



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

**March 11, 2008**

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

**Members Not Present:** 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 P. Paquin and **2nd** by S. Das and a vote of 6/0/0;  
It was **voted** to:  
**Approve** the Minutes of February 26, 2008 as amended.

**7:40pm** **5 Fitzpatrick Way, Map 9/Lot 44A, (SE35-xxxx)** Opening of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as replace 8 rotted pilings on existing pier and install 8 new pilings.

Owner/Applicant: Kurt Bornheim

Mr. Bornheim presented the project to request replacement of 8 existing pilings that are damaged and install 8 new pilings at the Hull Yacht Club pier. The new pilings are for support of the existing pier. No new sections are being added to the pier. Involved in this project will be the removal of the bottom chain and mushroom anchor system that will no longer be needed. Mr. Bornheim requested the use of CCA lumber for the pilings. The DEP has not assigned a project number.

- Upon a **motion** by P. Paquin and **2nd** by S. Das and a **vote** of 6/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to March 25, 2008 at a time to be determined.

**7:45pm** **Nantasket Pier, Map 37/Lot 60 (SE35-961)** Opening of a public hearing on the Request to Amend Orders of Conditions filed by the Town of Hull for work described as replace 25 rotted and damaged pilings.

Owner/Applicant: Kurt Bornheim

Mr. Bornheim requested an Amendment to the existing Order of Conditions for replacement of 25 pilings that would allow the use of CCA lumber. This would involve changes to Special Condition #12 from the existing order.

Special Condition #12 will be revised to state that the applicant shall use CCA wood for the replacement pilings.

- Upon a **motion** by P. Paquin and **2nd** by S. Das and a **vote** of 6/0/0;  
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 Recused)

**8:00pm 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.

Owner/Applicant: Kevin Karlberg

Representatives: Stan Humphries, Don Ritz

Abutter: John Meschino

Mr. Humphries presented revised plans for this project that included the design for an elevated deck system on the beach side of the property with a manmade sand and cobble secondary dune under the deck. The deck would be constructed at elevation 22.0 to meet the finished first floor elevation of 24. The dune is proposed to be at a 2 to 1 slope, 5 feet high, approximately 20 feet wide and 80 feet long. Mr. Humphries originally stated that the dune would not be vegetated; however after discussion, the dune may be vegetated on the beach side (where it is not underneath the deck). The dune is being proposed as mitigation for allowing the concrete slabs proposed for the garages. A plan for restoring the new dune or removing any sediment that has moved onto the concrete areas would be necessary.

Mr. Ritz stated that the garage areas would have 2 foot by 10 foot break away panels. The Commission questioned the layout of the front stairs. Currently they are being directed to exit to the center of the property very close to the property line at the beach side. The Applicant stated that they would redirect the stairs to exit toward the sides of the home. The stairs are for a secondary access per the building code.

The Commission asked how the Applicant would gain access to the driveways and garages. Mr. Karlberg stated that he has requested and received approval from the Police Department and Highway Department for a curb opening and access through what is known as the railroad bed at the rear of the property. Mr. Karlberg presented a copy of this approval.

The Commission has concerns with the concrete slabs, on the site as well as the concrete slab and wall on the beach side of the property. There was a discussion concerning the slab and wall at the east of the property. It is possible that the Applicant will remove these under another permit as they are on Town property.

This project is still going through the zoning process and further changes may be necessary to the plans. It was decided that the Commission would try to obtain guidance and or suggestions regarding the dune, concrete slabs and wall issues from the DEP and inform the Applicant.

An abutter spoke in favor of the project.

- 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 March 25, 2008 at a time to be determined.

**9:05pm 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

Mr. Murray submitted revised plans as requested by the Commission. The revised plans indicated the use of a strip footing for the pilings and a concrete pad at the bottom of the stairs.

- Upon a **motion** by P. Paquin 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 Order of Conditions.  
The Order of Conditions was **signed**.

J. Meschino returned

**9:10pm 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.  
Owner/Applicant: Mark Ostroff  
Representative: Bryan Jones, Scott Skunick  
Abutters/Others: J. Gerson Bloch, Chris Belezos, H. Hahn

Mr. Jones presented revised plans that included an increase in the size of armor stone now proposing to utilize 4 to 6 foot diameter stones. The toe of the revetment will be buried and will extend below the high tide line, therefore will require a Chapter 91 license. The material that will be removed to allow for the construction will be used to bury the toe. The revetment will be tapered to termination at the southern edge of the property.

The Commission expressed concerns with the termination of the revetment. It is standard practice to terminate a revetment on the initial property prior to reaching any adjacent property lines. This is done to prevent the new revetment from causing any erosion to adjacent properties. The specific measurement for termination was not known at the time of the meeting. Mr. Jones and Ms. Herbst will contact Jim O'Connell for this information.

The Commission also expressed concern that there is not a plan for sediment replacement. This project will go out for peer review.

- Upon a **motion** by P. Paquin and 2nd by S. Das and a **vote** of 6/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to March 25, 2008 at a time to be determined.

S. Connor & J. Meschino left

**9:35pm 67 F St., Map 17/Lot 147, (SE35-1043)** Continuation of a Public Hearing on the Notice of Intent filed by Philip McNulty for work described as demolish and reconstruct a single-family home.  
As requested by the Commission, Mr. McNulty submitted revised plans prior to the meeting indicating that the elevation for the first floor living space would be 10.5, that roof runoff would be handled through downspouts draining into drywells, an approved curb cut would be indicated and that an existing concrete walkway will remain.

- Upon a **motion** by P. Paquin 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 Order of Conditions.  
The Order of Conditions was **signed**.

**9:36pm 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 4/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to March 25, 2008 at a time to be determined.

**9:36pm 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 4/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to March 25, 2008 at a time to be determined.

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