



HULL CONSERVATION COMMISSION

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October 14, 2008

Members Present: Sheila Connor, Chair, Judie Hass, Vice Chair (arr'd 8:10), Paul Paquin, Paul Epstein, Max Horn

Members Not Present: John Meschino, Jim Reineck

Staff Present: Ellen Barone, Clerk

7:33pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by P. Paquin and **2nd** by M. Horn and a vote of 4/0/0;
It was **voted** to:
Approve the Minutes of September 23, 2008.

7:35pm 505 Nantasket Avenue, Map 26/Lot 168, 184, 185, 187 (SE35-1068) Continuation 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 G. Ray, PLS

Representative for the Commission: David Nyman, PE

Abutters/Others: Holly Preston, Teresa Simmons

Mr. Nyman, Consultant for the Commission, reviewed his comments and recommendations with the Applicant and the Commission. Each item was reviewed in order of Mr. Nyman's correspondence. Mr. Ray responded for the Applicant to each item. Mr. Ray agreed to all requests, suggestions and changes. Revised plans and requests for information would be forwarded to Mr. Nyman for additional review and comment.

The most significant change to be made is changing the depth of the subsurface recharge system. The current plans indicate a bottom elevation of 3.5 feet with soils evaluation indicating groundwater at elevation 2.3. The current stormwater management plans require a two-foot minimum clearance between seasonal high groundwater and the bottom of a recharge system. Mr. Ray will change the design to meet this requirement.

Abutters expressed concerns regarding ongoing flooding in their neighborhood. It was explained to the Abutters that the Applicant is required to contain and manage any stormwater on his site. This should make a difference in the neighborhood but will not totally fix their problems. It was suggested that the abutters contact the Town Manager with their concerns about street flooding and the run-off from the municipal parking lot as this was not this Applicants problem to deal with.

Abutters also requested that the Commission review the drainage system utilized at the US Post Office, DEP #35-631. It is their opinion that this system works and would like to see the same or better system used for Riddles.

Abutters also expressed concern regarding removal of trees from the site. Mr. Sears agreed to mark the trees on the site that would remain to allow the abutters to see that not all trees were being removed.

The Applicant submitted the landscape plan for the project after the hearing.

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

It was **voted** to:

Continue the Public Hearing to October 28, 2008 at a time to be determined.

8:37pm 180 Nantasket Avenue, Map 32/Lot 10 (SE35-1071) Opening of a Public Hearing on the Notice of Intent filed by the Department of Conservation and Recreation for work described as rehabilitation of stairs and ramp at Nantasket Beach.

Owner/Applicant: Mike Galvin

Mr. Galvin presented the project to include replacement of two damaged stairways located at the Mary Jeanette Murray Bath House. Construction will include removing the existing stairs and constructing new poured in place concrete stairs. A small section of the adjacent wall will be cut to provide for a smoother finish. A temporary berm will be constructed on the beach approximately 20 feet from the stairs to protect the concrete from the water.

Removing approximately six inches of the existing concrete then replacing with new concrete forming a smooth surface will repair the vehicle ramp at the Tivoli Bath House. A berm will be constructed the same as above.

- 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**.

8:45pm 43 Point Allerton Avenue, Map 10/Lot 11 (SE35-1073) Opening of a public hearing on the Notice of Intent filed by Thomas Albert for work described as remove existing house and build a new 2-story house.

Owner/Applicant: Thomas Albert

Abutters/Others: Jeff Kerr

Mr. Albert presented the project to construct a new 2 story house. The permitting for the demolition of the existing home was previously issued. The new home would be constructed within the footprint of the previous home.

Much discussion took place regarding the current Flood Insurance Rating Map (FIRM) designation for the site and the changes that may take place when the new maps are adopted. According to the current mapping, the house would be located in a V4 zone, elevation 20 and flood zone C. The new draft map that has not yet been released may indicate a change to both zones. The new elevation for the Velocity zone may be set at elevation 33 and would encompass an area up to 30 feet landward. A portion of the new home is proposed to be constructed within the potential new velocity zone. The FIRM may also be changed to include a small A Zone.

Because, in this area, a new draft map has not been finalized, the Commission utilized the existing FIRM while reviewing this project. The Applicant requested that the Commission make a decision at this time.

The Applicant was advised that if changes were made to the plans for construction, he would be required to return to the Commission.

- Upon a **motion** by P. Paquin and 2nd by M. Horn and a **vote** of 4/1/0; (S. Connor 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**.

9:30pm 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.

This project was sent for peer review. To date, no new information has been received from the Applicant.

The Applicant requested a Continuance to October 28, 2008.

- 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 October 28, 2008 at a time to be determined.

9:31pm 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.

The Applicant requested a Continuance to November 18, 2008.

- 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 November 18, 2008 at a time to be determined.

9:31pm 1A Marina Drive, Map 60/Lot 900 (SE35-1072) Continuation 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 Commission was awaiting review from the Natural Heritage Endangered Species Program (NHESP) regarding this site. After review of the most recently issued mapping dated October 2008, it was determined that this site is not in an area protected by the NHESP.

Special Conditions were added as follows:

S12. The applicant must provide photographic documentation of pre-installation conditions. The disturbed area must be re-vegetated. The vegetation must survive two winter seasons before a Certificate of Compliance can be issued.

S13. The applicant must monitor the water meter pit for scour or other damage immediately following a 10-year storm or greater storm event. If scour or other damage is detected the applicant must repair the damage after consulting with the Conservation Commission to gain approval and/or necessary permits for repair. This condition is on-going and will not expire after 3 years.

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

Requests for Certificate of Compliance:

96 Salisbury Street – No Action

69 D Street – P. Paquin motion, P. Epstein, vote 5/0/0 signed

3 C Street – P. Paquin motion, P. Epstein, vote 5/0/0 signed

103 Atlantic Avenue – P. Paquin motion, P. Epstein, vote 5/0/0 signed

Request for extension of Orders of Conditions

98 Salisbury Street – No Action

10:00pm P. Paquin **motion**, **2nd** by P. Epstein and a **vote** of 5/0/0; **voted** to Adjourn