



HULL CONSERVATION COMMISSION

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November 28, 2006

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

Members Not Present: Judie Hass

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

7:30pm Chair Connor called the meeting to order

Agenda Approved: Upon a **motion** by S. Das and **2nd** by J. Meschino and a **vote** of 5/0/0;
It was voted to: **Approve** the Agenda for 11/28/2006 as amended

Minutes: No Action

Bills: **Approved** and **signed** by All.

S. Connor Recused

7:40pm **333 George Washington Blvd, Map 46/Lot 14**, Opening of a Public Hearing on the Request for Determination of Applicability filed by the Town of Hull for work described as a 9' by 3' footing for a small windmill.

Applicant: John Murdock, Pat Cannon

Mr. Murdock presented information pertaining to the footing for the new windmill that has been installed at the "Green Building".

The Commission questioned the speed of the windmill, stating concerns about the noise level of the windmill and the effect that it may have on wildlife. Mr. Murdock was unsure about the noise level however will research and obtain information from the manufacturer. Mr. Murdock stated that the speed could be as fast as 325 rpm. Mr. Murdock informed the Commission that this type of windmill is designed for residential areas.

The Commission would like information that this windmill will not reach warp speed. Mr. Murdock and Mr. Cannon agreed to obtain the information.

- Upon a **motion** by P. Paquin and **2nd** by J. Reineck and a **vote** of 5/0/1;
It was voted to:
Continue the Public Hearing to December 12, 2006, at a time to be determined.

S. Connor returned

7:55pm 121 Bay Street, Map 33/Lot 100, Continuation of a Public Hearing on the Notice of Intent filed by Beatrice Bergstrom for work described as addition to a multi-family home.

Applicant: Beatrice Bergstrom
Representative: David Ray, PLS

S. Das and F. Parker presented certification that they reviewed the tape of the 11/14/06 hearing for this project, as neither was present for the 11/14/06 hearing.

Mr. Ray presented the project that will include a two-story addition to the home. The first floor elevation will be at or above 12 feet. There is a shed on the site that will be removed and plans call for a smaller (8 ft x 10 ft) shed to be built at a later date. Roof runoff will be directed to drywells at the end of the building.

A Commissioner questioned the location of the coastal bank due to seeing the water right to the top of the bank at a 10 ft. tide. The Commissioner asked how would you determine where the top of the bank is? Mr. Ray responded that there are several constraints in determining what a coastal bank is. If the grade falls between a 4 to 1 slope and a 10 to 1 slope, the coastal bank is at the 100-year flood elevation – in this case, at elevation 11 ft. If there is a horizontal break in the bank, that may also be considered the top of the coastal bank. The Commission will revisit the site to view the coastal bank.

The Commission asked where the work would take place. Will the work be done from the parking area down and would a lot of fill be removed to make the footing for the addition? Mr. Ray can not speak to what a contractor would do however explained a possible scenario that there will be a trench dug from the parking area to excavate, and construct a pad that will allow him to go lower and then trench all around from that location. The Commission is concerned with the possibility that heavy equipment will be on the existing concrete pad that is at the top of the bank. Mr. Ray does not see any reason for any equipment to be that low on the property.

The Commission questioned the concrete pad that was not permitted. Will it be staying there? Ms. Bergstrom stated that she did not know that a permit was needed and said that it was built about eight or nine years ago. The Commission question what the pipe on the bank is for. Ms. Bergstrom stated that it is used for tying up boats.

The Commission questioned if the pad being there had changed the bank. Mr. Ray stated that elevation 11 would still be there. If the pad were removed, it would be necessary to re-stabilize the bank.

An abutter is concerned about erosion and that removal of dirt will redirect the flow of water to his property. He submitted pictures that were reviewed by the Commission. Mr. Ray feels that the flow of water that drains onto the abutter's property comes from the street.

The Commission informed the abutter that construction would not worsen his situation. Roof run-off will be handled by the drywells and there will be no change in topography. The Commission feels that the construction will not radically alter or make a condition that will cause more runoff to leave the site because of the drywells and trench around the building.

The Commission asked the Applicant if she would be willing to remove the patio and re-stabilize the bank. Ms. Bergstrom agreed and Mr. Ray will submit revised plans.

- Upon a **motion** by S. Das and **2nd** by J. Meschino and a **vote** of 6/0/0;

It was voted to:

Continue the Public Hearing to December 12, 2006, at a time to be determined.

8:25pm 15 Stafford Road, Map 26/Lot 059, Opening of a Public Hearing on the Notice of Intent filed by Paul Giandomenico for work described as demolition of a single family home.

Applicant: Paul Giandomenico

Abutters/others: Denise Comeau, Ann Marie Lyons, Roger Brown, James White

Mr. Giandomenico presented his plans for demolition of a home that has not been occupied for approximately 30 years. Materials from the demolition shall be removed and disposed of outside of the Town. After demolition, the existing foundation will be filled in.

The abutters thanked Mr. Giandomenico for taking down the house although expressed concerns about rodent control during demolition. Mr. Giandomenico will take actions to deal with pest control.

Waiting for DEP #.

- Upon a **motion** by P. Paquin and **2nd** by J. Meschino and a **vote** of 6/0/0;

It was **voted** to:

Continue the Public Hearing to December 12, 2006, at a time to be determined.

8:35pm Nantasket Avenue (DCR Beach) Map 37/Lot 10, Continuation of a Public Hearing on the Notice of Intent filed by the Department of Conservation and Recreation for work described as Seawall Toe Protection and access improvements.

The Applicant requested a continuance.

S. Das and F. Parker presented certification of project review for a missed hearing on 11/14/06.

- Upon a **motion** by P. Paquin and **2nd** by S. Das and a **vote** of 6/0/0;

It was **voted** to:

Continue the Public Hearing to December 12, 2006, at a time to be determined.

8:37pm 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.

Waiting for DEP #. New plans were to be submitted to the DEP's review. A. Herbst has been in contact and the information will be forthcoming.

- Upon a **motion** by S. Das and **2nd** by P. Paquin and a **vote** of 6/0/0;

It was **voted** to:

Continue the Public Hearing to December 12, 2006, at a time to be determined.

Issues/Discussion by Commission:

Request for a Certificate of Compliance:

7 Delawanda – S. Das motion, J. Meschino 2nd 5/0/0 - approved

40 Duck Lane- J. Reineck motion to issue a partial CoC, S. Das 2nd 5/0/0 approved

65 Edgewater – S. Das motion, J. Meschino 2nd 6/0/0 approved

The Commission discussed the draft of the decision for 7 Bay Street.

Updates were provided by A. Herbst regarding the HRA appeal, and an update on prior beach violations. The Commission set the December/January meeting schedule.

9:15pm J. Meschino **motion**, 2nd by F. Parker and a **vote** of 6/0/0; **voted** to Adjourn