



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

May 25, 2010

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

Members Not Present: S. Connor, P. Paquin, S. Bannen

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

7:40pm Vice Chair Hass called the meeting to order

Minutes: No Action

7:40pm 45 Pt. Allerton Avenue, Map 10/Lot 10 (SE35-1117) Opening of a public hearing on the Notice of Intent filed by Thomas Albert for work described as rebuild rear porch and add stairs.

Representative: Tom Albert

Mr. Albert presented the project, which is to rebuild the existing covered porch on the rear of the house with new footings. A set of stairs will be added to the side of the porch. The Commission discussed constructing the porch and stairs with break away panels and determined that they were not required under the WPA. Mr. Albert deleted them from the plans.

A Special Condition was added as follow:

- If required by the Building Inspector, the Commission approves the use of breakaway walls under this Order of Conditions.
- 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**.

7:55pm 1 Clifton Avenue, Map 31/Lot 64 (SE35-1116) Opening of a public hearing on the Notice of Intent filed by Thomas Albert for work described as 2-car garage with bedroom above and extend deck.

Owner/Applicant: Tom and Penny Burns

Representative: Tom Albert

Abutters/Others: Mary Jean Shultz, Philip Dryden and (illegible name)

Mr. Albert presented the project to include construction of an attached 2-car garage and extension to an existing deck. The deck would be constructed by removing an existing deck and stairs increasing the size to make one larger deck in the back of the home and garage. The Commission was concerned that the proposed location of the deck was very near the top of the coastal bank that is actually a stone revetment and not a vegetated coastal bank. Mr. Albert stated that the deck would be constructed utilizing sono tubes that would be hand dug and felt that there would be no adverse impact to the area. The area where that the deck would cover is presently not vegetated and is covered with gravel and soil. Mr. Burns stated that a plastic sheeting to discourage the growth of vegetation was installed by the previous Owner.

Mr. Albert stated that the limit of work area for the garage would be two feet from the garage.

The Commission will re-visit the site to look at the condition of the coastal bank. Mr. Albert will review other possibilities for the deck construction with the Owners and re-submit plans.

Abutters expressed concerns that were unrelated to the WPA.

- 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 June 8, 2010 at a time to be determined.

8:29pm 40 Manomet Avenue, Map 25/Lot 91 (SE35-1116) Opening of a public hearing on the Notice of Intent filed by Peter and Kelly McCullough for work described as resurface driveway and widen by 3 feet.

Owner/Applicant: Kelly McCullough

Representatives: David Ray, PLS, Atty. David Kellem (Not signed in), Brian Duggan (Not signed in)

Abutters/Others: Jean Thomas, Joan Berson, Mary Dunphy

Mr. Kellem introduced the Applicant and Representatives and then left the meeting. Mr. Duggan presented the information regarding a driveway easement on the abutting property.

The work on this project began prior to the filing of this Notice of Intent. Mr. Ray presented the project to include widening and resurfacing an existing concrete driveway. The driveway will be pitched toward the street and away from the side of the neighbor of the shared driveway. A drywell would be constructed.

The other Owner/Abutter of the shared driveway expressed concerns regarding a change in the flow of water across her property as well as the increase in height to one side of the driveway. It was suggested that the existing driveway be removed and resurfaced at the existing elevations.

The Applicant and the Abutter agreed to discuss changes to the plans. Mr. Ray will submit new plans.

- 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 June 8, 2010 at a time to be determined.

8:45pm 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.

- 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 June 8, 2010 at a time to be determined.

Requests for Certificate of Compliance:

12 Moreland Ave – J. Meschino **motion**, M. Horn **2nd**, **vote** 4/0/0 – **signed**

61 Edgewater Rd – J. Meschino **motion**, M. Horn **2nd**, **vote** 4/0/0 – **signed**

9:00pm Upon a **motion** by J. Meschino and **2nd** by M. Horn and a vote of 4/0/0;
It was **voted** to: Adjourn