



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

November 24, 2009

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

Members Not Present:

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 M. Horn a vote of 6/0/0;
It was **voted** to:
Approve the minutes of November 10, 2009

7:40pm **64 Holbrook Avenue, Map 10/Lot 103 (SE35-1102) Opening** of a Public Hearing on the Notice of Intent filed by Mark Ostroff for work described as raze existing single family home and construct a new single family home.

Owner/Applicant: Mark Ostroff
Representative: David G. Ray, PLS
Abutters/Others: Tom Callahan, Esq., Janet Gilmartin

Mr. Ray presented the project that will be completed in two phases. The existing home will be razed first. The construction of the new home may not be started prior to the completion of a previously permitted stone revetment.

The Commission has serious concerns regarding the stabilization of the coastal bank during and after the demolition process. Mr. Ray stated that all work would be completed from the land side of the property, as far away from the bank as possible. The house would be removed while the foundation will stay in place. The foundation will be filled and brought to the level of the existing grade on the site.

Mr. Ray has suggested using coconut weave material as a means to hold ground materials in place to prevent further erosion. It is Mr. Ray's opinion that no material or parts of the house will go over the bank during demolition. He suggested possibly positioning a fence to prevent any materials from going over the bank.

The Commission has requested and Mr. Ray agreed that there will be a written demolition plan from the Contractor that will be doing the work. Additionally, an on site meeting will be held with the Conservation Administrator, Mr. Ray and the Contractor prior to any work being started to discuss the methods of the demolition and erosion control measures.

The new home will be constructed on piles with the lowest structural member at elevation 36. When completed, at the lowest point, the house will be 8 feet off the ground and the higher points will be between 13 and 15 feet above the ground. The new house will be located closer to the street than the existing home. A two car garage will be constructed under the home on a concrete slab. Breakaway panels will be installed in the garage. The plans call for a paved driveway. There will also be a concrete pad at the base of the

proposed front steps. Mr. Ray added this to the plans. The Commission discussed the amount of impervious materials being proposed. A condition will be added stating that no additional impervious surfaces will be approved at this site.

A deck is proposed that will be elevated 17 feet off the ground.

Special Conditions were added as follows:

- The demolition of the home cannot proceed until the Commission, or the Conservation Administrator, approves a written procedure provided by the contractor, for demolition as well as post-demolition erosion control. The Conservation Administrator must approve the condition of the property following demolition in order for the demolition to be considered complete.
- Construction of a new home cannot commence until after the Conservation Commission agrees that a permitted revetment has been built according to plan.
- No additional impervious surface beyond the driveway and walkway approved in this plan will be allowed. This condition is ongoing and will not expire at the end of three years.
- Upon a **motion** by J. Hass and **2nd** by M. Horne 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**.

8:32pm 927 Nantasket Avenue, Map 9/Lot 5 (SE35-1099) Continuation 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

Representative: Randy Parker, PE, Patrick Howard

Mr. Parker submitted revised plans and correspondence from Brad Holmes of Environmental Consulting & Restoration regarding the ACOE jurisdiction.

The revised plans reflect a change in the amount of fill and the slope of the bank that was originally planned. The original plans proposed a larger area referred to as a "kayak plateau" at the top of the revetment. This area has been reduced and the slope of the bank will be less steep than originally proposed. A larger area at the top of the bank will receive 6 inches of loam and will be seeded.

The revised plans call for the addition of stairs that will be recessed into the revetment.

The Commission was concerned about future erosion on the neighbors' property due to the construction of the revetment. It was agreed that the revetment must stop four feet before the southern property line. Mr. Parker made a notation on the plans. At the northern end, the revetment will meet with an existing wall. Each direct abutter has submitted a written statement allowing work on their property that may be necessary for the revetment construction. Vegetation will be planted in areas that were disturbed due to construction, in accordance with the submitted plan

A Special Condition was added as follows:

- The permitted retaining wall must end four feet before the southern property line.
- Upon a **motion** by J. Hass and **2nd** by M. Horne 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**.

9:20pm **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 December 8, 2009.

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

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

Request for Certificate of Compliance:

57 Edgewater Road - J. Hass **motion**, M. Horn **2nd**, **vote** 6/0/0 – **signed**

62 Point Allerton Avenue - J. Hass **motion**, M. Horn **2nd**, **vote** 6/0/0 – **signed**

843-845 Nantasket Ave (re-issue) - J. Hass **motion**, M. Horn **2nd**, **vote** 6/0/0 – **signed**

9:35pm Upon a **motion** by J. Hass and **2nd** by M. Horn a vote of 6/0/0;
It was **voted** to: Adjourn