



## HULL CONSERVATION COMMISSION

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**April 13, 2010**

**Members Present:** Judie Hass, Vice Chair, John Meschino, Max Horn, Sean Bannen

**Members Not Present:** Sheila Connor, Paul Paquin, Paul Epstein

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

**7:30pm** Vice Chair Hass called the meeting to order

**Minutes:** Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 4/0/0;  
It was **voted** to: **Approve** the Minutes of March 23, 2010

**7:40pm Dellawanda Rd., Map 13/Lot 55, (SE35-1037) Opening** of a Public Hearing on a Request to Amend Order of Conditions filed by Paul Mahoney for work described as reduce size of proposed single family home.

Owner/Applicant: Paul Mahoney

Abutters/Others: Frances Goldie, John Goldie, Carol Balquist

Mr. Mahoney presented the plans that include decreasing the size of the proposed house by decreasing the foundation from 34' x 24' to 28' x 24'. Mr. Mahoney has also removed the plans for a two car garage and a cantilevered deck. The size of the paved driveway will be increased, with two new access areas. There will be no change to any previously approved drainage plans.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 4/0/0;  
It was **voted** to:

**Close** the Public Hearing, **approve** the project and to discuss the Amended Order of Conditions. The Amended Order of Conditions was **signed**.

**7:45pm 28 Cadish Avenue, Map 16/Lot 123 Opening** of a public hearing on the Request for Determination of Applicability filed by the Joe and Heather O'Neil for work described as concrete pad with drywell for outdoor shower and changing room.

Representative: John Boyd

Mr. Boyd presented the project to construct a 7 foot by 11 foot concrete pad with drainage into a drywell. The Commission had no issues with this project.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 4/0/0;  
It was **voted** to:

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

**7:50pm 119 Hampton Circle, Map 35/Lot 143 (SE35-1110) Continuation** 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: Mary Myers, Chris Myers, Frances Andruszkiewicz

Commission member Judie Hass submitted certification that she has listened to the audio recording of the previous hearing for this project.

Mr. Turner submitted new plans that removed the previously proposed fill and grade changes to the rear of the property. The new plans also show a silt fence line that indicates a limit to the area of work. There will be no changes to any grades on the site. The Commission suggested that Mr. Fulton show spot grades on the as-built plan when the project is complete.

An Abutter asked where the existing deck would be stored while waiting to be reattached to the house and would the weight of it change the grade. Mr. Turner stated that they are currently planning to store the deck in the rear yard and that he did not feel that it would have an impact on the grades.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 4/0/0;  
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**.

**8:00pm 20 Summit Avenue, Map 54/Lot 22 (SE35-1112) Opening** of a public hearing on the Notice of Intent filed by William Cavanaro for work described as beach access stairs and deck.

Owner/Applicant: William Cavanaro  
Representative: John Cavanaro

Mr. John Cavanaro presented the project to include construction of a stairway from the top of the bank to the top of the riprap. There will be a platform at the top, midway down the bank and at the top of the riprap. A removable stairway will be added at the bottom. The stairway will be constructed on 12 inch sonotubes that will be four feet deep.

Mr. Cavanaro discussed the recent erosion on the bank. It is his opinion that organic material that was left by the previous owner became soaked and slid down the bank. The Applicant has restored the bank to the original slope. The Applicant would like to add a substantial planting campaign to this project. They are proposing to plant more shrubs and beach grasses over a burlap base on an area of approximately 900 square feet to prevent further erosion to the bank.

Mr. Cavanaro also stated that the plans also include a minor change in one of the approved decks.

The Commission expressed concern that the proposed deck over the lawn would create shade and destroy the existing vegetation.

Special Conditions will be added as follows:

- No work on the stairway shall begin until the applicant provides a copy of approval for the work from the Town of Hull.
- The deck at the top of the stairs must be constructed so that vegetation will survive under the deck. The area under the deck must be planted and maintained.
- Upon a **motion** by J. Meschino and **2nd** by S. Bannen and a **vote** of 4/0/0;  
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**.

**8:10pm 63 A Street, Map 17/Lot 10 (SE35-1111) Opening** of a public hearing on the Notice of Intent filed by Kevin Buckley for work described as sonotubes to support home addition.

Owner/Applicant: Kevin Buckley  
Representative: Stan Humphries

Mr. Buckley submitted new plans. The project is to include the installation of four 12 inch sonotubes for support of a new addition to the home.

Mr. Humphries stated that there will be no footings used for the foundation. The proposed construction is compliant with the building codes for construction on a coastal dune. Documentation is included in the Notice of Intent.

A Special Condition will be added as follows:

- The Commission finds that the property is located on a coastal dune. The building must be built in compliance with 780 CMR 120.G of the building code in accordance with the requirements for building on a coastal dune.
- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 4/0/0;  
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**

**8:20pm 13 Manomet Avenue, Map 27/Lot 15 (SE35-1113) Opening** of a public hearing on the Notice of Intent filed by Kevin Kieler for work described as add sunroom on helical posts.

Owner/Applicant: Cathy Coccimiglio  
Representative: Kevin Kieler  
Abutters/Others: Bernadette & Peter Raffery

Mr. Kieler presented the project to include construction of a sunroom that will be utilizing a helix screw foundation system. This method of construction is compliant with building codes for construction on a dune. The floor of the sunroom will be 7 ½ feet above the ground. The existing concrete slab will not be disturbed for this construction.

A Special Condition will be added as follows:

- The Commission finds that the property is located on a coastal dune. The building must be built in compliance with 780 CMR 120.G of the building code in accordance with the requirements for building on a coastal dune.
- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 4/0/0;  
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**

**8:30pm 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 27, 2010.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 4/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to April 27, 2010 at a time to be determined.

**8:55pm** Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 4/0/0;  
It was **voted** to: Adjourn