



HULL CONSERVATION COMMISSION

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August 22, 2006

Members Present: Sheila Connor, Chair, Sarah Das, Vice Chair, John Meschino, Judie Hass, Frank Parker, Paul Paquin

Members Not Present: Jim Reineck

Staff Present: Anne Herbst, Conservation Administrator

7:36 pm Chair Connor called the meeting to order

Agenda Approved: Upon a **motion** by S. Das and **2nd** by J. Meschino and a **vote** of 6/0/0;
It was voted to: **Approve** the Agenda for August 22, 2006

Minutes: No action.

Bills: **Two bills were Approved and signed** by All.

7:45 pm **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.

Present:

Applicant: Carol Donohue

Representative: Susan Nilson, CLE; Larry Kellem, of Kellem and Kellem

The project and standard orders of conditions were approved August 8, 2006. The Commission discussed the draft special conditions. P. Paquin proposed the following additional special condition: "The applicant shall require boats at the marina to use biodegradable soap for greywater discharge."

Upon a **motion** by S. Das and **2nd** by J. Meschino and a **vote** of 6/0/0;
It was voted to: **Approve** the additional special condition.

F. Parker proposed the following special condition: "The applicant will submit a surveyor's certification that all structures are within the owned land of the applicant; because, if not, such overreaching structure would de facto pose a significant adverse impact to the protection of fisheries as provided in Chapter 91 and the Wetlands Protection Act".

The Commission discussed the requirements of Chapter 91 and the Wetlands Protection Act.

Upon a **motion** by J. Meschino and **2nd** by J. Hass and a **vote** of 2/4/0; (P. Paquin and F. Parker in favor)

It was voted to: **Reject** the additional special condition.

- § Upon a **motion** by J. Meschino and **2nd** by S. Das and a **vote** of 6/0/0;
It was voted to:
Close the Public Hearing, **approve** the project and to **approve** the
Special Conditions as amended. The Order of Conditions was **signed**.

J. Meschino left the meeting.

8:15 pm 19 Bates Street, Map 26/Lot 019, Opening of a Public Hearing on the Request
for Determination of Applicability filed by Kevin and Karen Caldwell for work
described as replace deck.

The Commission conducted a site visit and had no concerns.

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

8:19 pm 49 H Street, Map 15/Lot 006, Opening of a Public Hearing on the Request for
Determination of Applicability filed by Maureen Gibbons for work described as
construct a deck.

Present:

Applicant: Maureen Gibbons, Dawn Campbell

Representative: Alicia Newton, Archadeck

The applicant described the project. The Commission conducted a site visit and had no
concerns.

- § 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, and **issue** a **negative** Determination of
Applicability. The Determination of Applicability was **signed**.

8:25 pm 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.

- § 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 September 12, 2006 at a time to be
determined.

8:26 pm 31 Russell Street, Map 26/Lot 057, Opening of a Public Hearing on the Request
for Determination of Applicability filed by Joseph Tarara for work described as
create a swale for drainage.

Present:

Applicant: Cheryl and Joseph Tarara

Abutters: Eric and Michelle Sutton, David Wilson

The applicants presented their plan for a french drain and dry well along the west side of the

ers complained that they have been flooded because, they say, the applicants placed fill in their yard when an above-ground pool was installed. The Conservation Administrator confirmed that another neighbor also said fill had been placed at 31 Russell Street. The Commission expressed the opinion that the drain should address flooding concerns. The abutters were assured that if they continue to experience flooding they can come back to the commission with their allegations concerning prior placement of fill on the property.

- § 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, and **issue** a **negative** Determination of Applicability. The Determination of Applicability was **signed**.

8:55 pm 9 Moreland Road, Discussion of Enforcement Order

Present:

Owner: Leo Marino

Abutters: Ray and Dawn Desley, Richard Head

The Commission reviewed the previous enforcement order history at this location. The Commission also discussed the fact that the Town may soon be installing a new drain line on or near the location where the presence of fill has been an issue. Based on their site visit and the surveyed plans provided by the owner, the Commission concluded that the owner had not yet complied with an order to remove fill that was placed on the property in violation of an order of conditions. The owner was also advised that a change in the location of a previously approved stairway would require that the Order of Conditions be amended.

- § Upon a **motion** by F. Parker and **2nd** by S. Das and a **vote** of 5/0/0;
It was voted to:
Issue an Enforcement Order requiring the owner to remove all fill placed on the property and provide a survey of the property showing that elevations on the property have been returned to their previous level.

9:28 pm 42A State Park Road, Map 12/Lot 092 (SE35-XXX), Continuation of a Public Hearing on the Notice of Intent filed by F.E.S. Realty, LLC for work described as construction of a grease trap, removal and construction of stairs, installation of concrete pads.

- § Upon a **motion** by S. Das and **2nd** by J. Hass and a **vote** of 5-0-0;
It was voted to:
Continue the Public Hearing to September 12, 2006 at a time to be determined.

9:29 pm 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.

- § Upon a **motion** by S. Das and **2nd** by J. Hass and a **vote** of 5-0-0;
It was voted to:
Continue the Public Hearing to September 12, 2006 at a time to be determined.

9:30 pm 87 Hampton Circle, Map 36/Lot 180 (SE35-972) Continuation of a Public Hearing on the Notice of Intent filed by Susan Fletcher for work described as

the retaining wall, veneer foundation, replace concrete walkway, steps and patio, re-surface driveway.

§ 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**.

John Meschino returned to the meeting

9:35 pm The Commission discussed several potential violations of the Wetlands Protection Act.

9:44 pm Upon a **motion** by P. Paquin and **2nd** by S. Connor and a **vote** of 5/0/0; **Adjourned**