



HULL CONSERVATION COMMISSION

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June 22, 2010

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

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. Epstein and **2nd** by M. Horn and a vote of 6/0/0;
It was **voted** to: Approve the Minutes of June 8, 2010

7:40pm Various roadway locations, Opening of a Public Hearing on the Request for Determination of Applicability filed by the Hull Department of Public Works for work described as as-needed catch basin and stormwater drain pipe repairs within town roadways.

Applicant: Joe Stigliani

Mr. Stigliani presented the request that is to include repairs to catch basins and stormwater drain pipes throughout the Town. No work under this permit will take place in coastal banks, dune, beach, or salt marsh.

- Upon a **motion** by J. Meschino and **2nd** by J. Hass and a **vote** of 7/0/0;
It was **voted** to:

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

P. Paquin Recused himself

8:00pm 49 Edgewater Road, Map 29/Lot 15 (SE35-1114) Opening of a public hearing on the Request to Amend Orders of Conditions filed by Adam Russo for work described as yard landscaping.

Owner/Applicant: Adam Russo

Mr. Russo presented the project that is to include relocating the previously approved granite steps so that they are on his property and not Town property. A wall that was damaged during previous work that was on Town property will be relocated onto his property. An area approximately 2 feet wide along the pavers that was to remain grass will be changed to pavers. The previously approved drainage methods will continue to function with these changes.

- Upon a **motion** by J. Hass 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 Amended Order of Conditions. The Amended Order of Conditions was **signed**.

P. Paquin Returned

8:12pm 5 Nantasket Avenue, Map 41/Lot 11 (SE35-1120) Opening of a public hearing on the Notice of Intent filed by John Riley for work described as demolish one-story building; construct 2 ½ story building on the same footprint.

Representative: Bonnie Hobbs

The Commission requested that the area labeled "Proposed Parking" be removed from the submitted plans for this filing, as the Applicant does not own the property in question. The Commission will not offer an opinion or conduct a discussion regarding this issue. Ms. Hobbs agreed.

Ms. Hobbs presented the project that is to include demolition of the existing building and constructing a new 2 ½ story building within the same footprint. Preliminary foundation plans call for a concrete foundation to be pinned to the bedrock. Ms. Hobbs stated that the utility work for the site has been completed during the current work that is taking place at the Straits Pond Tide Gate. The location of the sewer connection was not known at this time. Ms. Hobbs will research.

While discussing resource areas, Ms. Herbst pointed out that the actual top of the coastal bank could not be defined at this time due to the ongoing work on the culvert for Straits Pond. The Commission discussed possibly relocating the building further away from the bank. The Commission also recommended a flow through foundation. Ms. Hobbs will submit revised plans.

- Upon a **motion** by P. Paquin and 2nd by M. Horn and a **vote** of 7/0/0;
It was **voted** to:
Continue the Public Hearing to August 10, 2010 at a time to be determined.

8:45pm 40 Manomet Avenue, Map 25/Lot 91 (SE35-1116) Continuation 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.

Representatives: David G. Ray, PLS; Bryan Duggan (Kellem & Kellem)

Abutters/Others: Jean Thomas, Christine Thomas, Paul Thomas, Seanna Barone, Ron Silverstein

S. Connor, P. Paquin, S. Bannen submitted certification stating that they had listened to an audio recording of the previous hearing for this project.

Mr. Ray submitted a new plan to widen the existing driveway with an additional area extending four feet wide toward the house. The driveway would be pitched toward the house and toward the street with a 2 foot gravel strip added closest to the house. The existing non-permitted concrete will be removed at the seam line for 40 Manomet only. Previously proposed drywells have been removed from the plans. The Commission expressed concern that they may not be able to permit the work that is proposed on the abutters property.

Abutter, Jean Thomas objected to the driveway being extended.

- Upon a **motion** by J. Meschino and **2nd** by P. Paquin and a **vote** of 4/3/0;
It was **voted** to:
Deny the project.
- Upon a motion by J. Meschino and 2nd by P. Paquin and a vote of 7/0/0; It was voted to:
Issue an Enforcement Order to restore the driveway to the original state within two weeks.

9:35pm 27 Rockview Road, Map 39/Lot 57 (SE35-xxxx) Opening of a public hearing on the Notice of Intent filed by Vincent Luggelle for work described as above ground pool.

Owner/Applicant: Vincent Luggelle

Mr. Luggelle presented the project to include plans for construction of an above the ground swimming pool. The location of the pool is within the buffer to the coastal bank. Some grading at the site would be necessary. The Commission requested that Mr. Luggelle submit new plans showing the proposed new grades.

The DEP has not assigned a number for this project.

- Upon a **motion** by P. Paquin and 2nd by M. Horn and a **vote** of 7/0/0;
It was **voted** to:

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

9:45pm 75 Edgewater Road, Map 29/Lot 027, Opening of a public hearing on the Request for Determination of Applicability filed by Dave Ferrucci for work described as remove existing asphalt driveway and replace with pavers.

Ms. Herbst presented this project to include removal of the existing non-pervious asphalt driveway and replacement with pervious pavers.

- Upon a **motion** by J. Meschino and **2nd** by P. Paquin and a **vote** of 7/0/0;
It was **voted** to:
Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

9:46pm 22 Cadish Ave, Map 16/Lot 125 (SE35-1094) Opening of a public Hearing on the Request to Amend Orders of Conditions filed by Glenn and Kerrin Frank for work described as install two paver patios, walkway, arbor arch and fencing.

Owner/Applicant: Kerrin & Glenn Frank

Mr. & Mrs. Frank presented the project to include installation of two paver patios in the front of their property as well as installing blue stone steppers to access the patios and to make a walkway from the stairs. The project also calls for installing two 8 foot wide by 6 foot high lattice panels at the front of the property to serve as privacy panels. A four foot wide arbor way will be installed between the two panels. The panels and arbors were relocated to ensure that they will be installed on the property (and not in the roadway).

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 7/0/0;
It was **voted** to:
Close the Public Hearing, **approve** the project and to discuss the Draft Order of Conditions. The Amended Order of Conditions was **signed**.

9:55pm 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.

Ms. Herbst presented the Commission with correspondence from Paul Rosen of Geo/Plan Associates dated June 21, 2010 requesting that the Commission retain a Consultant to conduct a peer review of new information regarding the site.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 6/0/1; (S. Bannen abstained)
It was **voted** to:
Retain LEC for a Peer Review and to Continue the Public Hearing to July 13, 2010 at a time to be determined.

Requests for Certificate of Compliance:

72 Kingsley Road - J. Meschino **motion**, M. Horn **2nd**, **vote** 7/0/0 – **signed**

Other:

Enforcement order for 99 Edgewater – M. Horn motion, S. Bannen **2nd**, vote 7/0/0-Affirmed

Violation at 53 Edgewater – M. Horn motion, J. Meschino **2nd**, vote 7/0/0-send NOV

Violation at 28 Edgewater – J. Hass motion, J. Meschino **2nd**, vote 7/0/0-send NOV

10:30pm Upon a **motion** by P. Paquin and **2nd** by M. Horn and a vote of 7/0/0;
It was **voted** to: Adjourn