



## HULL CONSERVATION COMMISSION

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**November 13, 2007**

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

**Members Not Present:** John Meschino

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

**7:39pm** Chair Connor called the meeting to order

**Agenda Approved:** Upon a **motion** by P. Paquin and 2<sup>nd</sup> by S. Das and a **vote** of 5/0/0;  
It was **voted** to:  
**Approve** the Agenda for November 13, 2007.

**Minutes:** Upon a **motion** by S. Das and 2<sup>nd</sup> by S. Connor and a **vote** of 5/0/0;  
It was **voted** to:  
**Approve** the Minutes of October 23, 2007 as amended.

**7:40pm** **50 George Washington Blvd., Map 37/Lot 6A, (SE35-xxx)** Opening of a Public Hearing on the  
Notice of Intent filed by James O'Brien for work described as addition to existing building and  
stormwater drainage improvements.

Applicant: James O'Brien

Representatives: Bob Daylor & Joe Freeman (Daylor Consulting Group)

Abutters/Others: Barbara O'Brien, Ed O'Brien, Paula O'Brien, Justin Gould, Andy Spinale

Mr. O'Brien gave a brief summary of the project and included introductions of family and consultants. An enclosed exterior staircase extending to the second floor is proposed that is necessary to comply with the building codes for a second floor open deck. The proposed additions are designed to gain some additional space for the waiting area for the customers in the retail area, extend the retail sales area and space for a walk in cooler. Additionally, improved drainage is proposed.

Mr. Freeman described the project details that include two additions to the building one at each end of the building that will total 820 square feet. As a redevelopment project, stormwater drainage improvements have been made where possible to the site. There are currently no stormwater management systems on the site. It is planned to install 2 catch basins with deep sumps with two new outfalls. The new catch basins will have oil/water separators.

The Commission questioned how far away from the existing outfall will the new outfall be. Mr. Freeman estimated 20 to 25 feet south of the existing outfall. The location was chosen to be within the O'Brien's leased property lines. The new outfall on the easterly side will be located higher in elevation because the existing outfall from the street has riprap around it. The Commission questioned if it was planned to put riprap at the base of the new outfall. Mr. Freeman stated that there should be some at the base to prevent scour. There is no notation on the plans. This will be added.

The Commission questioned the size and capacity of the catch basins and their performance. Mr. Daylor discussed the functions of the catch basins and sumps. The Commission was concerned that the tidal waters

would back fill the outfall pipe at the proposed height that is beneath the high tide line. Mr. Freeman agreed that he would be willing to add tide flex valves at the end of the pipe and that the valves only open with pressure from the inside. When asked about the capacity of the catch basin, Mr. Freeman stated that the catch basin is not considered a holding tank for water runoff. It is continuously filling and draining during rainstorms or flood events. He stated that he is not concerned that they will top off with from a rain event. The Commission asked how the oil water separator works. Mr. Daylor explained that there is a float system with a hooded element that is below the water line that captures the oil.

Mr. Daylor will revise the plans to indicate the discussed new riprap, and the addition of the tide flex valves. The Commission discussed adding a Special Condition that any work requiring a Chapter 91 license not be done prior to obtaining it.

The project also includes the installation of a 30 to 35 foot gangway and two 8 floats by 24 foot floats. These will be bottom anchored floats. A seasonal permit has been issued by the Harbormaster.

- Upon a **motion** by S. Das and **2<sup>nd</sup>** by P. Paquin and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to November 27, 2007, at a time to be determined.

**8:10pm 273 Beach Ave., Map 15/Lot 133**, Opening of a Public Hearing on the Request for Determination of Applicability filed by Nowell Bloomenthal for work described as remove existing deck and reconstruct with new footings.

The Applicant was not present. The Commission conducted a site visit on November 4, 2007 and found no issues with this project.

- Upon a **motion** by J. Hass and **2<sup>nd</sup>** by S. Connor and a **vote** of 5/0/0;  
It was **voted** to:  
**Close** the Public Hearing, and **issue** a **negative** Determination of Applicability. The Determination of Applicability was **signed**.

**8:15pm 43 Pt. Allerton Ave., Map 10/Lot 011**, Opening of a Public Hearing on the Request for Determination of Applicability filed by Thomas Albert for work described as demolish existing single-family home.

Owner: Jeff Kerr

The Commission conducted a site visit on November 4, 2007 and found no issues with this project.

- Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by S. Connor and a **vote** of 5/0/0;  
It was **voted** to:  
**Close** the Public Hearing, and **issue** a **negative** Determination of Applicability. The Determination of Applicability was **signed**.

**8:20pm 1046 Nantasket Ave, Map 08/Lot 016, (SE35-xxx)** Opening of a Public Hearing on Notice of Intent filed by John White for work described as demolish existing house and construct new home.

Owner/Applicant: Jack White  
Representative: Chris Lawson

Mr. Lawson presented the project to demolish the existing home and construct a new home using the existing footprint. The first floor elevation will be 20.67. The home will be constructed on footings that will be 6 feet deep. There will be 2 sheer walls perpendicular to the shoreline. Stairs will be open to allow water to flow through. There will be no change to the existing grade around or below the house and no impervious material will be added. Parking will be under the home.

The DEP has not yet issued a number for this project. The Commission conducted a site visit on November 4, 2007 and found no issues with this project.

- Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Reineck and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to November 27, 2007, at a time to be determined.

**8:33pm 120 Nantasket Avenue, Map 49/Lot 001 (SE35-1025)** Continuation of a Public Hearing on the Notice of Intent filed by Elaine Nardo for work described as remove 615 feet of inlet and outlet pipe from low tide to the building.

Applicant: Elaine Nardo  
Representative: Neil J. Murphy

Mr. Murphy recapped the project, as he was not at the previous hearing. The exact location, depth and condition of the abandoned pipes is not known. There is a box that is partially visible at extreme low tide that contains the ends of the pipes.

The Commission discussed the removal of the box and some of the pipe. Special Conditions will be added as follows:

- The applicant must remove the “box” at the seaward end of the outlet/inlet pipes and up to twenty feet of pipe extending landward from the box. The Conservation Administrator will determine how much pipe shall be removed.
- The Conservation Administrator must be present when the box and pipes are removed. If the pipes are located within one foot of the surface of the beach the Conservation Administrator may, in her sole discretion, require that additional pipe (beyond 20 feet) be removed. No pipe shall be removed without the permission of the Conservation Administrator. No pipe under paved or other hard surfaces shall be removed.
- The Conservation Administrator must approve, in advance of the work, the method of bringing heavy equipment on the beach so as to minimize any damage to the resource.
- If, in the future, the inlet/outlet pipes become exposed, the applicant must remove the exposed pipe under the supervision of the Conservation Administrator. This condition is ongoing and will not expire at the end of three years.
- Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by S. Das and a **vote** of 5/0/0;  
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**.

**8:55pm Seawall Boulevard revetment, (SE35-1026)** Continuation of a Public Hearing on the Notice of Intent filed by the Department of Conservation and Recreation for work described as repair of the existing revetment from 67 to 79 Point Allerton Ave. and expansion of the revetment from 79 Point Allerton Ave. to 64 Holbrook Ave.

The Applicant requested a continuance to November 27, 2007.

- Upon a **motion** by S. Das and **2<sup>nd</sup>** by J. Reineck and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to November 27, 2007, at a time to be determined.

**9:00pm North Truro Road, Map 47/Lot 36 (SE35-1027)** Continuation of a Public Hearing on the Notice of Intent filed by Frank Dell'Apa for work described as construct a single family home.

The project is still out for peer review. The Applicant requested a continuance to November 27, 2007.

- Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Reineck and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to November 27, 2007, at a time to be determined.

**Issues/Discussion by Commission:**

Violation at 4 Moreland Rd. – An Enforcement Order had previously been issued to the Owner for the installation of pavers without prior approval. The Owner did not appear at the meeting as had been discussed. A new Enforcement Order will be issued instructing the Owner that they must file for a RDA.

**9:35pm** S. Das **motion**, **2<sup>nd</sup>** by S. Connor and a **vote** of 5/0/0; **voted** to Adjourn