



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor

Hull, MA 02045

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**January 2, 2007**

**Members Present:** Sheila Connor, Chair, Sarah Das, Vice Chair,  
Judie Hass, Paul Paquin

**Members Not Present:** John Meschino, Jim Reineck, Frank Parker

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

**7:50pm** Chair Connor called the meeting to order

**Agenda Approved:** Upon a **motion** by S. Das and **2<sup>nd</sup>** by J. Hass and a **vote** of 4/0/0;  
It was **voted** to:  
**Approve** the Agenda for January 2, 2007 as amended.

**Minutes:** Upon a **motion** by S. Das and **2<sup>nd</sup>** by J. Hass and a **vote** of 4/0/0;  
It was **voted** to:  
**Approve** the Minutes of November 28, 2006 as amended.

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

**7:55pm 185 Beach Avenue Map 17/Lot 015 (SE35-985),** Opening of a Public Hearing on the Notice of Intent filed by Lynne Schwartz for work described as rebuild existing porch and stairs, replace sonotubes and concrete pads.

Representative: David Ray, PLS

Mr. Ray presented the project that included reconstruction of a wrap around porch to replace the existing porch that has deteriorated. The Construction will include 7 sono tubes. There are two existing concrete pads that may need to be rebuilt but that will not be known until construction starts.

- Upon a **motion** by J. Hass and **2<sup>nd</sup>** by S. Das 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**.

**8:00pm Nantasket Avenue (DCR Beach) Map 37/Lot 10 (SE35-980),** 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 to January 23, 2007.

- Upon a **motion** by J. Hass and **2<sup>nd</sup>** by S. Das and a **vote** of 4/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to January 23, 2007, at a time to be determined.

**8:01pm 14 Lynn Ave. Map 22/Lot 063 (SE35-986),** Continuation of a Public Hearing on the Notice of Intent filed by Gerald Nirenberg for work described as demolish existing home and construct a new single family home.

Representatives: Joshua Bows, Bob Rice, Douglas Hurst  
Abutters: Edmund and Peggy Chaput

Mr. Bows presented the project that includes demolition of an existing house on the west side of the property that is close to or on the property line and then construct a single family home with a 3 car garage in the center of the 12,000 square foot lot. The construction will include bringing in fill that will be graded around the house and out 10 to 20 feet from the house to meet the existing grade of the property. There will be 20 to 30 feet between the end of the fill and the property line. The proposed elevation around the house is 6 ft. Mr. Bows feel that since the lot is so large and the fill will go out to meet the existing grade, the fill will have no effect on redirecting water to neighbors.

The Commission questioned why there was a siltation fence on the site. The fence is there to delineate a strip of property that is owned by another owner.

The Commission asked if the driveway would be concrete. Mr. Bows stated that it would be black tar.

The Commission asked where the drainage from the roof will go? Mr. Bows stated that it would go into an existing catch basin in the street. The Commission asked if there would be gutters. Mr. Bows responded that there will be gutters and downspouts. The Engineering soil test has not yet been reviewed. Mr. Bows feels that the Applicant would be willing to construct drywells on the property if possible. The groundwater level may be too high to allow drywells. Mr. Bows will review the soil report and establish provisions for dewatering.

The Commission is concerned that this construction will lead to 3 times the amount of water that will be accumulating in that area due to the increase in impervious surfaces. The fact that it is a bigger lot may not affect the neighbors but will create a very different situation than is pre-existing. Mr. Bows stated that there is an existing paved surface already on the lot for the house, and does not feel you should be counting the driveway in this theory.

The Commission suggested the use of permeable pavers for the driveway. Mr. Bows would ask the Owner to consider alternatives.

Mr. Hurst, the builder, pointed out that in addition to the fill being brought in and graded around the house, the property will be graded to create a swale around the property to control where the water is going. The Commission asked where the swale would be. It is not on the existing plans but will be on revised plans.

The Abutters on the west side are concerned about water being redirected onto their property due to the lack of catch basins. They have done things on their property to redirect water from their property. Mr. Bows stated that they have changed the pitch to allow water to flow to the street. Mr. Bows feels that the creation of the swale will contain the water on this property and not direct it to the Abutters.

How much fill is brought in is seems to be contingent upon the requirement for the slope of the driveway to allow the water to flow away from the property and into the street. The Commission asked what slope is necessary to achieve this. Mr. Bows stated that the driveway would have a 2% slope.

The garage will be at the top of the slab at elevation 6. The slab for the foundation will be at elevation 7 and the top of the foundation will be at approximately elevation 14. The elevation out front is about 5.6. Bringing 5" inches of fill will be a very minimal vertical change.

The Abutters asked how water would be handled during excavation. The Builder, Mr. Hurst stated that after review of the soil tests they would have more information, however, the work will be completed dependent of tides and the water table. Mr. Hurst stated that he would not pour any concrete if there is water in the hole.

The Abutters also expressed concern that the roof of the home to be demolished may contain asbestos. Mr. Rice has contacted the realtor and they stated that there was no asbestos. The Commission would like either a letter stating that there was not asbestos or would condition that a test be completed. Mr. Rice will investigate.

The Commission would like to revisit the site and request that Mr. Bows have the house corners and fill lines staked out to allow for a better understanding of the filled areas. The Commission also recommended that the DPW be contacted concerning the condition of catch basins in the area. Especially since more water will be entering the street. The Commission also does not feel that the use of drywells on this property would help due to the water table and the height of the tides.

- Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by S. Das and a **vote** of 4/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to January 23, 2007, at a time to be determined.

**8:50pm 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.

Awaiting a number from the DEP

- 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:  
**Continue** the Public Hearing to January 23, 2007, at a time to be determined.

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

**0 Montana Ave.** – request for extension of OOC –P. Paquin motion, **2<sup>nd</sup>** J. Hass vote 3/0/1 to extend for one year. (S. Connor abstained)

#### **Request for a Certificate of Compliance:**

**4 Vernon Avenue** – P. Paquin motion, S. Das **2<sup>nd</sup>** approved, 4/0/0

**131 Edgewater Road** - no action, the Commission will do a site visit

A Commissioner stated that there was a dumpster on Meade Ave. on a coast bank that was not covered and debris was coming out of and is concerned that it may end up in the water. A. Herbst will look into this. It may be a Board of Health issue.

**9:20pm** P. Paquin **motion**, **2<sup>nd</sup>** by J. Hass and a **vote** of 4/0/0; **voted** to Adjourn