



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

**November 18, 2008**

**Members Present:** Sheila Connor, Chair, John Meschino, Paul Paquin, Max Horn

**Members Not Present:** Judie Hass, Paul Epstein, Jim Reineck

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

**7:35pm** 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 October 28, 2008.

**7:40pm 9 Damon Park Rd., Map 52/Lot 1 (SE35-1074)**, Continuation 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: Matt Santos

Representatives: David Ray, PLS, Peter Falk, PE

Mr. Ray submitted revised plans. Revisions include the withdrawal of the proposal to fill depressions on the site. The revised plan indicates that the foundation will be above the v-zone in all locations. As requested, elevation 27 was clearly indicated on the plans. Revised plans were also submitted for the garage indicating a change in size and orientation on the lot in order to stay out of the v-zone.

Mr. Santos presented a model of the site and home to illustrate where the foundation will attach to the edge of the rock underneath the home.

A Special Condition will be added as follows:

- The applicant shall provide updated elevations in the area underneath the house, and final proposed foundation location above elevation 26.8 NGVD, prior to installing the foundation.
- Upon a **motion** by P. Paquin and **2nd** by J. Meschino and a **vote** of 4/0/0;  
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**.

**8:05pm 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

Representative: Robert Ingram

Abutters/Others: Kevin Conway, Joan & Arthur Horne, Andrew Muir

The Commission reviewed the peer review dated November 5, 2008 provided by Brad Holmes, Professional Wetland Scientist of Environmental Consulting & Restoration, LLC as requested by the Commission. Mr.

Ingram responded to some of the issues raised, however he did not provide a written response to each item, or with data to support his wetland delineation, his opinion that the property lacks a coastal bank, and other issues raised in the peer review. Mr. Ingram agreed to provide such a document for review that would include information to support his determination of the wetlands delineation, the lack of a coastal bank and other issues raised by the review. The Commission noted that astronomical high tides will occur December 13 and 14, 2008. It was agreed that the hearing should be continued to a meeting after these dates so that the property can be viewed during the high tide.

An abutter expressed his concern that the property was previously classified as a non-developable lot and that the classification was changed by the Town Assessor after a permit was applied for. The Commission asked Ms. Herbst to research.

Mr. Arthur Horne in addition to an abutter stated his wishes for the Commission to allow the project to proceed.

- Upon a **motion** by P. Paquin and 2nd by J. Meschino and a **vote** of 4/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to January 13, 2009 at a time to be determined.

**9:15pm 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 for six months.

- Upon a **motion** by J. Meschino and 2nd by S. Connor and a **vote** of 4/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to April 14, 2009 at a time to be determined.

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

96 Salisbury Street – No Action

Sunset Place – J. Meschino motion, P. Paquin 2<sup>nd</sup>, vote 4/0/0 approved

67 Rowley Street – P. Paquin motion, J. Meschino 2<sup>nd</sup>, vote 4/0/0 approved

58 Clifton Road – No Action

155 Spring Street – J. Meschino motion, M. Horn 2<sup>nd</sup>, vote 4/0/0 approved

Rockview Road – S. Connor motion, M. Horn 2<sup>nd</sup>, vote 4/0/0 denied

40 Duck Lane – P. Paquin motion, J. Meschino 2<sup>nd</sup>, vote 4/0/0 denied

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

98 Salisbury Street – No action

**10:00pm** M. Horn **motion**, 2nd by J. Meschino and a **vote** of 4/0/0; **voted** to Adjourn