



HULL CONSERVATION COMMISSION

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April 24, 2007

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

Members Not Present: S. Connor arrived 9:00pm

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

7:30pm Vice Chair Das called the meeting to order

Agenda Approved: Upon a **motion** by P. Paquin and 2nd by J. Hass and a **vote** of 6/0/0;
It was **voted** to:
Approve the Agenda for April 24, 2007.

Minutes: No Action

Issues/Discussion by Commission:

7:40pm 11 Point Allerton Ave., Map 9/Lot 50, (SE35-xxx), Opening of a Public Hearing on the Notice of Intent filed by Raymond and Paula Vinton for work described as an addition on the north side of the house.

Applicant: Paula & Raymond Vinton

Representative: David Ray, PLS

Mr. Ray presented the project. The existing home was moved on the site after the storm of 1978 and elevated 3 feet. The project calls for an addition to be built on an existing footprint from the previous foundation. A deck is also proposed off of the new addition and will be supported by sonotubes. The existing foundation will be removed and a new foundation constructed.

The new foundation did not include smart vents on the architectural drawings. Mr. Ray added the location of the smart vents on his plans and a special condition will be added as well that a revised architectural drawing be submitted. Mr. Ray added placement of a landing at the bottom of the deck on the plans.

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

7:55pm 29 Reef Point Road, Map 54/Lot 11 and 12, (SE35-xxx), Opening of a Public Hearing on the Notice of Intent filed by Scott Berry for work described as an open deck on sonotubes.

Applicant: Scott Berry

Representative: Paul Mirabito, Ross Engineering

Mr. Mirabito presented the project. The Applicant proposes to build an open deck on the north west side of the home. The area where the deck will be located is at the top of the coastal bank. The deck is proposed to be 6 inches lower than the first floor of the home. There will be stairs at each end of the deck. It is proposed that sonotubes will be placed 8 feet out from the house and the last four feet of the deck will be cantilevered.

The Commission is concerned that no vegetation will grow under the deck and thereby eventually causing erosion at the top of the bank. The Commission requested that the Applicant determine the depth of the ledge/bedrock to help determine the stability of the bank and to determine that sonotubes could be used.

After discussion, Mr. Berry agreed to cut back the width of the deck to 8 feet and will cantilever the entire deck. Decking materials will allow for sunlight to filter through allowing vegetation to continue growing under the deck.

A planting plan should be submitted for along the top of the bank that would include shrub types of plants.

- Upon a **motion** by S. Das and **2nd** by J. Reineck and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to 5/22/07, at a time to be determined.

J. Meschino recused himself

8:45pm 48 George Washington Boulevard, Map 37/Lots 6, 6B-D, 7 (SE35-991)
Continuation of a Public Hearing on the Notice of Intent filed by the Steamboat Wharf Marina, Inc. for work described as installation of utilities and parking, construction of two buildings, anchoring and construction of new floats.

Applicant: Justin Gould, Andy Spinale

Representative: Carmen Hudson, Cavanaro Associates

Abutter/Other: Peter McCarthy

J. Reineck submitted certification that he has listened to the tape of the previous meeting that he missed.

A. Herbst reported that D. Nyman has stated that the Applicant has successfully met all requirements and comments of his review.

A special condition will be added that all oils and hazardous materials will be stored on shelves above flood elevation and that dumpsters that are on site will be removed prior to a storm event and that all trash containers be emptied and secured. A special condition will also be added that greenheart wood should be used for pilings in the water. Copies of all other permits have been requested as they are issued, and information pertaining to removal of materials.

P. McCarthy stressed that the availability of greenheart wood may also be a problem.

- Upon a **motion** by P. Paquin and **2nd** by J. Reineck and a **vote** of 4/0/0; (F. Parker & S. Connor did not vote)
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**.

S. Connor arrived at 9:00

J. Meschino returned

9:15pm 80 Atlantic Avenue, Map 54/Lot 45, (SE35-xxx), Opening of a Public Hearing on the Notice of Intent filed by Joan McAuliffe for work described as an addition to the house.

Applicant: Joan McAuliffe

Representative: David Ray, PLS

Abutter/Other: Ellen Morrissey

D. Ray presented the project to construct a 2nd floor addition well above the velocity zone with a deck on the 2nd floor and a one-car carport will be under the deck. The area under the deck is currently paved and will remain. The deck/carport will be supported by pilings.

A special condition will be added that the applicant may change the area that is currently paved to a pervious surface at a later date.

- Upon a **motion** by P. Paquin and 2nd by F. Parker and a **vote** of 7/0/0; 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**.

9:20pm 216 North Truro Road, Map 47/Lot 30, (NE35-845), Opening of a Public Hearing on Request for an extension of Orders of Conditions filed by Michael Farwell.

- Upon a **motion** by J. Hass and 2nd by P. Paquin and a **vote** of 7/0/0;
It was voted to:
Continue the Public Hearing to a later time this meeting as the Applicant is not present at this time.

9:21pm 259 Beach Avenue and 73 K Street, discussion of Notice of Violation

Owner: Peter McGinnis

Representative: David Ray

This discussion is the result of a Notice of Violation issued to Mr. McGinnis for installing paver stones in the driveway between the two homes and extending the driveway to the rear of the homes.

The homes were built on piers and have open foundations. Mr. McGinnis will live in the 73K home and his mother will live in the 259 Beach Ave home. The driveway between the two homes will be a shared driveway and cars will park in the rear of the homes.

The original plans called for two pervious parking spaces at 73K Street and no change to the paved driveway at 259. The home at 259 Beach Ave originally had a paved driveway that was damaged during construction and thus removed. Additionally during construction a large concrete platform was found on the site that was removed.

What has been placed at this time are permeable pavers to allow for some infiltration of water. The surface below the pavers is gravel with a half inch of stone dust for leveling purposes and sand will be placed between each paver. It is estimated that approximately 20% of the property will be planted with vegetation.

The Commission is concerned that so much of the area is covered with pavers. Mr. Ray explained that this site has been improved greatly by the construction of the homes as pier elevated with flow through foundations. The surface under the homes is sand that will allow for additional drainage. The pavers are pitched to drain toward the house.

The Commission advised Mr. McGinnis to file for an Amended Order of Conditions. He should include information indicating the pitch of the pavers, and a copy of the easement for the shared driveway.

F. Parker left.

Judeth Van Hamm discussion of Open Space concerns

Judeth updated the Commission regarding two articles that the WREP Committee has placed on warrants for the Town Meeting. Article 32 will be on the Chatham Street property and is written to allow the Town to purchase this property using self help funds. The other article pertains to several small properties that are town owned that are in the Estuary.

10:07pm 216 North Truro Road, Map 47/Lot 30, (NE35-845), Continuation of a Public Hearing on Request for an extension of Orders of Conditions filed by Michael Farwell.

Applicant: Michael Farwell

No work has taken place at this time due to Zoning Board of Appeals processes. At this point the applicant is waiting for a judgment on the original plans. It is possible that some changes may be necessary to make corrections to the plans indicating the location of the ACEC.

- Upon a **motion** by J. Hass and **2nd** by P. Paquin and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to the next scheduled meeting.

10:25pm 16 Burr Road, Map 51/Lot 89, (SE35-xxx), Opening of a Public Hearing on the Notice of Intent filed by Robert Lacy for work described as remove current house and rebuild with an addition.

Applicant: Robert Lacy, Jennifer McCready

Representative: Alan Kearny, Architect

Abutters/Others: Edward Smith, Eileen Furey, Frank Furey

Mr. Kearny presented the project to tear down the existing house and construct a new home on the existing footprint. The Commission had issued an Order of Conditions for a previous applicant for a similar project. The Applicant intends to use the same foundation plan that was previously approved in the earlier filing.

The Commission has concern that the plans presented do not properly depict the intentions. There is no driveway indicated on the plan, stairs that are shown on the plan will also be removed. New plans should also indicate the locations of the resource areas.

An Abutter spoke that he is concerned that the home will be constructed on the coastal bank.

- Upon a **motion** by P. Paquin and **2nd** by J. Hass and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to the next scheduled meeting.

11:30pm Lewis St. and Beach Avenue, (NE35-950), Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by the Town of Hull for work described as improve beach access pathway.

A. Herbst presented the project to add the Lewis Street dune opening to the existing Order of Conditions. The work to be done will be the same standard angling, fencing, and slope as previously approved.

- Upon a **motion** by J. Hass and **2nd** by S. Connor and a **vote** of 6/0/0;
It was voted to:
Close the Public Hearing, **approve** the project and to **discuss** the Draft Order of Conditions. The Amended Order of Conditions was **signed**.

Request for a Certificate of Compliance:

Sunset Place – Larry Kellem, Pat Brennan –Four inspections still need to be done on the drainage system, and a revised maintenance plan must be completed.

S. Connor motioned that Specific Special Conditions #'s 25, 39 and 2 (post construction) must be met prior to issuing a CoC.

P. Paquin made a substitute motion that it be stated that compliance with all conditions must be met J. Reineck **2nd**. Vote did not carry

J. Meschino **2nd** S. Connor motion. Vote 5/1/0. S. Connor motion carried. CoC not issued.

Nantasket and E St. – P. Paquin motion, S. Connor **2nd**. Vote 6/0/0 - CoC signed.

11:45pm P. Paquin **motion**, **2nd** by J. Meschino and a **vote** of 6/0/0; **voted** to Adjourn