



HULL CONSERVATION COMMISSION

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March 13, 2007

Members Present: Sheila Connor, Chair, Sarah Das, Vice Chair, John Meschino, Judie Hass, Jim Reineck (Arr'd 8:00), Frank Parker, Paul Paquin

Members Not Present:

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 and **2nd** by S. Connor and a **vote** of 6/0/0;
It was **voted** to:
Approve the Agenda for March 13, 2007.

Minutes: No Action

Check Requests: Approved **and** signed **by All**.

7:40pm 8 to 38 Summit Ave (Green Hill Seawall), Map 54/Lots 19-22, Map 55/Lots 1, 3-5 (SE35-992) Continuation of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as replace concrete seawall with stone revetment and stabilize eroding coastal bank.

Applicant: M. Fournier, Town of Hull

Representatives: Bryan Jones

Abutters/others: C. Anne Murray, Janet Gannon, Andy Glutting, Doug Brander, Bill Henderson,

Mr. Jones presented revised drawings and a construction schedule. Mr. Jones pointed out all of the revisions to the plans.

1. Notes of the plan have been revised – Private stairs will be removed. (They will not be replaced as part of this project.
2. The existing fencing specifically at #20, 18, on Southern Ave, and #16 will be replaced outside of the 10 ft. buffer to the coastal bank.
3. The bio swales at the top of the bank have been removed from plan and replaced with a single row of *rosa ragosa* continuing the entire length of the top of the bank.
4. Hay bales and silt fencing will be placed at the top and bottom of the bank with an additional line of silt fencing in the middle of the slope.
5. The stairs have been revised to have 3 landings instead of 5 and will have a concrete landing at the top of the revetment. Stones will be placed in the revetment in a stair fashion.
6. Town Counsel is working on administrative access from Forest Avenue for construction vehicles from the Town of Cohasset and easements from homeowners that will allow for the single row of *rosa ragosa* across the top of the bank.

The Commission discussed the sequence of construction, which will call for work to be done (clear, stabilize, seed) in an area of approximately 100 linear feet at a time. It is possible that

all of the work will not be completed at the same time. That will be determined when the bids are received.

An abutter raised concerns that he feels he will lose a significant amount of land therefore decreasing his property value. Other abutters were concerned about the neighborhood and traffic of construction vehicles. They would like it known that they will still be using the beach as always and feel that safety should also be considered for beach access.

Special Conditions will be added as follows:

- No dumping of yard waste, debris or any other material, and no storage of property, is allowed on the coastal bank or within 10 feet of the buffer to the bank. This condition is ongoing and will not expire at the end of three years.
- The bid documents for this project shall specify that the Town prefers proposals that utilize Black Rock Beach for heavy equipment access to the project.
- The contractor will be required to sign-off weekly on a form that certifies that all construction debris and materials have been removed from the beach.
- The contractor will meet with the Conservation Administrator prior to the start of work to develop a plan that minimizes exposure of the coastal bank to erosion.
- The public accessway between 16 and 18 Summit Avenue shall be restored to its current condition (grassed slope) prior to the completion of the project.
 - Upon a **motion** by J. Meschino and **2nd** by J. Hass and a **vote** of 5/0/2; (F. Parker and J. Reineck abstained)
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**.

8:35pm Hull Shore Drive (Cook bath house) Map 27, Nantasket Ave. (Tivoli bath house) Map 37, Opening of a Public Hearing on the Request for Determination of Applicability filed by the Department of Conservation and Recreation for work described as roof repairs, interior renovations, and overhead trellis.

Applicants: Susan Kane, Bruce Thibodeau of DCR

Mr. Thibodeau presented the project at Tivoli as 4 posts for shower heads that will be constructed in a trellis that will house exterior showers. The flooring will be wooden slats with gravel beneath for drainage. The Applicant has agreed to keep the site clean throughout the project and will have a dumpster on site. Work is scheduled to begin in May and end at or about the middle of June. Any work not completed at that time will be continued after Labor Day. The boardwalk will be accessible during construction.

For the Cook project, there were no elements of construction that needed permitting by the Commission.

- Upon a **motion** by J. Meschino and **2nd** by P. Paquin and a **vote** of 7/0/0;
It was voted to:
Close the Public Hearing, and **issue a negative** Determination of Applicability. The Determination of Applicability was **signed**.

8:55pm 58 Clifton Ave, Map 32/Lot 067 (SE35-988) Continuation of a Public Hearing on the Notice of Intent filed by William Kroen for work described as raze existing home and construct a new single-family home.

Representatives: Peter Falk, Heidi Condon, Sean McCarthy

Mr. McCarthy presented changes made to the plans since the last hearing. One of the drywells that was previously located at the back of the property at the top of the bank has been relocated to the side of the house. The changes include a revised set of plans for the staircase. All risers have been removed. The concrete slabs at the top and bottom of the bank will be removed and replaced with 2 sonotubes and platform constructed of pressure treated wood or trex treads.

Special Conditions will be added as follows:

1. No dumping of yard waste, debris or any other material, and no storage of property, is allowed on the coastal bank. This condition is ongoing and will not expire at the end of three years.
2. Any area of the coastal bank that is disturbed due to work under this permit must be re-vegetated. No Certificate of Compliance can be issued before the coastal bank is restored.

- Upon a **motion** by J. Hass and **2nd** by J. Meschino and a **vote** of 6/0/1 (J. Reineck abstained);

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**.

Paul Paquin recused himself.

9:07pm 29 Edgewater Road, Map 29/Lot 5 (SE35-994), 33 Edgewater Road Map 29, Lot 7 (SE35-996), 37 Edgewater Road, Map 29/Lot 9 (SE35-995), 43 Edgewater Road Map 29, Lot 12 (SE35-997) Openings of Public Hearings on the Notices of Intent filed by John Lewis, Carol Thompson, George Tull, and Jeanne and Paul Paquin for work described as construct concrete block revetment on coastal bank. Project includes removal and replacement of stairways and decks. 29 Edgewater Rd. includes a retaining wall in the front of the house to create off street parking.

Applicants: Jeanne Paquin, Carol Thompson, George Tull, John Lewis

Representatives: David Ray, Patrick Howard

Ms. Paquin submitted revised plans for a change in alignment at 43 Edgewater Rd.

Mr. Ray presented the project that includes a coastal bank that is protected in some areas with walls, deteriorating walls and areas of soil and plants where the bank is deteriorating. The deteriorated walls will be removed and replaced with a new seawall and stone revetment. The total wall height is 8 feet with 3 feet buried therefore the total visible wall would be 5 feet.

Mr. Ray is not concerned with much change to the coastal beach in this area because there is very little wave action. Work for this project will be done from the top of the coastal bank. Any decks or platforms that may be in the way of equipment will be removed from their footings and replaced after work is done. No new footings or structures are included in this project. The plans submitted indicated the details for each location, as they are not all identical.

The plans also call for vegetation of the bank after construction. A landscape plan was requested. There were several details and drawings that need to be corrected. The

Commission also determined that an additional site visit was necessary to review the existing conditions of the coastal bank.

- Upon a **motion** by J. Meschino and **2nd** by J. Hass and a **vote** of 5/0/0;
It was **voted** to:

Continue the Public Hearing to 3/27/2007, at a time to be determined

F. Parker left at 9:35

P. Paquin returned

10:00pm 99 Beach Ave, Map 23/Lots 147(SE35-993), Opening of a Public Hearing on the Notice of Intent filed by Andre Danesh for work described as two story addition to a single family home and removal of a garage.

Applicant: Marilyn Danesh, Andre Danesh

Representative: David Ray

Mr. Ray presented the project plans. A garage located on the rear of the property will be removed and not replaced. Mr. Ray noted on the plans that an L-shaped concrete wall will be removed. The plan includes construction of a 2- story addition to the rear of the existing home. A trench 4 feet below ground will be cut for construction of a FEMA compliant foundation with smart vents.

Mr. Ray also made a notation on the plans indicating stairs that start at ground level to access a deck.

An abutter expressed concern that the Applicant will use the right of way that is located at the side of the property. The abutter believed that she owned the right of way, however it is a public right of way.

A Special Condition will be added as follows:

Any excess sand created by excavation for the addition will be donated to the Town of Hull. The applicant shall contact the Conservation Administrator if the project yields excess sand.

- Upon a **motion** by H. Hass and **2nd** by J. Meschino 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**.

Requests for a Certificate of Compliance:

52 Clifton Ave. – J. Meschino motion, S. Das 2nd, vote 6/0/0 - signed

10:30pm J. Hass motion, 2nd by P. Paquin and a vote of 6/0/0; voted to Adjourn