



HULL CONSERVATION COMMISSION

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June 24, 2008

Members Present: Judie Hass, Vice Chair, John Meschino, Paul Epstein, Max Horn

Members Not Present: Sheila Connor, Jim Reineck, Paul Paquin

Staff Present: Ellen Barone, Clerk

8:27pm Vice Chair Hass called the meeting to order

8:28pm A St. and Beach Avenue, street layout and town property, (SE35-1057) Opening of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as construct handicap access ramp.

Representative: Carmen Hudson, PE (Cavanaro Associates)
Abutters/Others: Gerald Green, Rhoda Green

Ms. Hudson presented the project on behalf of the Town. The purpose of this project is to provide ADA compliant handicap accessibility to the beach. The project includes painting and reconfiguration of the two existing handicap parking spaces. The existing stairs will be removed and replaced with a new handicap ramp and ADA compliant handrails. A portion of the existing wall will be removed to allow for the ramp. The existing vehicle access ramp will remain as is.

The DEP has stated that this project is subject to MA Stormwater Policies. Ms. Hudson disagrees as this project was filed as an "emergency street repair" project that is exempt from the MA Stormwater Policies. Ms. Hudson will speak to the DEP for further clarification.

Ms. Hass read a letter from the Attorney of an abutter in support of the project that was entered into the file.

A Special Condition will be added as follows:

- No work shall begin until clarification from the DEP regarding this project not being subject to the new Stormwater Regulations is received or a submittal indicating compliance from the Applicant is received and approved.
- Upon a **motion** by J. Meschino and **2nd** by P. Epstein 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**.

8:45pm 99 Beach Avenue, Map 23/Lot 147, (SE35-993) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by Andre Danesh for work described as landscaping fencing and replace asphalt driveway with permeable pavers.

Owner/Applicant: Marilyn & Andre Danesh
Abutters/Others: Florence Forman, Jeanne Morse

Mrs. Danesh presented the project to include a request to remove the driveway and the existing concrete pad at the rear of the driveway and install pavers from the street along the entire driveway to the end of the pad.

Additionally, they would like to remove an existing stone paver patio at the front of the home and install the same paver system. Mrs. Danesh provided information on the type of paver that they would like to use. A calculation of the amount of area currently impervious and that proposed was not available.

The Commission expressed concern that this property is in a velocity zone and what affect the pavers would have with sheeting water. The Commission suggested that the Mr. and Mrs. Danesh contact an engineer for advice on paver systems and planning of installation.

Aside from the project, the Commission discussed the breach in the dune that is across from the Danesh property. The Town previously filled this opening. Mr. Danesh did not feel that he was responsible for the breach in the dune. He stated that many, many people use that opening to access the beach. This matter will be dealt with when the Conservation Administrator returns to the office.

- Upon a **motion** by J. Meschino and 2nd by P. Epstein and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to July 8, 2008 at a time to be determined.

9:12pm 71 B Street, Map 17/Lot 40, (SE35-1056) Opening of a Public Hearing on the Notice of Intent filed by Anthony and Susan Green for work described as landscaping and stone wall.

Owner/Applicant: Tony Green

Tony Green presented the project that was a request to remove an existing curb along the front and side of his property. This would be replaced with a stonewall that would extend 12 inches above the ground. Due to floodwater concerns, any new wall could not exceed 6 inches above ground for this area.

The Commission suggested that Mr. Green look at other alternatives such as columns and fencing. He was advised that water must be able to flow through and not be re-directed in any manner.

- Upon a **motion** by J. Meschino and 2nd by P. Epstein and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to July 8, 2008 at a time to be determined.

9:28pm 44 Manomet Avenue, Map 25/Lot 89, (SE35-1054) Opening of a Public Hearing on the Notice of Intent filed by Karen Commene-Davis for work described as addition to back of the house.

Owner/Applicant: Karen Commene-Davis & Richard Davis
Representative: Carolyn Nutt

Ms. Nutt presented the project that involves the installation of a new foundation for an addition at the rear of the home. The proposed foundation will be constructed using a helical pier system that is FEMA compliant. The Davis' preference was to construct a concrete foundation with flow through vents. Due to the new building codes and the location of the Davis property being classified as a dune, the concrete foundation cannot be permitted.

The Commission advised the Davis' that they could consult a Geotechnical Engineer to conduct a site inspection to determine if the dune was serving as a functioning dune. If it was determined that it was not, the Davis' could request an amendment, submit their evidence regarding the dune for evaluation by the Commission and submit plans for another type of foundation.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn 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**.

10:45pm J. Meschino **motion**, **2nd** by P. Epstein and a **vote** of 4/0/0; **voted** to Adjourn