



HULL CONSERVATION COMMISSION

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February 12, 2008

Members Present: Sheila Connor, Chair, Judie Hass, Vice Chair, John Meschino, Paul Paquin, Paul Epstein

Members Not Present: Sarah Das, Jim Reineck

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 J. Meschino and a **vote** of 5/0/0;
It was **voted** to:
Approve the Agenda for February 12, 2008.

Minutes: Upon a **motion** by P. Paquin and **2nd** by J. Meschino and a vote of 5/0/0;
It was **voted** to:
Approve the Minutes of 1/22/08 as amended.

Upon a **motion** by P. Paquin and **2nd** by J. Meschino and a vote of 5/0/0;
It was **voted** to:
Approve the Minutes of 7/10/07.

7:40pm 3 James Ave., Map 05/Lot 86, (SE35-1032) Continuation of a Public Hearing on the Notice of Intent filed by Bradford Selland for work described as raze and reconstruct a single family home.
Representative: Paul Mirabito

For the record, P. Paquin submitted a signed certification form that he listened to the audio recording of the hearing on January 22, 2008 for which he was not present.

Mr. Mirabito submitted revised plans that indicated the changes to the project based on comments received from the Commission. Roof runoff will be discharged into downspouts where it will drain into the ground through a stone rip-rap. A notation has been made on the plan that when the stairs on the coastal bank are replaced, they will be reconstructed on the 3 James Ave property that will eliminate the encroachment to the neighboring property. A 2 ft – 3 ft versa lock wall will be constructed to enclose the basement level deck. The plan indicates that the area of the coastal bank that will not have a deck will remain at the existing grade. Pervious pavers will be used for the patio at the front of the house.

A Special Condition will be added as follows:

- All demolition materials will be removed from the property and legally disposed of outside of the Town of Hull.
- Upon a **motion** by J. Meschino and **2nd** by P. Paquin 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**.

7:55pm 177 Beach Avenue, Map 19/Lot 054 Opening of a Public Hearing on the Request for Determination of Applicability filed by Brian and Judy Williams for work described as construct deck, relocate access areas, install underground sewer and electric connections, and install concrete pad for hot tub.

Applicant/Owner: Brian and Judy Williams

Mr. Williams presented the plans for the project. A new deck will be constructed on sono-tubes. Concrete steps at the front and back of the home will be removed and replaced with wood steps with an open construction. The access for the basement will be relocated from the beach side to the opposite side of the home. A concrete walkway along the side of the home has already been removed. An 8 ft x 8 ft concrete pad will be poured for the hot tub. A notation was made on the plans indicating that the hot tub will drain directly into the house. (A Special Condition for this will be added.) A trench will be dug for water and sewer lines for the outdoor bathroom. A notation was made on the plans indicating the location of a utility pole that is to be removed or cut down. The applicant will plant beach grass if needed in the area where the pole is removed.

- Upon a **motion** by J. Hass and **2nd** by J. Meschino 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 64 Holbrook Avenue, Map 10/Lot 103 (SE35-1040) Opening of a Public Hearing on the Notice of Intent filed by Mark Ostroff for work described as construct a 100-foot stone revetment.

Applicant/Owner: Mark Ostroff

Representatives: Bryan Jones, PE, Scott Skuncik (Ocean & Coastal)

Abutters/Others: David Kellem, Gary Bloch, Dennis Riley, Chris Belezos

Mr. Jones presented plans for the project to construct a 100 foot stone revetment along the eroding coastal bank. It is understood that the DCR has a proposal for a revetment to include this property however, without knowing the timeframe; the Applicant would like to secure his property as soon as possible. The proposal calls for the use of 6 foot stones buried half way to establish the toe of the revetment and then using 2 foot to 4 foot diameter stones for the revetment. The plans call for the revetment to be tapered off when it approaches the southern adjacent property.

Mr. Jones stated that they are working with the owners of the adjacent property about continuing the revetment to include that property as part of the project.

The Commission is concerned about the method of termination and is concerned that the size of the stones may need to be increased. The Commission also informed the Applicant that beach nourishment would be necessary as part of the project. The Commission was concerned that the project might cause erosion at the toe of the proposed revetment since it terminates above MHW. The Commission also expressed concern that the project would erode the berm that provides storm protection to the coastal bank south of the project.

Mr. Jones will continue to work with the neighbor and return with a more definitive plan. The Commission informed Mr. Jones that this project would be sent out for peer review.

- 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 26, 2008 at a time to be determined.

J. Meschino left the meeting

9:00pm 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.

The Applicant has requested a continuance.

- Upon a **motion** by J. Hass and 2nd by P. Epstein and a **vote** of 4/0/0;
It was **voted** to:

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

9:02pm 196 Atlantic Ave., Map 51/Lot 031, (SE35-1035) Continuation of a Public Hearing on the Notice of Intent filed by Jimmy Connelly for work described as raise house and install foundation. The Applicant has requested a continuance.

- Upon a **motion** by J. Hass and 2nd by P. Epstein and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to February 26, 2008 at a time to be determined.

9:04pm 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 out for peer review.

- Upon a **motion** by J. Hass and 2nd by P. Epstein and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to February 26, 2008 at a time to be determined.

9:30pm 4 Moreland Avenue, Map 36/Lot 053, (SE35-XXXX) Continuation 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/Owner: Robin Cohen

Abutter/Other: Linda Murphy, Richard Head

This filing is an after the fact filing that is the result of a Notice of Violation. Ms. Cohen without a permit, placed brick pavers on her property as well as gravel on the adjacent property owned by another party. Ms. Cohen was informed that she must remove the gravel and any pavers that are not on her property. It is estimated that Ms. Cohen's property extends approximately 4 feet from the house.

The Commission determined that the pavers on Ms. Cohen's could be permitted however; the gravel on the adjacent property must be removed within a specified time frame and disposed of outside of the Town of Hull. This will be handled through an Enforcement Order.

This project has not been issued a DEP number.

- Upon a **motion** by J. Hass and 2nd by P. Paquin and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to February 26, 2008 at a time to be determined.
- Upon a **motion** by J. Hass and 2nd by P. Paquin and a **vote** of 4/0/0;
It was **voted** to:
Issue an Enforcement Order instructing Ms. Cohen to remove the gravel on the adjacent property before March 4, 2008. The Order was signed.

Article for Town Meeting: The Commission reviewed a draft of an article to be submitted to Town Meeting to adopt bylaws that prohibits and regulates dumping or otherwise deposit of prohibited materials both in waterways and on embankments.

- Upon a **motion** by J. Hass and 2nd by J. Meschino and a **vote** of 5/0/0;
It was **voted** to:
Support and submit the discussed Article to Town Meeting. J. Lampke will draft the final language.

10:00pm J. Hass **motion**, 2nd by P. Paquin and a **vote** of 4/0/0; **voted** to Adjourn