



HULL CONSERVATION COMMISSION

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September 9, 2008

Members Present: Sheila Connor, Chair (arrived 8:05), Judie Hass, Vice Chair, John Meschino, Paul Paquin, Paul Epstein, Max Horn

Members Not Present: Jim Reineck

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

7:33pm Vice Chair Hass called the meeting to order

7:35pm 165 Samoset Avenue, Map 19/Lot 120 (SE35-1067) Opening of a public hearing on the Notice of Intent filed by Fred Ives for work described as above ground swimming pool.
Owner Applicant: Fred Ives, Laura Venti

Mr. Ives presented the project that includes removal of sod then adding a layer of sand for preparation of the installation of the above ground pool.

Special Conditions will be added as follows:

- All hazardous materials (including pool supplies) shall be stored on shelves above the flood elevation. This condition is ongoing and will not expire at the end of three years.
- Swimming pool water shall be properly disposed of off-site; no swimming pool water can be emptied into the ground. This condition is ongoing and will not expire at the end of three years.
- Soils excavated to install the pool must be lawfully disposed of outside of the Town of Hull.
- Upon a **motion** by P. Paquin and **2nd** by M. Horn 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 Order of Conditions was **signed**.

7:49pm 5 Alden Street, Map 23/Lot 140 (SE35-1069) Opening of a public hearing on the Notice of Intent filed by Chris Conant for work described as decks and addition to home.

Applicant: Chris Conant

Abutters/Others: Kenneth Kaplan, Donna Kaplan

Mr. Conant presented the project to include installation of big foot footings for a piling system foundation for the construction of decks, a turret and an addition to the home. The foundation system will be open with perhaps a lattice finish surrounding the foundation.

An abutter expressed concern regarding flooding in the overall neighborhood of this property. It is his opinion that as each property is before a board or commission that this would be the time to correct errors in the topography of the neighborhood as well as the direction of water flow. The Commission explained to the

abutter that changing the topography and redirection of water flow are two actions that are restricted by the Wetlands Protection Act.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn 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 Order of Conditions was **signed**.

8:00pm 836 Nantasket Avenue, Map 27/Lot 54, 56-9, 61 Opening of a public hearing on the Request for Determination of Applicability filed by the Boat House Condominium Trust for work described as rebuild rear egress.

Representative: Michael Emery

Mr. Emery presented the plans for the removal and reconstruction of decks and stairs at the rear of the property. Construction will be on the existing footprint. Big foot footings and sonotubes will be used.

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

8:05pm North Truro St., Map 47/Lot 22 (SE35-1065) Continuation of a public hearing on the Notice of Intent filed by William Horne for work described as single family home and driveway.

Owner/Applicant: William Horne

Representatives: Robert Ingram, Richard Vaisey, RA

Abutters/Others: Arthur Horne, Kevin Conway

Mr. Ingram presented the project for construction of a single family home and driveway on the uplands portion of a house lot that is within several resource areas. At a previous hearing, Mr. Ingram was requested to provide sufficient information regarding the wetlands delineation. Mr. Ingram submitted data sheets on two wetland flagged locations via email on the day of this meeting. Mr. Ingram was advised that it is his responsibility to present information that this project will have no adverse effect on the ACEC and salt marsh.

The Commission is concerned about the proper delineations for the resource areas and has requested additional information. Mr. Ingram stated that his wetland flagging and data sheets were prepared in March while the area had very little visible vegetation. Mr. Ingram was also asked to clarify the location of the top of the coastal bank. Mr. Ingram was asked where materials would be staged during construction. Mr. Ingram responded that materials would be stored under the home or in the driveway.

This project as presented indicates the plans for filling in an area for construction of the driveway. If filling is not permitted, a bridge may be constructed to pass over the wetland area.

An abutter presented photographs from various views of the site at a typical 11.8 foot high tide. The abutter also expressed concern that erosion of the marsh is visible at low tide.

This project will be sent for peer review for soil evaluations and wetlands delineations.

- 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 October 14, 2008 at a time to be determined.

Paul Paquin recused himself

8:40pm 49 Edgewater Road, Map 29/Lot 15 (SE35-1063) Continuation of a public hearing on the Notice of Intent filed by Adam Russo for work described as addition to a single family home.

Owner/Applicant: Adam Russo

Representatives: David G. Ray, Farouk Youssef

Abutters/Others: Kelly Russo, Jeanne Paquin, Vinny Harte, Marlene Petro

Mr. Ray presented the project to include construction of an addition that would be within the coastal bank and extend over the coastal bank. The addition would be on piers in the area where is it directly over or in the coastal bank. A 10-inch concrete wall foundation is proposed for the remainder of the addition, some of which would be in the coastal bank. Relocating the hot tub into a new site in the coastal bank is also proposed although all other structures in or on the coastal bank would remain in place.

The Commission is concerned with the stability of the coastal bank that has been previously disturbed and that any new construction in the bank would cause further damage to the bank and as such has requested a statement from a qualified professional stating the impact that this construction would have on the bank.

- Upon a **motion** by J. Meschino and 2nd by J. Hass and a **vote** of 5/0/0;

It was **voted** to:

Continue the Public Hearing to October 14, 2008 at a time to be determined.

P. Paquin returned

9:30 pm 505 Nantasket Avenue, Map 26/Lot 168, 184, 185, 187 (SE35-1068) Opening of a public hearing on the Notice of Intent filed by Mike Sears for work described as addition to supermarket and construct parking lot.

Owner/Applicant: Mike Sears

Representative: David Ray

Abutter/Other: Teresa Simmons, Mary Putnam

Mr. Ray presented the project that is to include construction of two additions totaling 4,700 square foot and various site work. The larger addition (4,380 sq. ft.) will be located on the northwest side of the existing building and a smaller (580 sq. ft.) addition will be located Southeast side of the building. Site work is to include a new drainage system that will handle all of the rainwater and parking lot improvements. The parking spaces will be constructed utilizing aqua-bric pavers that will allow rain to infiltrate the ground. The general area of the parking lot will be bituminous concrete pavement that will be pitched to allow water to remain on site and to flow into new catch basins and into a new underground storage system. The project calls for landscaping along the side and rear perimeters of the property, and a larger section in the middle of the parking area.

An abutter was concerned about added flooding in the neighborhood. Mr. Ray and the Commission explained that since this is a commercial project, the applicant must submit plans that allow for all stormwater to remain on this property.

The Commission determined that this project must go out for peer review on the stormwater management plan.

- 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 September 23, 2008 at a time to be determined.

10:10pm 1A Marina Drive, Map 60/Lot 900 (SE35-xxxx) Opening of a public hearing on the Notice of Intent filed by Spinnaker Island Yacht Club for work described as install new water meter pit.

The Applicant requested a continuation.

- 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 September 23, 2008 at a time to be determined.

10:11pm 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, PE

John Meschino submitted certification that he reviewed the audiotape of the previous hearing for this project.

As previously requested by the Commission, Mr. Jones submitted an Erosion Control and Cobble Maintenance Plan. The final plans for the revetment indicate that the termination point will be 10 feet from the southern property line.

Special Conditions will be added as follows:

- Prior to the start of any activity on site, the Responsible Parties (Property Owner and/or Agency and Contractor) shall submit a detailed Construction and Staging Sequence Outline to the Conservation Administrator/Conservation Commission for approval.
- Prior to the start of any activity on site, the Responsible Parties (Property Owner and/or Agency and Contractor) shall schedule an onsite pre-construction meeting with the Conservation.
- 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.
- The cobble transition berm must utilize rounded stone. The applicant shall provide representative sample of the cobble stone, in addition to data characterizing the mix, to the Conservation Commission for approval in advance of its installation. Monitoring of the cobble transition berm shall include an annual assessment by a registered professional engineer/land surveyor in the spring (April/May). The assessment shall include a brief letter report provided to the Conservation Commission, with representative photographs of the site to document the condition of the cobble berm. Additional similar material must be added to reinforce the berm if more than 25 percent of the original volume of cobble material is lost, or the top elevation of the berm is reduced by more than 6 feet. The Conservation Commission shall be notified in advance of the scheduled date of the annual assessment. This condition is on-going and will not expire at the end of three (3) years.
- The sand material used for the 20 cubic yards of annual beach nourishment shall match the grain size of the material from the adjacent beach, excluding material larger than 1/4 inch and smaller than 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. This condition is on-going and will not expire at the end of three (3) years.
- No permitted work can begin until the applicant presents all required permits to the Conservation Commission.
- Upon a **motion** by J. Hass 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**.

Requests for Certificate of Compliance:

64 H Street – P. Paquin motion, J. Meschino 2nd, vote 6/0/0 - signed
64 Clifton Ave – P. Paquin motion, J. Meschino 2nd, vote 6/0/0 - signed

11:20pm J. Hass **motion**, **2nd** by M. Horn and a **vote** of 6/0/0; **voted** to Adjourn.