



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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July 13, 2010

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

Staff Present: Anne Herbst, Conservation Administrator

Staff not Present: Ellen Barone, Conservation Clerk

7:30pm Chair Connor called the meeting to order

7:30 The Commission briefly discussed concerns regarding applicants who may be proposing work on Town property. No vote was taken.

7:40 101 Edgewater Road, Map 30/Lot 007, Opening of a public hearing on the Request for Determination of Applicability filed by John Boyd for work described as replace cobblestone and grass with permeable pavers.
Representative: John Boyd

Mr. Boyd presented the project. They will use eco preoria pavers, which are the same as those used for the Riddles Supermarket parking lot project. The Commission questioned whether the work was all contained within the property. Mr. Boyd indicated that it is his intent to work only on the property.

A special condition was added as follows:

- This permit provides permission for the requested work limited to the limits of the property at 101 Edgewater Road (Map30/Lot 007).
- Upon a **motion** by Paul Paquin and **2nd** by Max Horn 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**.

7:53 99 Edgewater Road, Map 30/Lot 006, Opening of a public hearing on the Request for Determination of Applicability filed by Anthony Lorusso for work described as replace concrete walkway, pave driveway, add deck footings.
Owner/Applicant: Anthony Lorusso
Other: Donald Lorusso

Mr. Anthony Lorusso presented the project. The driveway had already been paved and the excavation for the walkway was already in progress. Mr. Lorusso apologized that he didn't realize the work needed a permit. The driveway drains through a pipe through the seawall. The Commission cautioned the applicant to keep the driveway free of contaminants that could enter the bay. The Commission requested that a revised plan be provided to the Commission to show where additional requested work on the stairs will occur and where the drainage pipe from the driveway exits the seawall at the rear of the house.

- Upon a **motion** by Paul Paquin and **2nd** by Max Horn 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**.

8:00 116A Atlantic Ave, Map 53/Lot 039, Opening of a public hearing on the Request for Determination of Applicability filed by Richard Ahl for work described as new footings for deck.
Owner/Applicant: Richard Ahl

Mr. Ahl presented the project. Sonotubes will be installed to support the upper deck that needs to be replaced.

- Upon a **motion** by Paul Paquin and **2nd** by Max Horn 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**.

8:05 1150 Nantasket Avenue, Map 56/Lot 36 (SE35-1122) Opening of a public hearing on the Notice of Intent filed by Cindy Bittker for work described as new deck garage and addition to single family home.
Owner/Applicant: Cindy Bittker
Representative: David Ray

Mr. Ray presented the project. The house is being reconfigured for single-floor living. The work is not in a flood zone. The rear deck extends within ten feet of the coastal bank, but the sonotubes will be placed more than ten feet away from the bank so that there will be no disturbance within ten feet of the bank.

- Upon a **motion** by Paul Paquin and **2nd** by Max 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 Order of Conditions was **signed**.

S. Bannen recused himself.

8:07 245 Nantasket Ave, Map 34/Lot 098 & 098B (SE35-1125) Opening of a public hearing on the Notice of Intent filed by Joseph Agostino for work described as addition supported by sono tubes.
Owner/Applicant: Joseph Agostino
Representative: Dana Gamble

Mr. Gamble presented the project. The applicant proposes a single floor addition supported by sonotubes. The Commission noted that the project is located on a barrier beach and therefore on a coastal dune.

A special condition was 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 Paul Paquin and **2nd** by Max Horn and a **vote** of 6-0-0;
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**.

S. Bannen returned

8:10 27 Rockview Road, Map 39/Lot 57 (SE35-1121) Continuation 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. He provided elevations for the pool project and plans for a retaining wall. The Commission discussed the location of erosion control measures.

- Upon a **motion** by Paul Paquin and **2nd** by Max 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 Order of Conditions was **signed**.

8:20 88 Atlantic Ave, Map 53/Lot 054 (SE35-1124) Opening of a public hearing on the Notice of Intent filed by Ellen Dawson for work described as 2 stairways with landings, gravel driveway with retaining walls, dry wells, walkway.

- Upon a **motion** by Paul Paquin and **2nd** by Max Horn and a **vote** of 7-0-0;
It was **voted** to:
Continue the Public Hearing to July 27, 2010 at a time to be determined.

8:22 40 Manomet Ave, Map 25/Lot 091 (SE35-1123) Opening of a public hearing on the Notice of Intent filed by Ron Silverstein for work described as excavate lawn and landscape bed, replace with pavers, replace existing walkway with pavers.

Owner/Applicant: Ron Silverstein

Abutter: Jean Thomas

Mr. Silverstein presented the project. He provided evidence that an earlier violation regarding the driveway had been corrected as required by the Commission. The applicant provided photos of the style of pavers he plans to use. The abutter commented that she did not have a problem with the proposed project. The Commission discussed the need to maintain the current flow of drainage and to ensure that the pavers are pervious.

Special conditions were added as follows:

- No stone dust can be used and the pavers must be permeable, i.e. water must be able to infiltrate.
- The pavers must be even with the height of the current driveway, there can be no alteration to the drainage pattern of the driveway and paver area.
- Upon a **motion** by Paul Paquin and **2nd** by Max 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 Order of Conditions was **signed**.

8:32 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.

- Upon a **motion** by Paul Paquin and **2nd** by Max Horn and a **vote** of 7-0-0;
It was **voted** to:
Continue the Public Hearing to July 27, 2010 at a time to be determined.

P. Paquin recused himself

Discussion – Farouk Youssef- 53 Edgewater Road

Mr. Youssef appeared to discuss the Notice of Violation that received from the Commission. Mr. Youssef indicated that although he had discussed paving his driveway with a contractor, he didn't intend to have the work done before he filed a permit request. Mr. Youssef indicated the work was completed without his knowledge or permission. The Commission directed Mr. Youssef to file a Request for Determination of Applicability for the work.

P. Paquin returned

Requests for Certificate of Compliance:

56 Holbrook - P. Paquin **motion**, M. Horn **2nd**, **vote** 7/0/0 – **signed**

A St. handicap access - P. Paquin **motion**, S. Bannen **2nd**, **vote** 7/0/0 – **signed**

813 Nantasket Avenue - P. Paquin **motion**, M. Horn **2nd**, **vote** 7/0/0 – **signed**

The Commission discussed summer scheduling. The Commission agreed to reschedule the meeting of August 10, 2010 to August 17, 2010.

The Commission discussed the volume of sand on Beach Avenue and requested the Conservation Administrator contact the DPW to have it removed.

9:05pm Upon a **motion** by Paul Paquin and **2nd** by Max Horn and a **vote** of 7-0-0;
It was **voted** to: Adjourn