



## HULL CONSERVATION COMMISSION

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**May 26, 2009**

**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 P. Epstein and a vote of 6/0/0;  
It was **voted** to:  
**Approve** the Minutes of April 14, 2009.

Upon a **motion** by P. Paquin and **2nd** by P. Epstein and a vote of 6/0/0;  
It was **voted** to:  
**Approve** the Minutes of April 28, 2009.

Upon a **motion** by P. Paquin and **2nd** by J. Hass and a vote of 5/0/1 (S. Connor abstained);  
It was **voted** to:  
**Approve** the Minutes of May 12, 2009.

**7:40pm 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

Representatives: Adam Brodsky (not signed in), Chris Lucas, David Ray

Abutters/Others: Arthur Horne, Joan Horne, Liz Parkes, Joe Proudak, Kevin Conway

Commission's Consultant: Brad Holmes

J. Meschino and P. Epstein submitted a signed statement indicating that they had listened to an audio tape of the meeting missed on November 18, 2008.

Mr. Brodsky began the presentation of the project that has been revised due to some changes in the wetlands delineation. Mr. Ray submitted the revised plans for review. Mr. Lucas described the changes that were made to the original wetlands delineation after a review of the previous information submitted by another representative for the applicant and in response to comments submitted by Mr. Holmes who conducted a peer review of submitted materials. Mr. Holmes and Mr. Lucas met on site April 9, 2009 to discuss the locations and definitions of wetland flags that had been placed.

Mr. Lucas and Mr. Holmes are in agreement with wetland flags numbered WF #1 through WF #6.

Wetland flags #7 through #19 that were placed on site after Mr. Holmes' site visit have not been reviewed. Mr. Holmes and Mr. Lucas are in disagreement with the areas flagged from WF #7 through #19. Mr. Lucas and Mr. Holmes agree that the area has wetlands vegetation however they disagree about soils and hydrology at the location where soil testing was done and standing water was found within 12" of the surface.

Mr. Ray explained the revised plans that include an approximate 17 ft. by 17 ft. footprint for the home. The driveway area has been altered to include two side by side 9 ft. x 20 ft parking spaces. A 3 ft. permeable walkway will lead from the parking spaces to the home. There will be a cantilevered deck with a metal mesh flooring at the back of the house. The deck will be elevated 6 ft. to 7 ft. A removable ladder will be placed on the deck to allow for a 2<sup>nd</sup> form of egress. As the wetlands are immediately underneath this deck, the ladder would only be used in emergency situations. Mr. Brodsky suggested that the Commission may want to include special conditions that include no access to the wetlands.

The foundation system for the house will be a pile system, most likely a helical pile system that would be drilled or anchored into the ground allowing the house to be elevated 4 to 6 1/2 feet off the ground. A small bobcat would be utilized for construction of the helical piles. The final design and construction methods for the home are not complete. Due to the limited work area, the home would either be a modular type home or a panelized system utilizing a crane from North Truro Street. Construction time could be as short as three days for a modular home.

During Mr. Ray's review of the construction sequence, the Commission expressed concerns that the resource area would be adversely affected by the construction. The placement of the home within the site does not allow for any space to do work from the exterior of the home. Additionally, the Commission questioned how digging for water and sewer lines could be limited to the 3-foot walkway area without doing any damage to the neighboring wetlands.

Mr. Lucas submitted DEP Field Data Sheets for two samples taken from the site.

The Commission has requested that plans be submitted on a larger scale for the construction area. It appears from the current plans that the erosion control is in the wetlands. The Commission also has concerns that there are no plans indicating where materials will be stockpiled and what will happen with materials that have been excavated. The Commission will also request a foundation plan when the design is complete.

The Commission expressed concern that no data sheets had been provided for flags #7 through #19 and no opportunity for peer review of the new flags had been provided. It was noted that the high water line for 12/13/08, shown on the plans, is not accurate as specific locations rather than a continuous line were marked in the field. In addition, it was noted that although the predicted tide for that day was 12.0, the actual high tide for the day did not reach the predicted maximum.

An abutter expressed concern that the lot is not suitable for constructing a home on. He feels that any construction on this site will adversely affect the resource areas. Mr. Arthur Horne submitted a letter to the Commission that he had written to help save a building in the town of Burlington where he currently resides. It is Mr. Horne's opinion that the excavation for the water and sewer lines would be a shovel width wide and not affect the site in any way.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 6/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to June 9, 2009 at a time to be determined.

**9:25pm Rockland Circle and Dump Access road, Map 43/Lot 001 and Map 38/Lot 044 (SE35-1082)**  
**Continuation** of a public hearing on the Notice of Intent filed by Two A Realty Trust and Town of Hull for work described as grading and drainage improvements.

The Applicant requested a continuance.

- Upon a **motion** by J. Hass and **2nd** by S. Connor and a **vote** of 6/0/0;  
It was **voted** to:

**Continue** the Public Hearing to June 9, 2009 at a time to be determined.

**9:27pm 93 Main Street, Map 4/Lot 40 Opening** of a public hearing on the Request for Determination of Applicability filed by the U.S. Coast Guard for work described as install sewer pipe under parking lot.  
Applicant: Tom Guthier, USCG, Kevin Nuzzolilli, USCG  
Representative: Steve Gentile

Mr. Gentile presented the project to include the installation of new sewer piping beneath the paved parking area adjacent to the sea wall and installation of two new manholes. The existing clay pipes will be abandoned and replaced with new pvc piping. A sewer pipe coming down the embankment above the parking lot will also be replaced. The wall will act as erosion control for the majority of the work. There is an opening that is utilized by the Town for beach access that will require erosion control.

A Special Condition will be added as follows:

- Erosion control must be provided for all areas where the wall does not provide a barrier to keep any sediments from reaching the beach.
  
- 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, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

**9:30pm 834 Nantasket Avenue, Map 12/Lot 81 Opening** of a public hearing on the Request for Determination of Applicability filed by the Boat House Condominium Trust for work described as rebuild rear egress and decks.  
Representative: Michael Emery

Mr. Emery presented the project to include removal and replacement of rear decks and stairs on the south side of the building. The new decks and stairs will be identical to the recently replaced stairs and decks on the building directly adjacent to 834 Nantasket Avenue.

- 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, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

**10:00pm** J. Meschino **motion**, **2nd** by S. Connor and a **vote** of 6/0/0; **voted** to Adjourn