



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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August 25, 2009

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

Members Not Present: Judie Hass, Vice Chair, 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 S. Connor and **2nd** by P. Paquin and a vote of 5/0/0;
It was **voted** to:
Approve the minutes of July 28, 2009

7:35pm **61 Edgewater Road, Map 29/Lot 23,24 (SE35-1093) Opening** of a public hearing on the Notice of Intent filed by Stephen Glavin for work described as permeable paver driveway.

Owner/Applicant: Stephen Glavin
Abutter/Other: Joseph Mento

This Notice of Intent was filed as a result of a stop work order. Mr. Glavin presented the project to include removal of existing gravel from the driveway and installation of uni-lock pavers. There will be a 6" crushed stone base with 1 inch of sand beneath the pavers. A drain will be installed at the front to the garage and will tie into an existing drywell.

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

P. Paquin recused himself

7:40pm **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.

Owner/Applicant: Adam Russo
Representative: Doug Friesen
Abutters/Others: Kelly Russo, Jean Paquin, Paul Paquin

Mr. Russo submitted revised plans for construction of a second story addition. The foundation/support system will be constructed within the confines of the existing foundation and first floor. The Applicant would also like to reinforce the existing deck that is on pylons and cantilevered. To do this, it is proposed to use a new industrial steel post system and angle irons that will be above or just below grade. The posts will be surrounded with small rocks that are currently in place. The existing stairs will remain unchanged.

The Commission asked where materials would be staged. Mr. Russo indicated that they would be stored on the existing deck, driveway and front yard area. The Commission asked how access would be gained to perform work on the ocean side. Mr. Friesen stated that no machinery will be needed on the ocean side. Work would be performed on a ladder by hand during low tide.

Mr. Russo and the Commission discussed removal of concrete cinder blocks that are on the property that are not part of any wall or foundation system. The Commission will allow Mr. Russo to remove them from the site.

Mr. Friesen indicated that there may be a need to expose the foundation in a small area of the front of the house to perform further investigation. The Commission informed Mr. Friesen that he would be required to return to the Commission to amend his Order of Conditions for this additional excavation or any other additional work.

An abutter asked if the new flood maps have had a new impact at this site. Ms. Herbst stated that there was no change to this location. An abutter raised several questions regarding set back and height issues. These are not issues that pertain to the Commission.

Special Conditions will be added as follows:

- The applicant can remove concrete waste material that is currently on the beach or coastal bank.
- No heavy equipment or staging of materials is allowed on the coastal beach and bank.
- The applicant must meet with the Conservation Administrator in advance of the start of construction to develop any needed construction protocols and plans to ensure that there will be no damage to the resource areas.
- 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 Draft Order of Conditions. The Order of Conditions was **signed**.

P. Paquin returned

P. Epstein left the meeting & returned at 8:10.

8:05pm 1132 Nantasket Avenue, Map 7/Lot 51 (SE35-1092) Opening of a public hearing on the Notice of Intent filed by Ernest and Genevieve Sartell for work described as construction of deck or decks.

Owner/Applicant: Genevieve and Ernest Sartell

Abutters/Others: Peter Dewey, John Gilbert, Debra Goldenberg

Ms. Sartell presented the project which is to construct a single level 30 inch high, 42 by 12 foot deck at the rear of their property. The deck will be constructed on sonotubes that will be aligned with the existing piles that are under the house. The house is 33 feet away from the seawall at the shortest distance.

The Commission asked how the sonotubes would be installed. Ms. Sartell stated the holes will be dug using small machinery then concrete will be poured for the base. The Commission discussed possible alternatives such as a seasonal deck and different decking materials for the decking itself.

An Abutter expressed concern relating to possible flooding due to construction of the deck. Several questions were asked pertaining to zoning issues that do not fall under the Commission's jurisdiction. An Abutter asked if an Environmental Impact Study was performed. The Commission explained that studies of that type are not required for projects of this type.

The Commission also mentioned that existing flow through panels need to be permitted.

- Upon a **motion** by P. Paquin and **2nd** by J. Meschino and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to September 8, 2009 at a time to be determined.

8:30pm 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 wetlands delineation.

The Applicant requested a continuance.

- Upon a **motion** by P. Paquin and 2nd by S. Connor and a **vote** of 5/0/0;

It was **voted** to:

Continue the Public Hearing to September 8, 2009 at a time to be determined.

Discussion with Hull Land Conservation Trust (HLCT) –

Scott Plympton, Judy Dorner and Judeth VanHamm attended the meeting to bring the Commission up to date on the status and plans of the HLCT. The HLCT is seeking the Commission's support on upcoming issues. They would like to apply for a grant to help with future purchases and pay off an existing mortgage. It is necessary to work with Town departments for this grant. The HLCT is hoping that they can better communicate with the Commission especially pertaining to issues that may come before Town Meeting in the future.

J. Meschino recused himself

Discussion of potential violation at 317 Beach Avenue

James Stearns, Kevin Karlberg and David Ray were present for 317 Beach Ave.

As an Abutter to 317 Beach Avenue, Mr. Meschino stated that he was experiencing serious water ponding issues in the front of his property. It is his opinion that during the construction of 317 Beach Ave, there was material added, that was spread onto the Railroad Bed, and filled in an existing depression. It is a fine silty material that is not being properly drained through the storm drains, and is collecting on his property.

At an earlier meeting, Mr. Karlberg did admit to filling the Railroad Bed with surplus materials that were used on the 317 Beach Ave property. This was done during construction of the home. He stated that he did not bring in any new sand.

The Commission tried to compare preconstruction grades with those currently indicated on plans by Mr. Ray. The Commission has requested that further surveying be completed to allow for comparison of pre and post construction grades.

Ms. Herbst stated that the Town was working on submitting plans to repair the storm drain in the area of Beach Ave and S Street. This additional drain may address the flooding issues. The discussion will be continued to a later date.

Request for Certificates of Compliance:

15 Stafford Road - P. Paquin **motion**, J. Horn **2nd**, **vote** 5/0/0 - **Signed**

14 Manomet Ave. – No Action

927 Nantasket Ave. - P. Paquin **motion**, J. Horn **2nd**, **vote** 5/0/0 - **Signed**

10:40pm M. Horn **motion**, **2nd** by P. Epstein and a **vote** of 5/0/0; **voted** to Adjourn