necessary by building code requirements that the lift be above flood elevation however the design will incorporate the comments and it will be raised up one foot.

The Commission questioned if any soil or ground sampling has been done. There was a small fuel leakage that DEP opened a file for but that has since been cleaned up. The Commission requested to receive this information. Mr. Donohue stated that there are 20 to 25 test wells that are on site that have been monitored over the past four or five years that have come up clean.

The Commission asked about the abandoned material that was under the water on the site. Ms. Nilson stated that this has been worked on and Mr. Donohue has been hauling out the materials and cleaning the debris. Sections of the existing wave attenuator that previously broke free were removed from the water and removed from the site. The Commission questioned whether this should have been done without an order. Ms. Nilson stated that most of the agencies made comment about the debris and the Owner felt that this should be cleaned up right away; possibly considering it mitigation of clean up after a storm. The Commission explained that in any event an order of some type would have been necessary. The Commission questioned if the existing attenuator pieces that are broken would be removed and rebuilt. Ms. Nilson stated that existing attenuator would be removed and the proposed attenuator will be 100% new construction.

The new design for the attenuator will be completely encapsulated foam not only with the polyethylene encapsulated but the entire form will be covered in concrete. The Commission questioned the depth of the new attenuator. Ms. Nilson explained that the new attenuator will have various depths mainly 6 feet due to the depth of the water. The new design will allow each section to have a clearance of two feet off the ocean floor in all areas. The attenuator will be anchored with steel pipe piles.

Wash water will also be retained in a tank, treated and hauled away. They are not looking to have wash water enter the storm water drainage system.

With concern about filling the existing travel lift area, a shellfish study was completed and will be forwarded to the DEP. There does not seem to be any viable shellfish at this site. This is a public facility. Therefore, there will be an area for the public with access on walkways along the shoreline.

ed concern about swimmers at the adjacent pier. Ms. Nilson stated that the attenuator will be 100 feet from the end of the pier. Parking and boat storage will be located in the lots and building behind the site.

There were no comments from abutters.

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

Continue the Public Hearing to July 25, 2006 at a time to be determined

8:35pm 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

Owner: Steven Buckley
Representative: Robert Hannigan, P.E.
Abutters/Others: P. Collins, Phyliss Aucoin

As requested by ENSR, additional test pits were conducted in the proposed area between the two buildings. The design will be completed based on a 5 foot elevation although the results indicated 4 ½ feet. The recharge galleys will be raised to accommodate drainage. The design has been changed to require less fill.

While on site, it was determined that the existing storm drain on Bay Street was filled with silt and sediment and the existing drain pipe that is on the site is broken. Mr. Buckley volunteered to replace the drain pipe that is broken and will clean and install a 4 foot sump in the manhole and the Town agreed. The Commission requested that a copy of the letter from the Town be forwarded to the Commission.

Mr. Hannigan presented plans for both buildings to be on piles. Each garage will have a raised concrete floor with a metal grated ramp at the entrance with flow through areas below the floor and at the back of the garage. There will be three 3 foot by 1 foot opening above the slab of the garage. Water from areas that are paved will be recharged. The only fill will be used in the driveway area and in between the buildings

The Commission asked how they would maintain the flow through areas under the garage slab. Mr. Hannigan stated that a Maintenance Plan will be developed to take care of collected debris.

An Abutter questioned the height of the buildings. Mr. Buckley stated that the height would be 40 feet. This issue is not of concern to the Commission. The Abutters also questioned the location of the buildings. Mr. Buckley showed the plans to the Abutter.

The Commission questioned if there was a zoning issue with two buildings on the size of the lot. The Applicant is still meeting with the Planning Board and waiting for a decision. An abutter read from the zoning by laws. The Commission stated that zoning is not one of the items that falls under their jurisdiction.

The new plans have not been forwarded to ENSR for comment.

§ Upon a **motion** by S. Das and **2nd** by J. Meschino and a **vote** of 5/0/0;
It was voted to:

Continue the Public Hearing to July 25, 2006 at a time to be determined

9:10pm 118 Cadish Avenue, Map 14/Lot 121 (SE35-xxx), Opening of a Public Hearing on the Notice of Intent filed by Edward and Virginia Walsh for work described as

, replacement of walkways, new wall, planting, grading seeding and irrigation for establishment.

Owners: Virginia Walsh, Edward Walsh
Representative: Ken Hayes
Abutters/Others: Theresa Laverty, Patricia Molly, Roseanne Bush

This Notice of Intent was filed in response to a Notice of Violation for unpermitted activity in a resource area. Beach grass was planted along the public access way. The planting was not an attempt to block access, it was done in conjunction with the Annual Beach grass planting day. Mr. Hayes presented the plans for the project which included elevations. The existing walkway of broken stone and concrete was removed. A new walkway will be created of pavers with sand. The grass area has been removed and regraded and replaced with native beach plantings. A new wall will be at elevation 10 and wrap along the house. The grade has been cut to eliminate runoff. No drainage to the estuary will be increased. A new fence has been installed on the existing footings. Various plants will be planted to help stabilize the yard and increase habitat on the site.

Abutters spoke in favor of the project.

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

P. Paquin arrived

9:20pm 56 Holbrook Street, Map 10/Lot 100 (SE35-965) Continuation of a public hearing on the Notice of Intent filed by Dennis Riley for work described as replace footings and foundation under porch.

Mr. Riley has not yet submitted additional plans for work.

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

It was voted to:

Continue the Public Hearing to July 25, 2006 at a time to be determined

9:25pm 125 Edgewater Road, Map 30/Lot 18, Opening of a public hearing on the Request for Determination of Applicability filed by Sush Prusty for work described as replace deck using 8 sonotubes.

Mr. Prusty has not yet submitted additional plans for work.

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

It was voted to:

Continue the Public Hearing to July 25, 2006 at a time to be determined

9:35pm Nantasket Avenue, Map 37/Lot 10 (SE35-xxx) Continuation 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.

DEP has not issued a project number.

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

It was voted to:

Continue the Public Hearing to July 25, 2006 at a time to be determined

of Enforcement Order issued to 128 Cadish Avenue for construction of a rock wall at the front of his property. Mr. Augenster attended the meeting and explained that the rocks for the wall were delivered to the site after receiving a previous Order of Conditions to construct the wall dated March 15, 1996. He thought that he could construct the wall under the previous Order. The previous order has expired. Mr. Augenster will submit a new Notice of Intent for completion of the rock wall.

Requests for Certificate of Compliance:

351 Beach Avenue: Upon a **motion** by J. Meschino and **2nd** by S. Das; **vote** of 5/0/0; **Signed**

38 Gun Rock Avenue: Need to have stairs noted on the as-built plan

237 Beach Avenue: Upon a **motion** by P. Paquin and **2nd** by S. Connor; **vote** of 5/0/0; **Signed**

10:30pm Upon a **motion** by S. Das and **2nd** by J. Meschino and a **vote** of 5/0/0; **Adjourned**