



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

September 22, 2009

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

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

7:38pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by P. Paquin and **2nd** by S. Connor a vote of 6/0/0;
It was **voted** to:
Approve the minutes of July 14, 2009 as amended.

Upon a **motion** by P. Paquin and **2nd** by S. Connor a vote of 6/0/0;
It was **voted** to:
Approve the minutes of September 8, 2009 as amended.

7:40pm **Adjacent to 317 Beach Avenue, nearest Map 13/Lot 055 (SE35-1095) Opening** of a public hearing on the Notice of Intent filed by Town of Hull for work described as install leaching basin to reduce street flooding.

Applicant: Joseph Stigliani

Abutters/Others: J. St. Pierre, C. (illegible)

Mr. Stigliani presented the project that is to include construction and installation of a leaching basin to be connected to an existing drainage pipe on S Street adjacent to 317 Beach Ave. The purpose of the new basin is to alleviate flooding and ponding of water in the area. The leaching basin will be made of basin blocks and will self drain. The basin will be installed in an area that is currently crushed stone and will be placed as close to the dune as possible without damaging the dune.

The Commission asked Mr. Stigliani if silt in the area would effect the operations of the basin. Mr. Stigliani indicated that the basin would be able to handle silt and will be cleaned on a regular basis. The basin will be covered with a standard manhole cover.

- Upon a **motion** by J. Hass and **2nd** by M. Horn and a **vote** of 6/0/0;
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**.

7:58pm **22 Cadish Avenue, Map 16/Lot 125 (SE35-1094) Opening** of a public hearing on the Notice of Intent filed by Glenn Frank for work described as elevate single family home and enclose part of an existing porch.

Owner/Applicant: Kerrin Frank

Representative: David Ray, John Boyd, Stan Humphries

Mr. Ray began the presentation for the project and submitted revised plans. The project includes removing the porch from the rear of the home, raising the home and constructing a FEMA compliant foundation. The home

will be moved three feet back toward the rear of the property. A new porch will be constructed at the front of the house.

Mr. Humphries submitted a letter stating that in his opinion, the site is actually a drumlin rather than a dune, even though the area is mapped as barrier beach.

Mr. Boyd submitted a revised foundation plan showing that the porch will be removed.

A Special Condition will be added as follows:

- The Commission finds that the resource area is Land Subject to Coastal Storm Flowage. Although the property is shown to be on a barrier beach, the Commission finds that this location is not a coastal dune due to the evidence presented regarding the historic drumlin in this area.
- Upon a **motion** by J. Hass and **2nd** by M. Horn and a **vote** of 6/0/0;
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**.

8:20pm 710 Nantasket Avenue Map 17/Lot 118 (SE35-1096) Opening of a public hearing on the Notice of Intent filed by Ozlem Martin for work described as single family home with associated driveway, utilities and grading.

Representative: Stan Humphries

Abutters/Others: Michael Wall, Philip Furman

Mr. Humphries presented the project to construct a single-family home. The home will be constructed on a concrete wall foundation with nine smart vents. Mr. Humphries reviewed a letter submitted with the Notice of Intent stating that the site had no characteristics of a functioning dune.

Mr. Humphries also submitted a draft site plan that indicated spot grades. After construction, the lot will be returned to the original grades.

A Special Condition will be added as follows:

- 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 J. Meschino and a **vote** of 6/0/0;
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**.

8:30pm 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 to 10/13/09.

- Upon a **motion** by J. Hass and **2nd** by P. Paquin and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to October 13, 2009 at a time to be determined.

Request for Certificate of Compliance: 589 Nantasket Avenue – No Action

Other: J. Meschino withdrew his complaint pertaining to 317 Beach Ave.

8:55pm P. Paquin motion, 2nd by P. Epstein and a vote of 6/0/0; voted to Adjourn