



HULL CONSERVATION COMMISSION

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May 27, 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 J. Hass and **2nd** by S. Connor and a vote of 5/0/0;
It was **voted** to:
Approve the Minutes of May 13, 2008.

7:40pm Nantasket Ave. (between Water and Phipps), Map 33/Lot 67 and Map 27 Lots 34-37 Opening of a Public Hearing on the Request for Determination of Applicability filed by the Hull Redevelopment Authority for work described as remove small chunks of concrete, conduct spot grading, install benches.

Owner/Applicant: Bartley Kelly

Mr. Kelly presented the project that includes removal of concrete from the bayside parcel in the area that cars are parked. A minimal amount of cleaning of the brush will also be done, however, trees will remain on the site. Additionally Mr. Kelly has requested to conduct spot grading on the ocean side parcel in the vicinity of the building that used to house the school. This work is considered maintenance of the sites and will allow for more efficient mowing of the sites. Benches will also be installed.

- Upon a **motion** by P. Paquin and **2nd** by J. Hass and a **vote** of 6/0/0
It was **voted** to:

Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:45pm 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.

Applicant: Kevin Mooney
Representative: Russell Titmuss

Mr. Titmuss presented the Commission with all information previously requested to include: revised copies of Plans numbered Sheets 1, 4 and 6. These plans provide for changes to the outfall from the existing catch basin, details for the drainage to be used along the back of the concrete wall. Calculations for the number of truck trips through the town was also provided. Manufacturer's information for the gabions that will be used was presented. The gabions will be filled with 4 to 6 inch rocks.

There will be a one time placement of 2,000 cubic yards of sand that will be placed at the top of the high water mark.

The Commission questioned how placement and access will be conducted for the cobble berm. Mr. Titmuss stated that the trucks will build a ramp of the cobble as they access the area to build the berms.

Special Conditions were discussed and will be added as follows:

- At the end of the project, all travel ways and parking lots (roads, boulevards, etc.), shall be restored to their original condition. Photos of site conditions prior to the start of the project must be provided to the Commission before the start of any work.
- The applicant must obtain advance approval from the Hull Department of Public Works for the project plan for the trucking of materials to the project site.
- The work must be supervised by a qualified engineer. The engineer must monitor the project to insure that the work proceeds in accordance with the project plans. After the first 100 feet of revetment has been constructed, no further work will take place until after the Conservation Commission (or their designee) reviews the work and agrees that the revetment is being constructed in accordance with project plans.
- No permitted work can begin until the applicant presents all required federal, state, and local permits to the Conservation Commission.
- The cobble berm must utilize rounded stone. A representative sample of the cobble berm must be presented to the Conservation Commission for approval in advance of its installation. In addition to the sample, the applicant must provide data characterizing the cobble mix. Monitoring of the berm must include annual surveys in the spring (April/May). The survey will consist of transects at 25 feet on center taken from STA 8+50 to 10+00 (stationing as per permit plans). If 25% or more of the volume of the original design profile material is lost, or if the top elevation is reduced by more than 6 feet, additional material similar in grading to the original design cobble berm must be added. Copies of the profiles, calculation of the change in volume, and photos must be provided to the Conservation Commission. The Conservation Commission will be notified in advance of the scheduled date for the annual profiling. This condition is ongoing and will not expire at the end of three years.
- The sand material used for the 2,000 yards of beach nourishment shall match the grain size of the material from the adjacent beach, excluding material larger than ¼" and excluding material that passes through a #200 sieve. A sample of the beach nourishment material and data characterizing the grain size must be presented to the Conservation Commission for approval in advance of its installation.
- The applicant must regularly maintain the public walkway by clearing the walkway of cobble or debris. This condition is ongoing and will not expire at the end of three years.
- If the gabions fail they must be repaired or replaced within ninety days. Any debris from failed gabions must be removed from the tidelands. This condition is ongoing and will not expire at the end of three years.
 - Upon a **motion** by P. Paquin and **2nd** by J. Meschino and a **vote** of 6/0/0;
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**.

8:30pm 27 B St., Map 18/Lot 19, (SE35-xxxx) Continuation of a Public Hearing on the Notice of Intent filed by William Doyle for work described as 28' by 22' addition to the rear of the house.
The Applicant requested a continuance.

- Upon a **motion** by J. Hass and 2nd by J. Meschino and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to 6/10/2008 at a time to be determined.

8:35pm 63 A St., Map 17/Lot 10, (SE35-xxxx) Opening of a Public Hearing on the Notice of Intent filed by Eric and Brigid Lowther for work described as create a paved driveway.
Owner/Applicant: Brigid Lowther

Mrs. Lowther presented the project that includes creating a 14 ft x 43 ft long asphalt driveway on the side of her property. The property currently does not have a paved driveway. The Commission discussed the amount of pervious surface on the property and concluded that the driveway will not have an adverse affect.

Mrs. Lowther was advised that she must receive permission from the Police and DPW for a curb cut.
The DEP has not issued a number.

- Upon a **motion** by P. Paquin and 2nd by J. Meschino and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to 6/10/2008 at a time to be determined.

8:45pm 8 Summit Ave., Map 55/Lot 5, (SE35-xxxx) Opening of a Public Hearing on the Notice of Intent filed by Tom and Renee Carmody for work described as replace stairway to beach.
The Applicant requested a continuance.

- Upon a **motion** by P. Paquin and 2nd by J. Hass and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to 6/10/2008 at a time to be determined.

8:50pm 155 Spring St., Map 3/Lot 6, (SE35-xxxx) Opening of a Public Hearing on the Notice of Intent filed by Jennifer Whelan for work described as pave area currently occupied by a barn which is to be removed.

Owner/Applicant: Greg and Jennifer Whelan
Abutter/Other: Michael Maloon

The filing of this Notice of Intent comes as a result of a Building Department order to remove a structure (barn) that is a safety risk. Mr. Whelan would like to pave the area currently occupied by the barn which is now on a wooden foundation.

The Commission was concerned with the flow of water in this area and questioned if the proposed paved area would increase the flow of water to abutting properties. The barn is located to the backside of the property and water currently flows under the barn.

The Whelan's do not presently have a paved driveway. The Commission discussed the possibility of locating a paved area closer to the home and street and pitching it properly to avoid shedding the flow of water to abutters.

Mr. Whelan will submit a new plan showing a new location for the paved area. Curb cuts will not be necessary as there are no curbs in this location.

An abutter expressed concern with the area of the barn becoming paved and directing water to his property.

The DEP has not issued a number.

- Upon a **motion** by P. Paquin and 2nd by J. Meschino and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to 6/10/2008 at a time to be determined

J. Meschino Recused

9:05pm 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.

Applicant: Kevin Karlberg

Representative: Stan Humphries

Mr. Karlberg spoke of changes made to the proposed project. No new plans were submitted indicating the new changes or items previously discussed and presented to the Commission.

The Commission has requested that Mr. Karlberg submit plans that indicate all phases and areas of work. Specific items requested are 1) the proposed areas of work for the driveways for which he has received permission from the Police and Public Works Department, 2) indicate limit of concrete garages, and 3) provide a profile with a description for the proposed dune as well as a maintenance plan.

Mr. Karlberg stated that he has received the proper licenses from the Town for removal of the concrete at the ocean side of the property and is just waiting for signatures.

- Upon a **motion** by P. Paquin and 2nd by J. Hass and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to 6/10/2008 at a time to be determined.

J. Meschino Returned

9:40pm 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.

The Applicant requested a Continuance.

- Upon a **motion** by J. Hass and 2nd by P. Paquin and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to 6/10/2008 at a time to be determined.

32 Ocean St. The Commission met with Mr. Parrott regarding his request for a Certificate of Compliance. At issue are many enforcement orders that have been issued for actions on this property, and the fulfillment of original conditions from the Order of Conditions. The Commission will conduct another site visit to determine the action necessary for landscaping and to discuss the platform that is currently under the home. The Commission will conduct the site visit after Mr. Parrott provides an as-built plan that shows current property elevations. Mr. Parrott indicated he would speak with his surveyor the next day about providing the as-built.

10:40pm J. Meschino **motion**, 2nd by J. Hass and a **vote** of 6/0/0; **voted** to Adjourn