



HULL CONSERVATION COMMISSION

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February 10, 2009

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

Members Not Present: Jim Reineck, Paul Paquin, Judie Hass

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

7:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by J. Meschino and **2nd** by P. Epstein and a vote of 4/0/0;
It was **voted** to:
Approve the Minutes of December 30, 2008.

7:40pm 48 George Washington Boulevard, Map 37/Lots 6, 6B-D, 7 (SE35-991) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by the Steamboat Wharf Marina, Inc. for work described as modifications to drainage, location of boat washing facility, and grading of the property.

Applicant: Justin Gould, Andy Spinale
Representative: Carmen Hudson

Ms. Hudson informed the Commission that during construction it was discovered that there was an underground anchoring system for the pier and that the existing sewer pipe stub was at a higher elevation than originally expected. These findings necessitated changes to the originally proposed plans.

Ms. Hudson presented revised plans that would change the grading of part of the site eliminating the need for the originally proposed fill of up to two feet. The proposed ground cover will remain the same, which is crushed stone. The proposed drainpipe in this area will not be installed. The drainage outlet would be relocated along the concrete seawall in order to avoid disrupting the existing underground anchoring system. The size of the drainage outlet will be reduced from 24" to 20" reflecting the reduced drainage area.

Also during construction, it was determined that the soil conditions would allow excavation to take place closer to the seawall than anticipated. Thus, the building was shifted and is now approximately 15 feet away from the seawall instead of the 20 foot originally proposed. The proposed pressure washing pad has been relocated to the parking area located adjacent to the existing boat ramp. The revised placement of the building and pad will allow for better access and less obstructions for large boats being hauled into the marina and increase the landscape area along the side of the building.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 4/0/0;
It was **voted** to:
Close the Public Hearing, **approve** the project and to discuss the Order of Conditions.
The Amended Order of Conditions was **signed**.

Discussion of request for Certificate of Compliance for 16 Burr Road

Mr. Cavanaro, Representative
Robert Lacy & Jennifer McCready, Homeowners

This is the second discussion between the Commission and those named above relating to the existing conditions that were noted at 16 Burr Road during a site visit. The driveway that is in place was not constructed according to the approved plans and is within the buffer to the coastal bank. Mr. Cavanaro explained that the contractor was using the original plans for the driveway, however during construction, the position of the house changed which then resulted in a change in the driveway. Prior to the driveway design being changed, the Owner should have applied for an amendment to the Order of Conditions.

After discussion, it was agreed that Mr. Cavanaro will revise the plans, and present a new driveway configuration for the Commission to consider. The new driveway proposal will be outlined on the existing driveway and the Commission will make another site visit.

The Commission also questioned a new bluestone walkway at the front of the house that was not on the original plans. The Commission cautioned the Owners that the Commission must permit any future work that is done on the site.

Discussion with Tucker Oddleifson –Eagle Scout Candidate

Tucker Oddleifson presented a proposal for a parking area; kiosk, and plantings. The kiosk, planting and parking area are on private land owned by the Hull Land Trust and as such, do not require a permit or approval from the Conservation Commission. In addition, Mr. Oddleifson proposed putting trail markers within the Weir River Woods area and cutting a short new trail to a scenic outlook within the Weir River Wood. This part of the project does not require a permit through the Wetlands Protection Act, it will however take place on land under the jurisdiction of the Conservation Commission.

J. Meschino **motion, 2nd** by P. Epstein and a **vote** of 4/0/0; **voted** to support and allow the project on Conservation Land.

Requests for Extension of Orders of Conditions for:

128 Cadish Avenue – J. Meschino Motion-P. Epstein 2nd – Vote 4/0/0 signed 3 year extension
0 Montana Avenue - J. Meschino Motion-P. Epstein 2nd – Vote 4/0/0 signed 1 year extension

Request for Certificate of Compliance:

37 H Street - J. Meschino Motion-P. Epstein 2nd – Vote 4/0/0 signed

9:15pm J. Meschino **motion, 2nd** by P. Epstein and a **vote** of 4/0/0; **voted** to Adjourn