



## HULL CONSERVATION COMMISSION

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

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**March 9, 2010**

**Members Present:** Sheila Connor, Chair, John Meschino, Paul Paquin, Paul Epstein, Max Horn, Sean Bannen

**Members Not Present:** Judie Hass

**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 and a vote of 5/0/1 (S. Bannen abstained);

It was **voted** to: **Approve** the Minutes of February 23, 2010 as amended.

The Commission welcomed recently appointed Sean Bannen.

**7:45pm 249 Nantasket Road, Map 32/Lot 37 (SE35-1104) Continuation** of a Public Hearing on the Notice of Intent filed by Allan Blacker for work described as pile supported deck on rear of building.

Owner/Applicant: Allan Blacker

Representative: Stan Humphries, LEC Environmental Consultants, Inc.

Mr. Humphries informed the Commission that the Engineer's stamp on the plans for the deck framing was sufficient approval of the design from the Engineer. Due to the fact that the deck is not considered a habitable dwelling and does not hold contents, there are no v-zone standards that must be met. Mr. Humphries stated that a Chapter 91 license was not needed because this deck falls within the footprint or shadow of the existing licensed deck above.

The Commission again expressed concern relating to damage due to moving ice. Mr. Blacker stated that the decking would be removed during the off-season. The framing, cross piping and pipe piles will remain.

Although not shown on plans, the deck will have railings that Mr. Blacker stated would be open, plastic similar to the rail on the above porch.

When asked by the Commission how the work would be completed, Mr. Blacker stated that the piles will be hand driven. There will be no large equipment on the beach and all access will be via the stairway. The Commission asked how access would be gained to the deck. Mr. Blacker stated that he intended to remove the double window and install a sliding door.

Special Conditions will be added as follows:

- S12. The decking must be removed from November 1<sup>st</sup> to April 1<sup>st</sup> each year in order to avoid destruction from winter storms and damage to the resource area. This condition is ongoing and will not expire at the end of three years.
- S13. The railing of the deck must be an open-style fence, no solid surface enclosure is allowed.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 5/0/1 (S. Bannen abstained);  
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**.

**8:10pm 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 March 23, 2010.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 6/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to March 23, 2010 at a time to be determined.

**Requests for Certificate of Compliance:**

63 Highland Avenue – P. Paquin **motion**, J. Meschino **2<sup>nd</sup>**, **vote** 6/0/0 – **signed**

93 Main Street – P. Paquin **motion**, M. Horn **2<sup>nd</sup>**, **vote** 5/0/1 (S. Bannen abstained) – **signed**

19 Clifton Avenue (3) – P. Paquin **motion**, M. Horn **2<sup>nd</sup>**, **vote** 5/0/1 (S. Bannen abstained) – **signed**

27 Rockview Road – P. Paquin **motion**, M. Horn **2<sup>nd</sup>**, **vote** 5/0/1 (S. Bannen abstained) – **signed**

**8:35pm** Upon a **motion** by P. Epstein and **2nd** by M. Horn a vote of 6/0/0;  
It was **voted** to: Adjourn