



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

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**November 10, 2009**

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

**Members Not Present:** Paul Paquin

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

**7:30pm** Chair Connor called the meeting to order

**Minutes:** Upon a **motion** by J. Hass and **2nd** by M. Horn a vote of 5/0/0;  
It was **voted** to:  
**Approve** the Minutes of October 27, 2009

**7:35pm** **Opposite 1145 Nantasket Avenue, Map 07/Lot 20 Opening** of a public hearing on the Request for Determination of Applicability filed by Hull Sewer for work described as temporary excavation for sewer pipe assessment.

Applicant: Ed Petrilak

Mr. Petrilak presented the project that is to involve digging an area approximately 6 feet long, 3 feet wide and down 5 ½ feet to expose a sewer pipe to complete investigative testing. It is Mr. Petrilak's hope that he may even be able to dig a smaller area once the pipe is located. If needed, Mr. Petrilak may have to offset the original location by 20 feet toward the east. All work will be completed in one day.

- Upon a **motion** by S. Connor and **2nd** by M. Horn and a **vote** of 5/0/0;  
It was **voted** to:

**Close** the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

**7:55pm** **Corner of Samoset and Coburn, Map 21/Lot 021 (SE35-1101) Opening** of a public hearing on the Notice of Intent filed by Michael Bolea for work described as construction of a single family home.

Owner/Applicant: Michael Bolea

Representative: Jason Scott

Abutters/Others: Steve Buckley, Ruth Kostka

Mr. Scott presented the project that is to construct a single family home on an existing empty lot. The home will be built with a FEMA compliant foundation with smart vents. Mr. Scott indicated that the draft flood maps indicate an elevation of 10. The first floor elevation would be at 12, which results in a 2 foot freeboard situation.

A letter from Stanley Humphries from LEC Environmental was submitted stating that in his opinion, the site, although a dune in a barrier beach is non-significant to the interests of storm damage prevention and flood control.

The Commission questioned where the utilities would be brought in. Mr. Scott stated that they would come in off of Samoset Ave. The Commission also questioned the surface of the proposed driveway. Mr. Scott stated that it would be paved with bituminous concrete.

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 J. Meschino and **2nd** by M. Horn and a **vote** of 5/0/0;  
It was **voted** to:  
**Close** the Public Hearing, **approve** the project and to discuss the Order of Conditions.  
The Order of Conditions was **signed**.

**8:06pm 39 Massasoit Avenue, Map 25/Lot 5 (SE35-1100) Opening** of a public hearing on the Notice of Intent filed by Patrick Flaherty for work described as 13 x 20 addition to the house.

Representative: Patrick Flaherty  
Abutter/Other: Ms. Phouthavong

Mr. Flaherty presented the project that is to construct a 13 x 20 foot addition at the rear of the house. The construction will require the installation of 6 sono-tubes.

A letter from Stanley Humphries from LEC Environmental was submitted stating that in his opinion, the site, although a dune in a barrier beach is non-significant to the interests of storm damage prevention and flood control.

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 J. Meschino and **2nd** by M. Horn and a **vote** of 5/0/0;  
It was **voted** to:  
**Close** the Public Hearing, **approve** the project and to discuss the Order of Conditions.  
The Order of Conditions was **signed**.

**8:12pm 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 November 24, 2009.

- Upon a **motion** by J. Hass and **2nd** by M. Horn and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to November 24, 2009 at a time to be determined.

**Request for Certificate of Compliance:**

16 Burr Rd- J. Hass **motion**, M. Horn **2<sup>nd</sup>**, vote 5/0/0 – **signed**

**8:46pm** Upon a **motion** by J. Hass and **2nd** by M. Horn a vote of 5/0/0;  
It was **voted** to: Adjourn