



HULL CONSERVATION COMMISSION

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July 24, 2007

Members Present: Sheila Connor, Chair, John Meschino,
Judie Hass, Jim Reineck

Members Not Present: Sarah Das, Paul Paquin, Frank Parker

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

7:30pm Chair Connor called the meeting to order

Agenda Approved: Upon a **motion** by J. Hass, **2nd** by J. Meschino and a **vote** of 4/0/0;
It was **voted** to:
Approve the Agenda for 7/24/07.

7:35pm Discussion with Harbormaster

At the request of the Commission, Kurt Bornheim attended the meeting to participate in a discussion regarding installation and permitting of docks. Mr. Bornheim will continue to permit bottom-anchored docks in areas where no eelgrass or other vegetation exists, if he has any questions, they will be directed to the Commission. Mr. Bornheim explained his procedures as follows: Permits for new docks and floats will require a site visit prior to issuance. There will be no docks resting on eelgrass or any vegetation. A gangway may be used over the eelgrass however may not prohibit the growth. Abandoned docks and floats in the lagoon will be removed and disposed of if not claimed. Letters will be sent to those with permits stating that all docks must be removed by November 1 and placed above mean high water. Photographs will be taken of the floats and docks. If not removed by December 1, 2007, fines will be issued by Mr. Bornheim. The Commission will be involved in permitting if gangways impact resource areas (coastal beach or bank, salt marsh area). As has been past practice the Commission does not permit bottom anchored floats; they are handled by the Harbormaster.

7:49pm 7 Bay Street Continuation of a public hearing on the Request for Determination of Applicability filed by the Town of Hull for work described as temporary excavation to find broken storm drain.

The Applicant requested a continuance to August 14, 2007.

- Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to 8/14/2007, at a time to be determined.

7:49pm Hull Shore Drive, Map 27/Lot 54 & Nantasket Avenue, Map 37/Lot 10 (SE35-xxx) Opening of a Public Hearing on the Notice of Intent filed by Beacon Architectural Associates for work described as renovations to the DCR Cook and Tivoli Comfort Stations.

The Applicant requested a continuance to August 14, 2007.

- Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to 8/14/2007, at a time to be determined.

7:50pm 42 Gun Rock Ave, Map 52/Lot 10, (SE35-xxx) Continuation of a Public Hearing on the Notice of Intent filed by Idael Batista for work described as replace blacktop driveway with concrete and add paver stone areas.

Applicant: Idael Batista

Abutters/Others: Lou Sorgi, David Barry

Mr. Batista presented plans that indicated existing elevations. Existing areas of concrete abutting the neighbor's home will be replaced in kind with expansion barriers and will slope away from the neighbor's home. Eco stone pavers that will allow vegetation to grow through and allow drainage will be used in the area in front of the house and abutting the driveway. There will be a 3 foot buffer at the left side of the property that will be crushed stone. Areas indicated on plans as asphalt will be concrete and were marked on the plan by Mr. Batista. The circular driveway will be concrete. The driveway opening has been reduced to 20 feet at each opening. The Applicant will supply a sample paver prior to the next meeting. The DEP has not yet issued a number.

- Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to 8/14/2007, at a time to be determined.

8:05pm Nantasket Beach Reservation, Continuation of a public hearing on the Request for Determination of Applicability filed by Northern Tree Service for work described as application of herbicides.

The Applicant requested a continuance to September 25, 2007.

- Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to 9/25/2007, at a time to be determined.

8:08pm 101 Packard Ave, Map 21/Lot 141, (SE35-xxx) Opening of a Public Hearing on the Notice of Intent filed by Thomas Rowan for work described as installation of an in-ground pool.

Applicant: Thomas Rowan,

Representative: Jay Ross, Jay Jay's Pools

Abutter/Other: Charlie & Marilyn Redman

Mr. Ross presented the project that included installation of an in ground pool. The Commission did not find any issues at the site visit.

An Abutter cautioned that he thought that there was a Town sewer line that went straight through this site where the pool was proposed. The Applicant will investigate with the sewer department, and dig safe will be contacted prior to any excavation. A special condition will be added to cover this issue. There has been no number issued from the DEP.

- Upon a **motion** by J. Hass and **2nd** by S. Connor and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to 8/14/2007, at a time to be determined.

8:20pm 367 Beach Ave, Map 12/Lot 051, (SE35-xxx) Opening of a Public Hearing on the Notice of Intent filed by Max Horn for work described as demolish existing single family home and construct a new home.

Applicant: Max Horn, Rebecca Rose-Horn

Representative: David G. Ray, Nantasket Survey Engineering
Abutter/Others: Michael Teller

Mr. Ray presented the project that includes demolishing the existing house and constructing a smaller 2 story house with a full basement. All new work will be outside of the 10ft buffer to the coastal bank. There will be a water recharge system on the property that includes three tanks, 8 feet tall and 6 feet in diameter that will hold 21,000 gallons of water. The area around the driveway will be an excavated gravel trench.

The Commission is concerned about water/runoff from the foundation drain system toward the seawall. The Commission will conduct another site visit to view this area. Mr. Ray suggested that a dry well be constructed. Mr. Ray added it to the plans.

An abutter spoke in favor of the project.

The DEP has not yet assigned a number.

- Upon a **motion** by J. Hass and **2nd** by J. Meschino and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to 8/14/2007, at a time to be determined.

8:45pm 13 ½- 15 Nantasket Ave, Map 41/Lot 013, (SE35-xxx) Opening of a Public Hearing on the Notice of Intent filed by John Riley for work described as demolish existing building and construct 25 ft. x 60 ft. commercial building.

Applicant: John Riley

Representative: Michael Nuesse, Attorney, Al Trakimas, Sitec Engineering

Mr. Nuesse presented the project that will include demolish of the existing building and construction of a smaller building that will be used as a repair and storage garage for construction equipment. The site will be staked to aid the Commission in locating the building.

Mr. Nuesse has been investigating reports that the site was previously contaminated. An environmental firm will be on site during soil testing. The driveway is not marked on the plans and will be crushed stone. There will be an oil/water separated installed due to use of the building. The Commission requested that an operation and maintenance plan be provided.

- Upon a **motion** by S. Connor and **2nd** by J. Meschino and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to 8/14/2007, at a time to be determined.

9:05pm 29 Edgewater Road, Map 29/Lot 5, (SE35-994) Opening of a Public Hearing on the request to amend Orders of Conditions filed by John Lewis for work described as increase height of concrete revetment by adding an additional row of concrete block.

Mr. Lewis presented his proposal to increase the height of the concrete revetment currently being constructed by one additional row. Additionally, Mr. Lewis would like to change his stairs to a removable stairway that would require a new landing at the top of the bank that would be cantilevered into the wall.

A special condition will be added that would require removal of the stairs from the beach by November 1 each year.

- Upon a **motion** by J. Meschino and **2nd** by J. Hass 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 Amended Order of Conditions was **signed**.

9:15pm 35 Manomet Ave, Map 25/Lot 104, SE35-xxx) Opening of a Public Hearing on the Notice of Intent filed by Carson Lu-Marques for work described as repair and restore existing mason garage and expand by 5 ft, 3 in.

Applicant: Carson Lu-Marques

Abutters/Others: Paul & Tandee Newman

This is an after the fact filing that resulted from a stop work order. Mr. Lu-Marques was in the process of repairing the masonry garage and had demolished the back wall of the existing garage and was planning on constructing new footings for the side walls. It is his intent to extend the length of the garage and install a garage door at the back that can be opened to allow water to flow through. The existing garage floor is gravel and sand and the pitch did not allow for proper drainage. Mr. Lu-Marques would like to pave the floor and grade it evenly. The roof is flat and will remain as is, however gutters and downspouts will be added.

The Commission discussed installing drywells to handle the roof runoff. The Commission has requested that Mr. Lu-Marques provide a new survey plan that indicates elevations. Mr. Lu-Marques is also working with the zoning board regarding this property.

The Abutters are concerned about additional flooding with the changes in the garage.

- Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to 8/28/2007, at a time to be determined.

9:35pm 88 Atlantic Avenue, Map 53/Lot 054, (SE35-969) Continuation of a Public Hearing on the request to amend Orders of Conditions filed by Ellen Dawson for work described as increasing the size of a proposed deck.

The Applicant requested a continuance to August 14, 2007.

- Upon a **motion** by J. Hass and **2nd** by J. Reineck and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to 8/14/2007, at a time to be determined.

9:35pm Discussion of violation at 81 Bay Street that was issued for placement of a concrete block on the beach.

Mr. Brennan has stated that the 16,000 pound concrete block is not permanent and can be removed. He has since added a 30 foot gangway over the eel grass that is fastened to the block and has docks at the end in the water. Mr. Brennan is investigating changes to his foundation that would allow him to install a header to the foundation for a more permanent dock system.

Mr. Brennan and the Commission discussed possible improvements for future placement of a dock system utilizing concrete stairs. The Commission will visit the site at another time to discuss with Mr. Brennan.

The Commission discussed issuing an enforcement order that the concrete block must be removed by November 1, 2007 and may not be replaced.

- Upon a **motion** by J. Hass and **2nd** by J. Meschino and a **vote** of 4/0/0;
It was **voted** to:
Issue the Enforcement Order.

Certificate of Compliance:

53 Edgewater Road – The Commission discussed their concern with the gravel/stone dust parking area with Mr. Youssef. The Commission discussed the fact that drywells infiltrate roof runoff for this site.

- **Motion** by S. Connor and **2nd** by J. Reineck and a **vote** of 4/0/0; Certificate **signed**.

10:35pm J. Hass **motion**, **2nd** by S. Connor and a **vote** of 4/0/0; **voted** to Adjourn