



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

**July 27, 2010**

**Members Present:** Sheila Connor, Chair, Judie Hass, Vice Chair, John Meschino, Sean Bannen

**Members Not Present:** Paul Paquin, Paul Epstein, Max Horn

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

**7:30pm** Chair Connor called the meeting to order

**Minutes:** Upon a **motion** by J. Hass and **2nd** by J. Meschino and a vote of 4/0/0;  
It was **voted** to: Approve the Minutes of June 22, 2010

Upon a **motion** by J. Meschino and **2nd** by S. Bannen and a vote of 4/0/0;  
It was **voted** to: Approve the Minutes of July 13, 2010

**7:40pm 47 Edgewater Road, Map 29/Lot 15, Opening** of a public hearing on the Request for Determination of Applicability filed by Marlene Petro for work described as landscaping and parking area.

Owner/Applicant: Marlene Petro

Documents: Plan of Land with notations and three photos - Submitted with RDA

Ms. Petro presented the project that is to include the removal of existing lawn area and replacing with new loam and plantings at the appropriate grade. The existing walkway to the street will be removed and replaced with pavers. The dimensions will be 5 feet x 7 feet. A concrete stair at the end of the driveway will be increased in size. Along the street, gravel will be spread to provide off the street parking. The Commission discussed that Ms. Petro will need to get permission from the Town to do work in the roadway.

A Special Condition will be added as follows:

- The Conservation Commission can only provide permission to do work on the property of the applicant at 47 Edgewater Road.
- 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, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

**7:50pm 53 Edgewater Road, Map 29/Lot 18, Opening** of a public hearing on the Request for Determination of Applicability filed by Farouk Youssef for work described as pave 10' by 27' parking area.

Owner/Applicant: Farouk Youssef

Documents: Driveway Plan with Notations – Submitted with RDA, Mr. Youssef submitted a photograph and a document pertaining to lot coverage for the file.

Mr. Youssef presented the project as an after the fact filing for a 10 foot x 27 foot paved parking area. Mr. Youssef expressed his concern with conditions that are caused by poor drainage on Edgewater Road in addition to his difficulties with snow removal in the past.

- 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, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

**7:5pm 71 C Street, Map 17/Lot 072 (SE35-1126) Opening** of a public hearing on the Notice of Intent filed by Roger Lipsett for work described as 3 footings for addition and deck.

Owner/Applicant: Deborah Lipsett

Representative: Terry O'Connor

Documents: Submitted with NOI - "Existing & Proposed Conditions Plan" (6/09/2010 Revised), "Proposed Renovation to the Lipsett Residence Sheets A-1-A-3" (1/20/2010).

Mr. O'Connor presented the project. He noted that the plans indicate 5 sono tubes; not 3 as originally thought. The project is to include removing an existing porch and stairway and construct an addition that will be supported by 5 sono tubes.

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 J. Hass and **2nd** by J. Meschino 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 88 Atlantic Ave, Map 53/Lot 054 (SE35-1124) Continuation** 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.

Abutter/Other: Ilona Quinn

Documents: Submitted with NOI - "Proposed Conditions – with highlights indicating previously approved work to be completed under this order" (original date 5/14/2007)

Ms. Quinn attended the meeting on behalf of the Applicant. The Commission reviewed the plans for work approved under Order of Conditions SE#35-969 that was not completed. That Order has expired. This Notice of Intent will cover stairways, landings, driveway and retaining walls, dry wells and walkways.

- Upon a **motion** by J. Hass and **2nd** by J. Meschino 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**.

**8:08pm 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.

A peer review is being completed on this project.

- Upon a **motion** by J. Hass and **2nd** by J. Meschino and a **vote** of 4/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to August 17, 2010 at a time to be determined.

#### **Requests for Certificate of Compliance:**

14 Lynn Avenue – S. Connor **motion**, J. Meschino 2<sup>nd</sup>, **vote** 4/0/0 – **signed**

204 Nantasket Road – J. Meschino **motion**, J. Hass 2<sup>nd</sup>, **vote** 4/0/0 – **signed**

59 J Street - S. Connor **motion**, J. Meschino 2<sup>nd</sup>, **vote** 4/0/0 – **signed**

**Other:** Reviewed letter regarding the Straits Pond Tide Gate and Lawry Reid  
Reviewed the narrative for denial of SE35-1116

**8:50pm** Upon a **motion** by J. Hass and **2nd** by S. Connor a vote of 4/0/0;  
It was **voted** to: Adjourn