



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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March 23, 2010

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

Members Not Present: Judie Hass, 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. Meschino and **2nd** by M. Horn and a vote of 5/0/0;
It was **voted** to: **Approve** the Minutes of March 9, 2010 as amended

7:40pm **119 Hampton Circle, Map 35/Lot 143 (SE35-1110) Opening** of a public hearing on the Notice of Intent filed by Boyd Fulton for work described as elevate home above base flood level.

Owner/Applicant: Boyd Fulton

Representative: Christian Turner

Abutters/Others: Karen Loughlin, Frances Andruszkiewicz, Mary Myers

Mr. Fulton presented his project that is to lift the home up off of the existing foundation and construct a new foundation that will result in the first floor of the home being above base flood level. The new foundation will be poured concrete on concrete slab. All decks and stairs will also be relocated at the higher elevation. Mr. Fulton's plans called for the rear yard area to be filled, changing the grade with the high point in the center and sloping to each side.

The Commission expressed concern regarding the fill as this would allow for runoff to be redirected onto adjacent properties. Mr. Turner stated the engineer added the fill for aesthetic purposes. Mr. Fulton agreed that the fill was not needed and it would be deleted and new plans would be submitted. Mr. Fulton was advised to have spot grades shown on his as-built for the same areas shown on the submitted plans that will indicate no change in the grading. Mr. Fulton stated that they will limit the work area so that there will be minimal disturbance to the rear yard area.

Abutters indicated their concerns regarding the existing condition of flooding in the neighborhood and did not want Mr. Fulton's project to add to the problem. The Commission explained that with no change in the size of the foundation and no change to the grading in the yard Mr. Fulton's project should not add to the existing flooding problems. In answer to Abutter's questions, Mr. Turner explained the process of elevating the home.

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

Continue the Public Hearing to April 13, 2010 at a time to be determined.

8:25pm **25 Mt. Pleasant Avenue, Map 5/Lot 89 (SE35-1109) Opening** of a public hearing on the Notice of Intent filed by Carol Lincoln for work described as demolition and rebuild of a single family home.

Owner/Applicant: Bob & Carol Lincoln

Representative: David Ray

Mr. Ray presented the project that is to demolish an existing home on the site and construct a new single family home. The new home will be constructed between 30 and 40 feet off of the coastal bank. Mr. Ray is concerned with an existing town sewer line that is located on the property and will cover it with steel plates to avoid damage to it. The home will be constructed with roof leaders that will drain into cisterns to collect rainwater for reuse on the site. A temporary fence will be installed around the area of work.

The Commission had no issues with this project.

- 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 Draft Order of Conditions. The Order of Conditions was **signed**.

8:35pm **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 April 13, 2010.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to April 13, 2010 at a time to be determined.

8:45pm Upon a **motion** by J. Meschino and **2nd** by M. Horn and a vote of 5/0/0;
It was **voted** to: Adjourn