



HULL CONSERVATION COMMISSION

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March 27, 2007

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

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

7:32pm Chair Connor called the meeting to order

Agenda Approved: Upon a **motion** by J. Hass and 2nd by J. Meschino and a **vote** of 6/0/0;
It was **voted** to:
Approve the Agenda for March 27, 2007.

Minutes: No Action

7:45pm 102 Cadish Avenue, Map 14/Lot 097 Opening of a Public Hearing on the Request for Determination of Applicability filed by Steven Hulverson for work described as 2 footings to support a 2nd floor addition.

A site visit was conducted on March 20, 2007 and no issues were found.

- Upon a **motion** by P. Paquin and 2nd by S. Das 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**.

P. Paquin Recused

7:46pm 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-xxx) Continuation 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, John Lewis, Carol Thompson, Paul Paquin, George Tull
Representatives: David Ray, LPS, Patrick Howard

At a previous meeting it was stated that areas of the coastal bank that overhung the proposed revetment would remain as existing. Mr. Ray clarified that areas that overhang the revetment will need to be cut back.

A level grade will be cut at the top of the bank at #29 Edgewater to allow for equipment to rest safely as work will be completed from above. The plan calls for a cut and fill neutral design meaning that material cut from the bank will be used as fill where needed. After construction of the revetment, the coastal bank will be located at a different elevation, this will also change the

location of the 10 ft. buffer at the top of the bank. Mr. Howard stated that it is his goal to save as much of the existing vegetation as possible to aid in maintaining the stability of the bank. In areas that do not require work, vegetation will remain as is.

The Commission asked when the houses were built. The Applicants responded between 1910 and 1930. The Commission questioned the use of a regular (smooth) faced design versus and irregular design of stone placement. Mr. Howard stated that an irregular face would allow ice to form and cause damage to the revetment and since this area does not see wave action, the smooth surface would be fine.

The Commission discussed the coastal bank and determined that it was not a significant sediment source.

Ms. Thompson submitted the vegetation plan to the Commission.

Special Conditions will be added as follows for each Order of Conditions:

S12. The contractor must submit, and the Conservation Administrator must approve, a written construction sequence and erosion control plan before work can begin.

S13. A ten-foot vegetated buffer must be maintained at the top of the coastal bank. This condition is ongoing and will not expire at the end of three years.

S14. An as-built that delineates the coastal bank will be required for a Certificate of Compliance.

S15. Prior to the issuance of a Certificate of Compliance, the vegetation must be sufficiently established to provide stabilization of the bank and have survived at least two winter seasons.

S16. No dumping of yard waste, debris or any other material, and no storage of property including boats, is allowed on the coastal bank. This condition is ongoing and will not expire at the end of three years.

(Additional for #37 Edgewater & #33 Edgewater)

S17. The deck that is currently placed on the Coastal Bank can only be replaced in its current location if the current footings remain in place and do not need to be replaced or reset.

- Upon a **motion** by J. Meschino and **2nd** by F. Parker 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**.

P. Paquin Returns

9:30pm Nantasket Avenue, Map 27/Lot 34-36, Map 33/Lot 9, 10, 67 (NE35-998)
Continuation of a Public Hearing on the Notice of Intent filed by Nantasket Beachfront Condominiums LLC for work described as four condominium buildings with associated parking stormwater management and open space parkland.

The Applicant requested a continuance to April 24, 2007.

- Upon a **motion** by J. Hass and **2nd** by J. Meschino and a **vote** of 7/0/0;
It was **voted** to:
Continue the Public Hearing to 4/24/2007 at a time to be determined.

9:31pm 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.

The Applicant requested a continuance to April 10, 2007.

- Upon a **motion** by J. Hass and **2nd** by J. Meschino and a **vote** of 7/0/0;
It was **voted** to:
Continue the Public Hearing to 4/10/2007 at a time to be determined.

Request for a Certificate of Compliance:

102 Cadish Avenue - Motion S. Das, **2nd** by J. Meschino and a **vote** of 7/0/0 – COC-signed

9:35pm F. Parker left

Other Discussions by the Commission

RDA for park dugouts – Plans for the replacement of the dugouts at the Memorial School called for removal of existing dugouts to ground level. However, they were not able to complete them as planned and excavated and left large holes in the ground. There were no permits applied for to do this work. The Commission recommended that an emergency order be issued to fill and finish the dugouts.

Attendance at beach nourishment workshop – Anne, Sheila, John and Sarah expressed interest, Paul will confirm if he is interested.

Beach Avenue question – Resident at 143 Beach Avenue asked for permission to remove sand from their parking lot. The Commission would not grant permission. Anne to contact resident. The Town assumes that it owns this property. The resident would need to contact the Town and the Town would have to contact the Commission.

Gun Rock issues update – Anne explained the issue of the Muir property with the landscape timbers that Mr. Mason filed a complaint on. As was done for the Clifford property, it was determined that Mr. Muir should provide information containing the date when the timbers were installed. This would determine if they were installed prior to the adoption of FEMA maps and if so would exempt them from the requirements of the WPA.

Discussion of town meeting warrants to 1) transfer town land to custody of ConCom, and 2) transfer Conservation Trust Fund \$ to the Hull Land Trust

Approve enforcement orders issued to 231 Beach Avenue for construction of a masonry wall without a permit and 259 Beach Avenue and 73 K Street for installation of impervious surfaces not permitted in the OOC - **Motion** S. Das, **2nd** by J. Meschino and a **vote** of 6/0/0 approved for all properties

Approve minutes for previous meeting – No Action

Update: emergency orders issued for 181 Beach Avenue for replacement of broken water pipe to the house.

HRA property – it was determined to conduct a separate meeting on May 1, 2007 for their next hearing.

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