



HULL CONSERVATION COMMISSION

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February 26, 2008

Members Present: Sheila Connor, Chair, Sarah Das, John Meschino, Paul Paquin, Paul Epstein

Members Not Present: Judie Hass, Jim Reineck

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

7:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by J. Meschino and **2nd** by S. Connor and a vote of 5/0/0;
It was **voted** to:
Approve the Minutes of February 12, 2008.

7:40pm **67 F St., Map 17/Lot 147, (SE35-XXXX)** Opening of a Public Hearing on the Notice of Intent filed by Philip McNulty for work described as demolish and reconstruct a single-family home.

Owner/Applicant: Philip McNulty
Representative: Lee Maserian

Mr. Maserian presented the project to include demolishing the existing home and constructing a new single family home. There is a garage proposed that will be located at the front of the lot, in front of the new home. The garage will be constructed at elevation 9.5 and will include flow through vents. The first floor elevation for the proposed home must be constructed at 10.5 at a minimum. This elevation is not indicated on the plans; therefore new plans must be submitted. Roof runoff will be handled through downspouts that will drain into dry wells. The plans call for two driveways that will include a finished hard surface. One driveway will require a new curb cut that must be approved by the Fire Dept. This will also be noted on the revised plans. There is a concrete walkway on the property that will remain that is not indicated on the plans. Again, will be added on the revision.

- 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 March 11, 2008 at a time to be determined.

7:55pm **1147 Nantasket Ave., Map 19/Lot 24, (SE35-1042)** Opening of a Public Hearing on the Notice of Intent filed by Gary Kimball for work described as home renovation and addition.

Owner: Ellen Kimball
Representative: Richard Vaisey

Mr. Vaisey presented the project to include an addition to the front of the home that will include foundation work. It is proposed that a small area of new foundation will be added on the west side of the existing home. The plan also calls for the removal and replacement of a deck on sonotube footings at the rear of the house.

The Commission questioned the age of a wall on the front and side of the home and the remote parking area. Ms. Kimball stated that they had been there forever, for many years. No evidence to substantiate this was requested or presented.

- Upon a **motion** by P. Epstein and **2nd** 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**.

8:12pm 317 Beach Ave., Map 13/Lot 55, (SE35-1036) Continuation of a Public Hearing on the Notice of Intent filed by Kevin Karlberg for work described as raze and reconstruct two-family home.

- Upon a **motion** by P. Paquin and **2nd** by S. Das and a **vote** of 4/0/1; (J. Meschino recused)
It was **voted** to:
Continue the Public Hearing to March 11, 2008 at a time to be determined.

8:13pm 4 Moreland Avenue, Map 36/Lot 053, (SE35-1041) Continuation of a Public Hearing on the Notice of Intent filed by Robin Cohen for work described as brick paver walkway and addition of gravel area. This project was reviewed at a previous meeting and was waiting for a DEP Number.

A Special Condition was added as follows:

- This permit allows the existing pavers that are located on 4 Moreland Avenue to remain. Any pavers that are not located on 4 Moreland Avenue must be removed.
- Upon a **motion** by P. Paquin and **2nd** by S. Connor and a **vote** of 4/0/1 (S. Das 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**.

8:15pm 22 Stoney Beach Road, Map 51/Lot 042, (SE35-1038) Continuation of a Public Hearing on the Notice of Intent filed by Edward Wood Jr. for work described as remove existing dwelling and build a new residence.

Representative: Jeff Murray

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. Murray presented revised plans for this project. The applicant acknowledges that the proposed home is in a v-zone. He proposed a new foundation system that would include a strip footing that would be 4 feet below grade. The pilings would be attached to this footing. If ledge were reached during construction, the footing would be pinned to the ledge. The first floor elevation is planned at 19.8. The steps from the decks are cut into the deck and will end on a concrete pad that is not on the plans. New plans will be submitted to include the strip footing as well as the concrete pad.

- Upon a **motion** by P. Paquin and **2nd** by S. Das and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to March 11, 2008 at a time to be determined.

8:27pm 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.

Representative: Paul McCarthy

Mr. McCarthy presented revised plans to indicate that the corner of the front porch and steps that are currently located on Town property will be removed and the steps would be relocated off of Town property. Mr. McCarthy made notations on the plans to clarify that the new steps would include a 3 x 4 foot landing at the top of the steps, then steps, then another 3 x 4 foot landing and steps changing direction then ending at ground level.

A Special Condition will be added as follows:

- All structures, paving, and/or footings must be removed from town property.
- Upon a **motion** by P. Paquin and **2nd** by P. Epstein and a **vote** of 4/0/1 (S. Das abstained);
It was **voted** to:
Close the Public Hearing, **approve** the project and to discuss the Draft Order of Conditions.
And include the Special Condition as noted above. The Order of Conditions was **signed**.

8:40pm 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.

- Upon a **motion** by P. Paquin and 2nd by S. Das and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to March 11, 2008 at a time to be determined.

8:42pm 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.

- Upon a **motion** by P. Paquin and 2nd by S. Das and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to March 11, 2008 at a time to be determined.

8:45pm 64 Holbrook Avenue, Map 10/Lot 103 (SE35-1040) Continuation of a Public Hearing on the Notice of Intent filed by Mark Ostroff for work described as construct a 100-foot stone revetment.

- Upon a **motion** by P. Paquin and 2nd by S. Das and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to March 11, 2008 at a time to be determined.

Other Business:

The Commission unanimously agreed to request A. Herbst to draft a letter on their behalf regarding M. Fournier referencing the joint projects and the success and importance of the close working relationship between the two departments. The letter will be forwarded by the Commission to the Board of Selectmen, Town Manager and the Hull Times.

The Commission also unanimously agreed that they would recommend to the Town Manager that A. Herbst again participate in the hiring process for the new DPW Director.

9:12pm S. Connor motion, 2nd by J. Meschino and a **vote** of 5/0/0; **voted** to Adjourn