



HULL CONSERVATION COMMISSION

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December 9, 2008

Members Present: Sheila Connor, Chair, Judie Hass, Vice Chair, Paul Paquin, Paul Epstein, Max Horn

Members Not Present: Jim Reineck, John Meschino

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

7:30pm Vice Chair Hass called the meeting to order

Minutes: Upon a **motion** by P. Paquin and **2nd** by M. Horn and a vote of 5/0/0;
It was **voted** to:
Approve the Minutes of November 18, 2008 as amended.

7:40pm 93 Main St., Map 4/Lot 68 (SE35-1075), Opening of a Public Hearing on the Notice of Intent filed by the U.S. Coast Guard for work described as maintenance dredging around the existing boat house.
Representative: Noah Elwood, Appledore Marine Engineering

Mr. Elwood presented the project to perform maintenance dredging in the area of the existing boat house to allow for proper depths necessary for the large vessels to operate safely and not bottom out when entering and exiting the boat house. Dredging would be performed to a depth of 10 feet below mean low water with a limit of overdredge of one foot below the required dredge depth.

It is anticipated that the dredged materials will be placed on a barge and transported to the Massachusetts Bay Disposal Site for offshore disposal.

A Special Condition will be added as follows:

- The applicant must provide the Conservation Commission with copies of all federal and state permits required for this project prior to commencing work.
- 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**.

7:50pm 589 Nantasket Ave., Map 21/Lot 128 (SE35-1076), Opening of a Public Hearing on the Notice of Intent filed by Ocean Real Estate Investment for work described as remove existing house and build single family home.

Owner/Applicant: Mark Ostroff

This filing is an after-the-fact filing resulting from an Enforcement Order issued for removing the existing home without an Order of Conditions.

Mr. Ostroff presented a letter from Stan Humphries of LEC Environmental Consultants dated December 8, 2008 stating that in his opinion this location does not perform as a functioning dune and therefore is not significant to the interests of flood control and storm damage protection.

Mr. Ostroff made a notation of the foundation plan that flood vents at the front of the proposed home will be at elevation 9. Due to the close proximity of the adjacent home and the natural slope of the site, the Commission requested that Mr. Ostroff include gutters and downspouts on the north side of the home leading to a drywell at the rear or northwest side of the home. Mr. Ostroff agreed.

Special Conditions will be added as follows:

- The applicant must provide roof gutters along the north side of the property and link the gutters to a dry well on the property.
- The Conservation Commission finds that the coastal dune in this location is not significant to the interests of flood control and storm damage protection.
- 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**.

8:25pm 48 E St., Map 17/Lot 92 (SE35-1077), Opening of a Public Hearing on the Notice of Intent filed by Brian MacRae for work described as 10' by 14' and 5' by 7' additions on sonotubes.

A. Herbst presented the project due to the absence of the Applicant. The project calls for a 5 ft. by 7 ft. addition on the side of the home constructed on two 12 inch sonotubes and a 10 ft. by 14 ft. addition at the rear of the home constructed on three 12 inch sonotubes.

- 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:

58 Clifton Ave. – a letter will be issued citing concerns including lack of roof gutters to a drywell in the rear of the house and debris on the coastal bank.

47 Beach Ave. – request withdrawn. The Commission raised concern that pavers were installed beyond the area where work was permitted. The applicant decided to withdraw his request for a Certificate of Compliance, and instead to return to the Commission with a request to amend the Order of Conditions to permit the additional work. The Commission noted that they may in the future consider issuance of an Enforcement Order for work that went beyond the Order of Conditions.

120 Nantasket Ave. – this is a re-issue of a CoC for additional work required by the ACOE after the original CoC was issued. J. Hass motion, P. Paquin 2nd, vote 5/0/0 - issued

8:40pm P. Paquin **motion**, **2nd** by P. Epstein and a **vote** of 5/0/0; **voted** to Adjourn