



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

August 12, 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

7:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by J. Hass and **2nd** by P. Paquin and a vote of 6/0/0;
It was **voted** to:
Approve the Minutes of July 8, 2008.

Upon a **motion** by P. Paquin and **2nd** by J. Meschino and a vote of 6/0/0;
It was **voted** to:
Approve the Minutes of July 22, 2008 as amended.

7:45pm **28-38 D St., 25-35 C St. Map 16/Lots 221-225, (SE35-1062)** Opening of a public hearing on the Notice of Intent filed by the Town of Hull for work described as replace sidewalks and retaining walls, add ramps to meet ADA standards.

Owner/Applicant: Robert Fultz

Representative: James Lyons, GEOD Consulting

Abutters/Others: Charlotte Gruber

Mr. Fultz and Mr. Lyons presented the project. The project calls for replacing the existing deteriorated sidewalks in the same location and also the installation of new granite curbing. The width of the sidewalks will be increased from three feet to four feet. The stairs entering the development will be replaced with precast concrete stairs. Retaining walls will be installed on the sides of the stairways and replaced along the perimeter of the project. The heights will vary dependent upon the existing vegetated embankment surrounding the site. New handicap accessible ramps will be constructed.

Work will be completed around the existing embankment with as little disturbance as possible. Silt sacks will be placed in storm drains and catch basins for protection from any erosion. The project will be sequenced in a manner that will allow for continuous access to the development. Special Conditions will be added as follows:

- No work can begin until final plans have been received and approved by the Conservation Administrator.
- The applicant will install and maintain silt sacks in all catch basins adjacent to the project.
- The applicant will sequence construction activities to minimize the potential for erosion due to exposed soils.

- No work can begin until an erosion control plan has been received and approved by the Conservation Administrator.
- 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**.

8:15pm Nantasket Avenue, Map 27/Lot 54, 56-9, 61, Opening of a public hearing on the Request for Determination of Applicability filed by the Department of Conservation and Recreation for work described as sand fencing for dune restoration and beach grass planting.
Owner/Applicant: Matt Tobin, Kevin Conway, Heather Warchalowski, DCR

Mr. Conway presented the project that calls for the installation of fencing to trap wind blown sand from the end of the new sea wall to the Cook Comfort Station. Additionally the existing dune will be fenced off. It is the intention of the DCR to trap the sand at that site that will allow the formation of a dune. A Special Condition will be added stating that sand that does blow onto the Street in this area will be cleaned and stockpiled by the DCR for future use on this portion of the beach. Grass planting will be completed in the spring.

- 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, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

8:35pm Nantasket Avenue, Map 25/Lot 54, Opening of a public hearing on the Request for Determination of Applicability filed by the Department of Conservation and Recreation for work described as seasonal installation of a mat for handicap access.
Owner/Applicant: Matt Tobin, Kevin Conway, Heather Warchalowski, DCR

Mr. Tobin presented the project that calls for the installation of a temporary “mobi” mat that will be used for handicap access. The 5 foot wide x 82 foot long mat will be laid out on the sand, covered with sand and edged with small cobble. Mr. Tobin presented a sample of the product. The mat will be placed at the access point near the Cook Comfort Station at the northern end of the beach.

The mat will be removed at the end of the season. The mobi-mat can be installed in the proposed location in 2008. In subsequent years the applicant can install the mobi-mat in a different location that must be approved by the Conservation Commission Administrator.

- 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, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

8:45pm 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.
Owner/Applicant: Marilyn Danesh
Representative: David G. Ray, PLS

Mr. Ray presented revised plans for the removal of the asphalt driveway and installation of permeable pavers. The plan calls for a granite edge to be installed at the east and north sides of the driveway. The granite edge is 12 inches tall and 6 inches wide and will be installed flush with the surface for additional protection against pavers being lifted up by wind of water. Each paver weighs 56 pounds and openings will be filled with sand for efficient drainage. A small retaining wall will be constructed on the left side of the house to allow for easier transition to lower grades. The applicant has withdrawn a proposal for fencing. They may submit an application for fencing at a later date.

- 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 Amended Order of Conditions was **signed**.

8:50pm 1 Dighton Street, Map 45/Lot 2, (SE35-1055) Continuation 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, PLS

Abutters/Others: Matt Reilly

Mr. Ray submitted revised plans indicating that the location of the proposed addition has been changed to move it further from the coastal bank. The foundation will be pinned to the ledge. As requested by the Commission, Mr. Ray verified the depths of the soil on the ledge and found it to be between 6 and 12 inches. The deck on the north side of the home will be rebuilt and lowered 6 inches from its existing height.

- 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**.

9:00pm 85 Highland Ave., Map 4/Lot 28, (SE35-1061) Continuation 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.

Owner/Applicant: Gregory & Lorna Cogan

Representative: John Boyd

After the previous hearing, the Commission returned to the site for an additional site visit. Mr. Boyd revised the plans to indicate that the footing of the new concrete retaining wall will be constructed up against the existing timber wall. The area between the two walls will be backfilled with granular materials. The footing will be 30 inches and will extend no more than 26 inches into the 10-foot buffer to the coastal bank.

Mr. Boyd submitted correspondence from Rivermoor Engineering that indicated that removal of material in the area of the retaining walls could destabilize the existing house foundation, undermine deck footings, and/or expose foundation elements to frost action.

There was a discussion regarding the weight of the pool and its effect on the stabilization of the bank.

- Upon a **motion** by J. Hass and **2nd** by S. Connor and a **vote** of 5/1/0; (P. Paquin opposed)

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**.

9:20pm 44 Manomet Avenue, Map 25/Lot 89, (SE35-1054) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by Karen Commene-Davis for work described as addition to back of the house utilizing concrete piers.

Owner/Applicant: Karen & Jay Davis

Representative: Carolyn Nutt

Abutters/Others: Patrick McCarthy, Jean McNeil

Ms. Nutt presented revised plans for the foundation for the addition. The applicant provided a letter stamped by an engineer, which has been accepted by the Building Department, attesting that the footings comply with the Massachusetts building code.

- Upon a **motion** by J. Hass and **2nd** by M. Horn 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 Amended Order of Conditions was **signed**.

9:35pm 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 26, 2008

- 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 26, 2008 at a time to be determined.

9:35pm 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 to August 26, 2008

- 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 26, 2008 at a time to be determined.

Max Horn recused himself.

9:36pm 367 Beach Ave, Map 12/Lot 051, (SE35-1011) Opening of a public hearing on the Request to Amend Orders of Conditions filed by Max Horn for worked described as adjust location of deck, stairs and outdoor shower.

Owner/Applicant: Max Horn

Mr. Horn presented the revised plans that included the relocation of an outdoor shower. The proposed deck will be squared off at the east corner of the home. The stairs off the deck on the will be constructed within the deck. An additional 5 foot x 10 foot deck is proposed for the west side of the home.

- Upon a **motion** by P. Paquin and **2nd** by J. Meschino 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 Amended Order of Conditions was **signed**.

Max Horn returned

10:00pm P. Paquin **motion**, **2nd** by P. Epstein and a **vote** of 6/0/0; **voted** to Adjourn