



HULL CONSERVATION COMMISSION

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October 27, 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

7:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by P. Paquin and **2nd** by J. Meschino a vote of 6/0/0;
It was **voted** to:
Approve the Minutes of October 13, 2009

7:40pm **106 Atlantic Avenue, Map 53/Lot 45 Opening** of a public hearing on the Request for Determination of Applicability filed by John Woods, Jr. for work described as repave driveway.

Ms. Herbst presented the project to include removal of an existing cracked concrete driveway and repave new driveway 38 feet by 14 feet. The existing concrete garage foundation slab is not part of the project and will remain.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn 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**.

7:45pm **14 Montana Avenue, Map 51/Lot 3 Opening** of a public hearing on the Request for Determination of Applicability filed by Raymond Van Tassel for work described as remove shed.
Owner/Applicant: Raymond Van Tassel

Mr. Van Tassel presented the project that is to include removal of a shed that is located near the edge of Straits Pond. The shed is to be removed by hand, carried across the lawn and up the driveway. All materials will be disposed of off site.

A Special Condition will be added as follows:

- The area where the shed was previously located must be seeded immediately after removal to avoid any erosion.
- Upon a **motion** by P. Paquin and **2nd** by M. Horn 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**.

7:552pm **280 Nantasket Avenue, Map 34/Lot 91 Opening** of a public hearing on the Request for Determination of Applicability filed by Daddy's Ventures, Inc. for work described as construct handicap ramp and patio.

Owner/Applicant: Jeff Lemkin

Mr. Lemkin presented the project that is to include the construction of a 32' handicap accessible ramp on the Hull Shore Drive entrance to the building. The existing stairs will be removed and a door relocated to allow for entrance. A patio will also be constructed that will lay on top of the existing paved area at the front of the building. The new patio will be 23' by 6'6" and will be affixed to the building.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn 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**.

8:00pm 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.

Owner/Applicant: Ernesto Caparrotta

Representatives: Dan Orwig, David Ray

The Commission and the Applicant are still trying to reach an agreement on the wetlands delineation for this site. Specifically what and where is the high tide line and the limit of the saltmarsh area.

Mr. Ray submitted a letter to the Commission with his opinion that the proper tide gauge to use is the Hull tide gauge rather than the Nantasket Beach/Weir River. The Commissioners felt that the Nantasket Beach/Weir River tide gauge, as it is the closest tide gauge would be the proper guage to use.

The Commission and the Applicant agreed to ask NOAA for clarification.

The Commission also discussed the conditions of the site on various visits before, during and after high tides.

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

It was **voted** to:

Continue the Public Hearing to November 10, 2009 at a time to be determined.

8:50pm 927 Nantasket Avenue, Map 9/Lot 5 (SE35-1099) Opening of a public hearing on the Notice of Intent filed by Michael and Kimberly Parks for work described as concrete revetment, stairs to beach and landscaping.

Owner/Applicant: Michael Parks

Representatives: Randy Parker, Patrick Howard

Mr. Parker presented the project, which is to include constructing a concrete block revetment at the toe of the coastal bank, on a coastal beach, that will be 125 linear feet. The bank would be filled and regraded to allow for a plateau at the base of the bank atop of the revetment. Stairs would be constructed from the top of the bank to the beach. Assorted landscaping is proposed as a means of stabilization for the bank.

The Commission spoke first about the difficulty in trying to read the plans. The scale was too small to contain so much information. Mr. Parker displayed a larger scale plan with separate detail areas. The Commission suggested that separate existing and proposed conditions plans would be helpful.

Mr. Parker explained that there would be a need to remove some of the existing vegetation on the bank to allow for access to construct the revetment. There will be no machinery on the saltmarsh or coastal beach. All block work for the revetment will be done from above. Once the revetment is completed, the plan calls for approximately 6 feet of fill behind the revetment and adding fill to extend the yard in the southern half of the project area. The bank would then be stabilized and re-vegetated.

The filing contained a letter from Brad Holmes, of Environmental Consulting & Restoration, LLC who is a Professional Wetland Scientist and a Massachusetts Certified Arborist. Mr. Holmes' letter contained the Wetland Delineation Narrative.

The Commission cautioned Mr. Parker that his plans are not based on the new draft flood maps that the Commission is using as the best available information. The flood elevations for this site have changed and new plans must be produced. The Commission also noted that Mr. Holmes suggested the work may be within the jurisdiction of the Army Corps of Engineers.

The Commission discussed eliminating the proposed lower plateau and discussed different means of regrading the bank. The Commission expressed concern that expanding the yard will steepen the slope of the bank. The Applicant will take the Commission's comments under consideration and come back with a new plan.

- Upon a **motion** by P. Paquin and 2nd by M. Horn and a **vote** of 6/0/0;
It was **voted** to:

Continue the Public Hearing to November 24, 2009 at a time to be determined.

9:40pm 19 Clifton Avenue Map 31/Lot 73 (SE35-1098) Opening of a public hearing on the Notice of Intent filed by Karen Kirkendall for work described as install paver driveway and construct an 8" berm.

Owner/Applicant: Karen & Rick Kirkendall

Mr. & Mrs. Kirkendall presented the project to include removal of an existing pea stone driveway with landscape timbers and replace with a pervious paver system that will be 21 feet wide and 19 feet deep. In addition, the Kirkendalls would also like to extend the 8" berm along the front of their property to the end of their property line. The Commission also noted that there are two previous Orders of Conditions for which Certificates of Compliance have not been requested. The applicant agreed to request the Certificates of Compliance.

The Commission discussed a previous Order of Conditions that stated that the driveway must remain pervious. Mrs. Kirkendall stated that the proposed pavers are pervious.

A Special Condition will be added as follows:

- The driveway must be pervious. The base layers below the pavers must allow infiltration. No stone dust shall be used. The pavers must be spaced appropriately to allow water to infiltrate.
- Upon a **motion** by P. Paquin 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**.

Request for Certificate of Compliance:

12 J Street - J. Hass **motion**, M. Horn **2nd**, vote 6/0/0 - **signed**

16 Burr Road – no action, an accurate final plan is needed

18 Sunset Ave – P. Paquin **motion**, M. Horn **2nd**, vote 6/0/0 - **signed**

10:00pm P. Paquin **motion**, **2nd** by M. Horn and a **vote** of 6/0/0; **voted** to Adjourn