



HULL CONSERVATION COMMISSION

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January 23, 2007

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

Members Not Present:

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

7:35pm Chair Connor called the meeting to order

Agenda Approved: Upon a **motion** by S. Das and **2nd** by J. Meschino and a **vote** of 4/0/0;
It was **voted** to:
Approve the Agenda for January 23, 2007.

Minutes: Upon a **motion** by P. Paquin and **2nd** by S. Das and a **vote** of 7/0/0;
It was **voted** to:
Approve the Minutes of January 2, 2007 as amended.

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

7:50pm **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.

Applicant: Michael Galvin
Representative: Craig Wood

This project has been reduced in scope due to a request from the Board of Selectmen to only propose access improvements to the DCR until the Master Plan for Nantasket Beach Reservation has been completed.

Mr. Galvin explained that three (3) new ADA accessible accessways would be constructed at the southern end of the beach. They will consist of a ramp extending perpendicular to the existing seawall for approximately 9 feet and then turning to run parallel to the existing seawall in a southerly direction for approximately 135 feet.

In addition, stone stairways at four existing access points will be constructed through the stone revetment with a concrete platform at the top of the stairs for easy transition.

The Conservation Commission asked what maintenance would be necessary and planned for removal of small stones that are brought in with the tides? Mr. Galvin stated that the accessways would be very difficult to maintain, they have been considering utilizing a bobcat type of vehicle to aid in the cleaning of the small stones.

The Commission questioned why the DCR would build something that would be hard to maintain. They also pointed out that the accessway at the northern part of the beach is

problematic, i.e. water pools at bottom, wave action creates scouring and brings in small stones. Mr. Galvin stated that other alternatives were reviewed and this design was the most appropriate.

The Commission asked if the DCR had considered temporary accessways. Mr. Galvin has considered this however there is no material that would work well and storage of temporary accessways would be a problem.

The Commission asked what would be done with the excavated materials. Mr. Galvin stated that some materials will be placed around the wall for protection if needed other existing debris will be disposed of, sand will be reused and where applicable, and if necessary sand will be replaced with sand of the same kind.

Mr. Galvin stated that there will also be some sealing of cracks in the existing wall and as planned the railing will be repaired or replaced where necessary.

Mr. Galvin stated that construction on the stairways would begin prior to the 2007 beach season. All remaining work on the handicap accessible ramps will begin in the fall of 2007.

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

8:15pm 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: Robert Rice, Douglas Hurst

John Meschino signed and presented for the record, a certification that he has reviewed the audiotape of the hearing of January 2, 2007 that he was not present for.

The Commission conducted another site visit during the rain.

New plans were presented that indicated that fill lines have been reduced at the rear of the house. The plan also shows a swale that will be constructed that will direct the flow of water away from the property and that of the abutters. However the Commission is concerned that the proposed grading and curve of the swale would create an area that would collect water on the site. This information will be passed on to the Engineer for review.

In discussing the elevation of the property, it was noted that water from the street presently enters onto this site as was also witnessed during the site visit. The Commission suggested that the applicant contact the DPW for possible solutions to correct that problem.

Mr. Hurst stated that after review of the soil testing, it was determined that it was not feasible to construct dry wells on the site.

The Commission asked if a flow through foundation would be built. Mr. Rice stated that the foundation would utilize smart vents so that water will flow through.

- Upon a **motion** by P. Paquin and **2nd** by J. Meschino and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to 2/13/07, at a time to be determined
(J. Reineck, F. Parker not eligible to vote)

8:42pm 19 Gun Rock Avenue, discussion of potential violation

The Owner of the property David Muir was present for this discussion. This discussion was the result of a complaint made by Mr. Russell Mason that stated that Mr. Muir has recently placed several railroad ties that he feels redirects the flow of water onto his property.

Mr. Muir stated that he and his brother inherited the home in 1992. The obstructions in question are landscaping timbers not railroad ties and were put at that location after the blizzard of 1978, possibly in 1980 and not recently placed there as Mr. Mason stated. The height is approximately 16 inches and are there as an edge and protection of the lawn.

Upon a **motion** by P. Paquin and **2nd** by F. Parker to have Mr. Muir remove the timbers that are perpendicular to the flow of ocean overwash. A discussion followed. J. Hass **amended** the **original motion** to: allow Mr. Muir to leave one landscaping timber that will be level with the soil of his yard however, not to exceed 6" above the paved street; J. Meschino **2nd**. Upon a **vote** of **5/2/0** the Commission informed Mr. Muir that this work must be completed within 90 days. (F. Parker, P. Paquin against)

9:30pm F. Parker left

9:35pm Judeth Van Hamm will present the Weir River Estuary Land Protection Plan

Ms. Van Hamm presented the Commission with the Weir River Estuary Land Protection Plan for review and requested approval of the plan. The Commission voted to draft a letter to indicate the following: 1) general support for the plan, 2) support for attaching the plan to the Town of Hull Open Space and Recreation Plan, 3) noting that although the plan makes recommendations for management of land committed to the care and custody of the Conservation Commission, any action on Conservation Commission land must be specifically approved by the Commission and 4) requesting that the reference to the \$5,000 Coastal Access grant (page 5) be updated to reflect that the access plan is still under development.

- Upon a **motion** by J. Hass and **2nd** by P. Paquin and a **vote** of 6/0/0;
It was **voted** to:
Send a letter of support, to include text as shown above

10:00pm S. Das left

10:00pm 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 assignment of DEP number.

- Upon a **motion** by P. Paquin and **2nd** by J. Hass and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to 2/13/07, at a time to be determined

Issues/Discussion by Commission:

Requests for a Certificate of Compliance:

131 Edgewater Road – P. Paquin motion S. Connor **2nd**, 5/0/0 - signed
257-265 Nantasket Avenue – P. Paquin motion J. Meschino **2nd**, 7/0/0 - signed

P. Paquin **motioned** to **reopen** the review of meeting minutes from October 24, 2006; J. Hass **2nd**, followed by a vote of 5/0/0, the minutes were reviewed.

The discussion in question related to State Park and Long Beach Road and the potential need for a change in their project. Not mentioned in the minutes was that "Mr. Myron Smith identified himself as the Chairman of the Planning Board. He stated that the Planning Board fully supported this project. Additionally, Mr. Smith made a comment that he thinks very highly of Mr. Caparrotta, the applicant for the project."

- Upon a **motion** by P. Paquin and **2nd** by S. Connor and a **vote** of 5/0/0;
It was **voted** to:
Amend the Minutes of October 24, 2006 to include the above
information.

10:30pm The Commission voted to go into Executive Session to discuss legal matters pertaining to the town.

Sheila Connor, John Meschino, Judie Hass, Jim Reineck, Paul Paquin

10:45pm The Commission returned to the Public Hearing

10:50pm P. Paquin **motion**, **2nd** by J. Hass and a **vote** of 5/0/0; **voted** to Adjourn