



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

December 11, 2007

Members Present: Sheila Connor, Chair, John Meschino, Jim Reineck, Paul Paquin, Paul Epstein

Members Not Present: Sarah Das

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

7:35pm Chair Connor called the meeting to order and welcomed Paul Epstein to the Commission

Agenda Approved: Upon a **motion** by J. Meschino and **2nd** by J. Reineck and a **vote** of 4/0/0;
It was **voted** to:
Approve the Agenda for December 11, 2007.

Minutes: Upon a **motion** by J. Meschino and **2nd** by S. Connor and a vote of 4/0/0;
It was **voted** to:
Approve the Minutes of June 26, 2007 as amended.

Upon a **motion** by P. Paquin and **2nd** by S. Connor and a vote of 4/0/0;
It was **voted** to:
Approve the Minutes of November 27, 2007 as amended.

7:40pm Discussion regarding use of Conservation Funds to develop an open space plan.

The Commission discussed the requests made by the Weir River Estuary Park Committee to support two upcoming new articles to be submitted for Town Meeting. The Commission is generally receptive to the idea of using some of the funds from the Conservation Fund to update the Hull Open Space Plan, however would like an estimate prior to any authorization. The Commission would also be interested to know if the Town was contributing funds perhaps from the vacant Town Planner's position.

On the second request to establish an Open Space Committee, the Commission feels that the selection for appointees should be expanded to include appointees from other interests groups.

There was no representative from the Weir River Estuary Park Committee present.

7:52pm North Truro Road, Map 47/Lot 36 (SE35-1027) Continuation of a Public Hearing on the Notice of Intent filed by Frank Dell'Appa for work described as construct a single family home.

Representative: Steve Bjorklund

Mr. Bjorklund submitted new plans indicating that the foundation of the proposed house was relocated to set 10 feet off the abutting property line to the east. The part of the foundation that is closest to the coastal bank will be 10 feet, 4 inches off the coastal bank and will have the center section cantilevered 4 feet above the ground. Sono tubes for the porch will be pinned to the ledge.

This project was sent out for Peer Review for confirmation of the delineation of the Riverfront through the property. The Commission has been advised that the delineation is correct. The Commission is pleased that project has progressed successfully and that Mr. Bjorklund was willing to move the foundation off of the bank.

A Special Condition will be added as follows:

- With the exception of vegetation, the areas of the property to the west and north of the dwelling must remain undisturbed. A planting plan must be submitted to, and approved by, the Conservation Administrator prior to the start of any work.
- Upon a **motion** by J. Meschino and **2nd** by J. Reineck and a **vote** of 4/0/0; (P. Epstein 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**.

8:10pm 301/301A Nantasket Ave., Map 33/Lot 045, Opening of a Public Hearing on the Request for Determination of Applicability filed by LaRosa Development for work described as demolition of rear structure, install stairway and elevator footings and frost wall.

The Applicant requested a continuance until February 12, 2008.

- 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 February 12, 2008, at a time to be determined.

8:12pm 196 Atlantic Ave., Map 51/Lot 031, (SE35-xxx) Opening of a Public Hearing on Notice of Intent filed by Jimmy Connelly for work described as raise house and install foundation.

Applicant/Owner: Jim Connelly, Patricia Kane
Representative: Paul McCarthy (Contractor)
Abutters/Others: William McCobb, Peg McCobb, Paul Kane

Mr. Connelly and Mr. McCarthy presented the project to elevate the existing house and install a new FEMA compliant foundation. The front porch and steps on the existing house appear to be located on Town property. Mr. McCarthy can perform the elevation of the house without disturbing the porch and steps. Mr. McCarthy has met with Town Manager to discuss a solution for the problems with the porch.

The Commission questioned the location of a stone or concrete wall that was on site that had not been indicated as being removed on the plans. It is the intent of the Applicant to remove this wall and to bring all areas of the property that are currently below grade up to grade level. The Commission questioned the accuracy of the spot grades noted on the plans and would like the Applicant to have them verified and possibly show a spot grade at the street level that is closer to the property. The Applicant will submit new plans.

Abutters that spoke are pleased with the plans to begin work on this property.

- Upon a **motion** by P. Paquin and 2nd by J. Reineck and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to January 8, 2008, at a time to be determined.

8:35pm 163A Atlantic Ave., Map 52/Lot 048, (SE35-xxx) Opening of a Public Hearing on Notice of Intent filed by John Greenleaf for work described as raze existing house and construct new home.

Owner/Applicant: John Greenleaf
Representative: Sean Barry, P.E.
Abutters/Others: A.E. McCarthy, Donna McCarthy

Mr. Barry presented the project to include demolishing the existing home and all subsurface structures and construct a new home on an existing non-conforming lot. The size of the proposed home will be 195 square feet larger than the existing. All subsurface utilities will be cut, capped and abandoned. Several existing areas of outcrops of ledge within the property and on the right of way will be excavated with a rock hammer to a depth 6 inches below grade.

The proposed house will be constructed on a footing foundation system with hydrostatic openings and will bring the first floor elevation to 12 feet which is out of the flood zone. It is proposed to locate the new home 4.5 feet further away from the bank of Straits Pond than the existing home is. Parking is proposed to continue on the right of way on the easterly side of the property.

The Commission asked what the surface of the right of way is. Mr. Barry responded that it is currently gravel and the plans do not call for a change except for removal of ledge outcrops.

The proposed home is to be located within the 10 foot buffer to the coastal bank, the Commission is requesting that the Applicant relocate the home at least 10 feet from the top of the coastal bank.

Erosion and sediment control measures will need to be addressed on site due to the location adjacent to Straits Pond.

- 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 January 8, 2008, at a time to be determined.

9:05pm 35 Manomet Ave., Map 25/Lot 104, (SE35-1016) Continuation of a Public Hearing on the Notice of Intent filed by Carson Lu-Marques for work described as repair and restore existing garage and expand by 5 ft, 3 in.

The Applicant has filed a request for review by the Zoning Board of Appeals and requested a continuance to February 26, 2008.

- Upon a **motion** by P. Paquin and 2nd by J. Reineck and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to February 26, 2008, at a time to be determined.

9:10pm There was a **discussion** between the Commission and Representatives from Spinnaker Island relating to the condition of the wave attenuator and the proposed repair work permitted under Order of Conditions, DEP # SE35-1030.

Those attending from Spinnaker Island were: David Ray, Harry Hibbard, Lawrence Hilliard, Ronald Papas and Philip Donohue.

The purpose of the discussion was to clarify exactly what sections of the wave attenuator need to be removed and/or replaced. As a result of a special condition, the Commission made a site visit and discovered sections that in their opinion were damaged and needed to be replaced in addition to those approved in the Order of Conditions.

The removal and/or replacement of damaged sections under the Order of Conditions was completed after the Commission's visit. It was therefore difficult to determine how many and which additional sections may be in need of removal and/or replacement.

It was agreed that the Commission would conduct another site visit along with representatives from Spinnaker Island to determine if future action should be taken.

10:30pm S. Connor **motion**, 2nd by J. Meschino and a **vote** of 5/0/0; **voted** to Adjourn