



HULL CONSERVATION COMMISSION

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January 22, 2008

Members Present: Sheila Connor, Chair, Judie Hass, Vice Chair (arrived @ 8:20), John Meschino, Sarah Das, Paul Epstein

Members Not Present: Paul Paquin, Jim Reineck

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

7:35pm Chair Connor called the meeting to order

Agenda Approved: Upon a **motion** by J. Meschino and **2nd** by S. Das and a **vote** of 4/0/0;
It was **voted** to:
Approve the Agenda for January 22, 2008.

Minutes: Upon a **motion** by J. Meschino and **2nd** by S. Das and a vote of 4/0/0;
It was **voted** to:
Approve the Minutes of January 8, 2008.

7:45pm 36 Lafayette Road, Map 3/Lot 101 Opening of a Public Hearing on the Request for Determination of Applicability filed by John Boyd for work described as construct deck.
Applicant: John Boyd

Mr. Boyd presented the project to include installation of 9 footings for construction of a new deck and stairs. A concrete pad will be at the base of the stairs.

- Upon a **motion** by S. Das and **2nd** by J. Meschino and a **vote** of 4/0/0;
It was **voted** to:
Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:50pm 333 Beach Avenue, Map 13/Lot 002, (SE35-1039) Opening of a Public Hearing on the Notice of Intent filed by John Boyd for work described as enclose front porch and add a deck.
Applicant: John Boyd

Mr. Boyd presented the project to include expansion of an existing deck located on the south side of the home. Sono tubes will be used for the expansion. The sides will be open with the exception of lattice panel and gravel will be used on the surface under the deck.

A porch located at the front of the home will be expanded and enclosed. Sono tubes will be used. Concrete currently under the porch will be removed and replaced with gravel. An estimated 300 square feet of concrete will be removed from the property.

A Special Condition will be added as follows:

- All demolition materials including concrete will be removed from the property and legally disposed of outside of the Town of Hull.

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

8:10pm 317 Beach Ave., Map 13/Lot 55, (SE35-1036) Continuation of a Public Hearing on Notice of Intent filed by Kevin Karlberg for work described as raze and reconstruct a two-family home.

Project underwent a technical review by CZM. A. Herbst reported that according to Rebecca Haney of CZM, that since this proposed home is located in a primary dune and velocity zone, there is to be no concrete and all concrete on the site should be removed and not replaced

- Upon a **motion** by S. Das and **2nd** by S. Connor and a **vote** of 4/0/0;

It was **voted** to:

Continue the Public Hearing to February 12, 2008 at a time to be determined.

8:20pm 22 Stoney Beach Road, Map 51/Lot 042, (SE35-1038) Opening of a Public Hearing on the Notice of Intent filed by the Edward Wood Jr. for work described as remove existing dwelling and build a new residence.

Representatives: Dick Rockwood, Rockwood Design, Jeff Murray

Mr. Rockwood presented the project to include demolishing the existing home and construction a new home primarily on the existing footprint. The only additional construction not within the existing footprint would be a proposed 17.5' x 7.8' deck at the rear of home.

The plans call for a concrete strip wall foundation with breakaway panels. Current mapping indicates that the site is in a velocity zone. The applicant's Engineer is working with FEMA for proper delineation. If the house is located in a velocity zone, the foundation system would be changed to a concrete pier system and the first floor elevation would also change.

The Commission noted that there was no stamp from the surveyor who completed the elevation certificate. The Commission also questioned access to the home. There were no stairs indicated on the plans. The Commission suggested relocating the home further back on the lot and increasing the first floor elevation.

The Applicant will be meeting with the Zoning Department concerning this project.

- Upon a **motion** by S. Das and **2nd** by J. Meschino and a **vote** of 5/0/0; (J. Hass arrived)

It was **voted** to:

Continue the Public Hearing to February 26, 2008 at a time to be determined.

J. Meschino Recused

8:35pm 48 George Washington Boulevard, Map 37/Lots 6, 6B-D, 7 (SE35-991) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by the Steamboat Wharf Marina, Inc. for changes described as adjust location of building, change source of pilings.

Applicant: Andy Spinale, Peter McCarthy

Representative: Carmen Hudson, P.E.

Ms. Hudson presented new plans to relocate the building further away from the seawall. Additionally, there is a reduction in the number of parking spaces as well as a reduction in the quantity of fingers originally proposed for the floats. Revisions to the stormwater drainage system were also made.

Ms. Hudson presented information on the pros and cons of utilizing green heart piles versus CCA piles along with the Applicant's request to amend the order allowing for use of CCA piles. The Commission indicated concerns for using CCA piles in a shellfish area. Ms. Hudson explained that it has been documented that the CCA piles do not have any impact on shellfish due to the tidal flushing. Ms. Hudson also indicated that the shellfish beds in this area are 150 feet away from the pier. Ms. Hudson's information also stated that the use

of CCA piles has been approved for use in a marina setting by various state and federal agencies. The Commission reviewed the information provided and was able to confirm Ms. Hudson's statements.

The Commission questioned what type of piles was currently in use. Ms. Hudson stated that the existing piles are creosote that is no longer allowed. The Commission asked what happens to the old creosote piles when they are removed. It was stated that they are removed and disposed of by a contractor in an environmentally safe manner.

A Special Condition will be added as follows:

- The applicant may use Chromated Copper Arsenate (CCA) treated wood for the pilings. The applicant must provide the Conservation Administrator with, and receive approval for, procedures to handle the CCA treated wood in order to minimize any negative impacts from use of CCA.

- Upon a **motion** by J. Hass and **2nd** by S. Das and a **vote** of 4/0/0;

It was **voted** to:

Close the Public Hearing, **approve** the project and to discuss the Amended Order of Conditions. The Amended Order of Conditions was **signed**.

J. Meschino Returned

9:00pm 3 James Ave., Map 05/Lot 86, (SE35-1032) Continuation of a Public Hearing on Notice of Intent filed by Bradford Seland for work described as raze and reconstruct a single family home.

Representatives: Paul Mirabito, P.L.S., Stan Humphries, (A Representative from Sandcastle Group did not sign in)

Abutter/Others: Michael Nuesse (did not sign in)

Mr. Mirabito presented revised plans for the project that include the substitution of an open deck on sonotubes for the previously proposed concrete slab patio and foundation wall at the basement level of the home on the coastal bank. The sonotubes will be hand dug. Mr. Mirabito also submitted a construction services plan and detailed how the site would be accessed during demolition and construction.

The Commission again stressed concern that the project called for excavation of the coastal bank to allow for construction of the deck on the coastal bank. The plans also called for a concrete versa-lock wall in two locations around the lower deck to stabilize the bank. The height of this wall would vary due to the depths of the cuts into the bank.

After much discussion, it was agreed that the size of the proposed lower level deck would be reduced to approximately 16 feet to move it off the coastal bank. The area to the left side of the deck would be vegetated.

The Commission is requesting information pertaining to water flow on the site. New plans must be submitted that indicate the locations of all sonotubes for decking and stairs for access to the home. Additionally, the Commission is requesting detailed information for spacing of the materials used for the deck and spacing height for the stairs above the bank.

Attorney Nuesse spoke on behalf of an abutter who expressed concern of the proposed excavation of the bank and the possibility of destabilization and also the proposed access to the site over the abutter's property.

- Upon a **motion** by J. Hass and **2nd** by S. Das 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.

10:00pm 196 Atlantic Ave., Map 51/Lot 031, (SE35-1035) Continuation of a Public Hearing on Notice of Intent filed by Jimmy Connelly for work described as raise house and install foundation. Request to continue pending Town approval of work on Town property.

- Upon a **motion** by S. Das and 2nd by J. Hass 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.

10:02pm 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 Project is undergoing a peer review.

- Upon a **motion** by S. Das and 2nd by J. Hass 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.

10:03pm 4 Moreland Avenue, Map 36/Lot 053, (SE35-xxxx) Opening of a Public Hearing on the Notice of Intent filed by the Robin Cohen for work described as brick paver walkway and addition of gravel area.

Applicant did not send out abutter notices in a timely manner.

- Upon a **motion** by S. Das and 2nd by J. Hass 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.

The Commission held a discussion with residents David and Ann Nigro of 1 Chatham Street concerning the horseback riding on trails on Conservation Land and the potential leasing of a small portion of the land for use as a paddock for a horse.

The Commission is supportive of the idea however needs to investigate the legal aspects such as land use restrictions and the potential leasing with Town Counsel.

10:45pm J. Meschino motion, 2nd by S. Das and a vote of 5/0/0; voted to Adjourn