



## HULL CONSERVATION COMMISSION

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

Phone: 781-925-8102

Fax: 781-925-8509

**February 23, 2010**

**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 J. Hass and a vote of 6/0/0;  
It was **voted** to:  
**Approve** the minutes of February 9, 2010

**7:40pm Nantasket Beach at A St. (SE35-1106) Opening** of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as restore dune at street ending.  
Applicant: Anne Herbst

Ms. Herbst presented the project that is to include adding sand in front of, and to the south of, the newly constructed handicap access ramp. Sand to be used is from the permitted Pemberton dredging project. The sand will go almost to the height of the existing wall. There is an existing drainpipe in the wall that will be protected by snow fencing. Beach grass will be planted on the new dune.

The Commission suggested planting a row of *Rosa rugosa* at the top of the dune to prevent foot traffic over the dune and to help with stabilization.

- 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**.

**7:50pm 249 Nantasket Road, Map 32/Lot 37 (SE35-1104) Opening** of a Public Hearing on the Notice of Intent filed by Allan Blacker for work described as pile supported deck on rear of building.  
Representative: Stan Humphries, LEC Environmental Consultants, Inc.

Mr. Humphries presented the project that is to include construction of a 7 foot by 38 foot pile supported deck. The location of the deck is under and within the footprint of an existing cantilevered porch. The deck is to be wooden and constructed on five 3" diameter steel pipe piles and attached to the foundation of the home at elevation 12. The piles are to be driven to refusal above mean high water. The deck is to have a railing however no plans were submitted. The Commission suggested open rails. The Commission asked how access to the deck would take place, as there were no stairs on the plans. Mr. Humphries stated that the Applicant intended to install a door in the foundation.

The deck is to be located within a velocity zone. Mr. Humphries was asked what impact this would have on the deck. Mr. Humphries stated that the decking would be degraded and experience possible break-up. The Commission expressed concerns that wave action would be smashing into the deck as well as damage to the pilings from ice during the winter.

The Commission requested a letter from the engineer who designed the deck stating that it is designed to survive in a velocity zone. Additionally, the Commission is requesting complete plans indicating the railing system to be used.

- 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 March 9, 2010 at a time to be determined.

**8:15pm 204 Nantasket Road, Map 31/Lot 13 (SE35-1108) Opening** of a Public Hearing on the Notice of Intent filed by Joaquim and Rita De Araujo for work described as replacement of four timber piles with four steel piles.

Applicant: Tim (Joaquim) DeAraujo  
Representative: Susan Nilson, CLE Engineering, Inc.  
Abutters/Others: Cheryl Yazzi, Joan Barretto

Ms. Nilson presented the project that is to include replacing four timber piles with four 12" steel pipe piles on an existing permitted structure. The piles will be driven to a depth of 15 feet or to refusal. The Commission referenced a letter from The Division of Marine Fisheries indicating that the project site is a mapped shellfish habitat and recommending that the float is constructed to prevent grounding on shellfish habitat by use of float stops. Ms. Nilson stated that she feels that the float stops may damage the structure of the float. The Commission discussed several ways to minimize the impact the float would have while resting on the bottom.

The Commission asked how work would be performed. Ms. Nilson stated that the old piles would be removed at the same time as the new piles are installed and that all work would be done from a barge.

Special Conditions will be added as follows:

- In order to mitigate damage to shellfish, the applicant must install a frame on the float that will encompass the flotation material and protect the bottom with skids.
- The applicant may choose to change the orientation of the float if desired.
- 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**.

**8:40pm 105 Hampton Circle, Map 35/Lot 8 (SE35-1107) Opening** of a Public Hearing on the Notice of Intent filed by Paul Karoff for work described as addition and new deck for single family home.

Applicant: Paul & Linda Karoff  
Representative: David Ray, PLS, Roger Hoit, RA

Mr. Ray presented the project that is to include reconstruction to the foundation walls and removal and replacement of a deck. The deck is located at the rear of the house more than ten feet off the coastal bank. The proposed driveway area will be finished with pavers. Mr. Hoit indicated that the existing full foundation/basement walls would remain. The existing block wall foundations at the left and rear side of the home will be replaced. A crawl space will remain under the home.

A preconstruction meeting will be scheduled to determine the location of erosion control.

- 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**.

Mr. Scott Plympton of the Hull Land Conservation Trust attended the meeting to discuss conditions of a grant that the HLCT is applying for. A letter has been drafted and presented to the Commission to be included as part of the grant application indicating the Commission's willingness to accept a perpetual conservation restriction for the Chatham Street property.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 5/0/1 (J. Meschino abstained);  
It was **voted** to: Support the grant application by signing the letter indicating the Commission's willingness to accept and hold a 50 % conservation restriction interest.  
The letter was **signed**.

**9:25pm** Upon a **motion** by P. Epstein and **2nd** by M. Horn and a vote of 6/0/0;  
It was **voted** to: Adjourn