



## HULL CONSERVATION COMMISSION

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**October 28, 2008**

**Members Present:** Sheila Connor, Chair, 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

**7:30pm** Chair Connor called the meeting to order

**Minutes:** Upon a **motion** by P. Paquin and **2nd** by M. Horn and a vote of 6/0/0;  
It was **voted** to:  
**Approve** the Minutes of October 14, 2008 as amended.

**8:00pm 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

Abutters/Others: Holly Preston, Jill DeCosta, Teresa Simmons

Mr. Ray submitted revised plans addressing changes requested by the Commission and Mr. David Nyman, (the Commission's Consultant) as a result of a peer review. A new Operation and Maintenance Plan was also presented.

Mr. Ray stated that during construction of the drainage system, the Applicant would inspect the drainpipe that is located on the Town owned parking lot. If the pipe is damaged, the Applicant has offered to replace it. The Applicant was advised that permission must be granted by the Town for that work.

Mr. Sears presented the landscape plan that calls for planting several new trees, shrubs, perennial and annual flowers. Planter boxes will also be added to the front and rear of the building. Vines will be planted that will crawl on the rear of the building to soften the appearance of the building. A white fence will be added around the perimeter.

Special Conditions will be added as follows:

- The applicant will consult with the University of New Hampshire Stormwater Center to gain their advice on whether the use of geotextile fabric under the pavement system is advisable. The applicant shall report back to the Conservation Commission regarding the advice received by the UNH Stormwater Center.
- The applicant shall arrange for the Conservation Commission (or their designee) to inspect the installation of the pavers for compliance with the Orders of Conditions, before proceeding beyond installing 25% of the paver area.

- Prior to removing any trees from the property, the applicant will mark all trees that will not be removed as part of this project.
- Upon a **motion** by P. Paquin 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**.

**8:55pm 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 is out for peer review.

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

**8:55pm 9 Damon Park Rd., Map 52/Lot 1 (SE35-xxxx)** Opening of a Public Hearing on the Notice of Intent filed by Matthew Santos for work described as reset existing home on new foundation, construction of a new garage, building addition and decks.

Owner/Applicant: Matthew Santos

Representatives: David G. Ray, PLS, Peter Falk, PE

Mr. Falk and Mr. Ray presented the project that will consist of elevating the existing home to construct a new foundation and resetting the home on the new foundation. Mr. Falk described the foundation plan as a matt foundation resulting in a concrete slab. The process would be to pour concrete on top of the ledge and allow it to fill and form a level surface. As there is an area designated as a velocity zone also containing a ravine that runs through this home, the concrete would be terminated before reaching this zone and formed along the natural edges and contours of the ledge. A vertical wall would be constructed at the edges of the concrete slab surrounding the ravine. A steel support beam would be connected to the wall that would allow for connection of all sides of the foundation. The Applicant states that by this means of construction, it will keep the foundation out of the velocity zone.

The Commission requested that the Applicant provide information indicating the compliance of this type of construction in a velocity zone. The Commission will also speak to the Town Building Department.

This project also calls for the construction of an addition that would be constructed on a concrete slab foundation. A porch and deck are also proposed that would be constructed on piers. A detached garage would be constructed on a concrete slab foundation.

The Applicant proposed to fill in some depressions with crushed shells in the ledge that they feel are mosquito-breeding areas. The Commission expressed concern on filling these depressions.

The Commission requested that Mr. Falk revise his foundation plans to include elevations. Mr. Ray's plans should also indicate stairways, the deletion of a walkway and detail elevation contours not currently labeled on the original plan.

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

**9:45pm 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 install concrete deck instead of steel.

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

Mr. J. O'Brien presented the Request to Amend the Orders of Conditions. The request asks for approval in a change of materials utilized in the construction of a deck. The original Order calls for the deck to be constructed using steel. Mr. O'Brien presented plans for the deck to be constructed out of a painted concrete material that is finished to have the look of wood decking.

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

#### **Requests for Certificate of Compliance:**

16 Burr Rd. – No action, as built required.

40 Duck Lane – J. Hass **motion**, **2<sup>nd</sup>** P. Epstein **vote** 6/0/0 to issue enforcement order

30-31 Marina Drive – No action, vegetation required.

#### **Request for extension of Orders of Conditions**

712 Nantasket Ave – P. Epstein **motion**, **2<sup>nd</sup>** J. Hass **vote** 6/0/0 approved for 3 years

**10:30pm** M. Horn **motion**, **2nd** by P. Epstein and a **vote** of 6/0/0; **voted** to Adjourn