



HULL CONSERVATION COMMISSION

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July 22, 2008

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

Members Not Present: Jim Reineck

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

7:35pm Vice Chair Hass called the meeting to order

7:40pm Discussion of violation on Duck Lane

Ed Petrilak attended the meeting as a representative for the Dept. of Public Works. The Commission and Mr. Petrilak discussed the encroachment of wetlands on Duck Lane. From aerial photos it appears the area of fill expanded by roughly 20 feet in width and 45 feet in length between 2002 and 2005. Mr. Petrilak said he understands that the area has been filled with earth material that remains after a burial. Trees in this area have also been cut down or have fallen.

It was decided that Ms. Herbst and Mr. Petrilak would conduct further research to determine a more accurate delineation of the wetlands prior to restoration.

8:00pm 85 Highland Ave., Map 4/Lot 28, (SE35-1061) Opening of a Public Hearing on the Notice of Intent filed by Gregory and Lorna Cogan for work described as repair retaining walls to protect foundation.
Representative: John Boyd

Mr. Boyd presented the project to include replacement of some areas of timber retaining wall and construction of a new concrete retaining wall next to the existing degraded wall. Construction of the new wall would be done by hand and would consist of a 2.6 ft x 1.6 ft footing, and approximately 3.6 ft wall that would be level with grade. Gravel would be used to fill the area between the walls. The purpose for construction and repair of the walls is to protect the existing house foundation. It is believed that the damage to the walls and destabilization was caused from flooding due to failure of the pool's mechanical systems.

The Commission is concerned that adding an additional wall may put too much stress on the coastal bank causing more damage. Mr. Boyd stated that the engineer felt that removing the existing wall would cause more damage and destabilize the bank.

The Commission would like to speak with the engineer for further explanation and revisit the site.

- Upon a **motion** by J. Meschino and 2nd by M. Horn and a **vote** of 6/0/0;
It was **voted** to:
Schedule another site visit for July 29, 2008 at 6:30pm.
- Upon a **motion** by P. Paquin and 2nd by M. Horn and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to August 12, 2008 at a time to be determined.

8:25pm 49 Western Ave., Map 4/Lot 31, (SE35-1060) Opening of a Public Hearing on the Notice of Intent filed by Margaret Ronan Stack for work described as repair foundation and 7 new porch footings.
Representative: John Boyd

Mr. Boyd presented the project that is to repair the existing degraded foundation at the rear of the home that consists of old cedar posts and miscellaneous construction materials. The new foundation will be constructed with a new concrete block foundation. All work will be done by hand a primarily from under the existing building. Materials will be brought in on a conveyor belt system from the adjacent driveway. A small bobcat will be used to move the materials. The foundation at the front of the home will be refaced.

The project also calls for installation of seven new footings for the existing porch.

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

8:35pm 8 Summit Ave., Map 55/Lot 5, (SE35-1049) Continuation 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 to August 12, 2008.

- 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 August 12, 2008 at a time to be determined.

8:36pm 99 Beach Avenue, Map 23/Lot 147, (SE35-993) Continuation 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.
The Applicant requested a continuance to August 12, 2008.

- 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 August 12, 2008 at a time to be determined.

8:37pm 1 Dighton Street, Map 45/Lot 2, (SE35-1055) Opening of a Public Hearing on the Notice of Intent filed by Kathleen Reilly for work described as addition to a single family home.
Owner/Applicant: Kathleen Reilly
Representative: David G. Ray
Abutters/Others: Matt Reilly, Christine McKenzie

Mr. Ray presented the project to include construction of an addition. According to Mr. Ray it is solid ledge rock under the area where the addition is proposed. The foundation would be pinned to the ledge with anchor bolts. The Commission asked the dept of the soil on the ledge. Mr. Ray stated that he believes that there is six inches of soil on top of the ledge.

The Commission questioned the delineation of the coastal bank and requested that Mr. Ray verify the data on the plans. The Commission also requested that Mr. Ray verify the depth of the soil on the ledge. The Commission suggested that the Applicant consider moving the addition to a location further away from the top of the coastal bank.

This project also includes plans to rebuild a deck. The Commission was also concerned about the amount of debris, discarded items that was on the coastal bank. Mrs. Reilly stated that these items were washed in by various storms and were not her property.

- Upon a **motion** by J. Meschino and **2nd** by J. Hass and a **vote** of 6/0/0;

It was **voted** to:

Continue the Public Hearing to August 12, 2008 at a time to be determined.

8:55pm 31 Marina Drive, Map 60/Lot 49, (SE35-1059) Opening of a Public Hearing on the Notice of Intent filed by T and L Construction for work described as footings for a deck.

Owner/Applicant: Lawrence Trubia, Lawrence Hibbard, Robert Botelho

Abutters/Others: Tomas McDonough

Mr. Hibbard presented the project that includes repair to two existing decks that are currently pulling away from the foundation. The repairs would consist of steel beams abutting the existing foundation and installation of larger footings. There will be no large equipment on the site.

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

9:00pm 50 George Washington Blvd., Map 37/Lot 6A, (SE35-1031) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by James O'Brien for work described as deck and other public space.

Owner/Applicant: James O'Brien, Ed O'Brien

Representative: Joe Freeman, Tetra Tech Rizzo

Mr. Freeman presented the project to eliminate the 2nd level deck and the enclosed stairway. The new plan calls for the construction of a new deck at grade level. Construction will include the installation of 12 sonotubes and 2 inch by 8 inch shims on the wall to provide for stability. Two handicap accessible ramps will be constructed on each end of the deck. The pavement on the north side of the building will be removed and replaced with gravel. Seasonal planting will be added in wooden planters that will be removed in the event of a storm.

- Upon a **motion** by J. Meschino and **2nd** by P. Paquin 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**.

9:45pm J. Meschino **motion**, **2nd** by J. Hass and a **vote** of 6/0/0; **voted** to Adjourn