



HULL CONSERVATION COMMISSION

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August 17, 2010

Members Present: Sheila Connor, Chair, Judie Hass, Vice Chair, John Meschino (arr'd @7:45), Paul Paquin, Paul Epstein, Max Horn, Sean Bannen

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 M. Horn and a vote of 6/0/0;
It was **voted** to: **Approve** the Minutes of July 27, 2010

Requests for Certificate of Compliance:

79 Atlantic Avenue – S. Connor **motion**, P. Epstein 2nd, **vote** 6/0/0 – **signed**

185 Beach Avenue - J. Hass **motion**, P. Epstein 2nd, **vote** 7/0/0 – **signed**

80 Atlantic Avenue - S. Connor **motion**, P. Epstein 2nd, **vote** 7/0/0 – **signed**

317 Beach Avenue - J. Hass **motion**, P. Epstein 2nd, **vote** 7/0/0 – **signed**

7:35pm 72 Lynn Avenue, Map 22/Lot 178, Opening of a public hearing on the Request for Determination of Applicability filed by Phyllis Lipton-Kurciviez for work described as 15' above ground pool.
This hearing was not opened, as the Public Hearing Notice was not advertised.

7:45pm Pond St., paper street closest to 31 Richards Rd. (SE35-1128) Opening of a public hearing on the Notice of Intent filed by the Town of Hull for work described as installation of subsurface treatment system for stormwater entering Straits Pond.

Representatives: Wayne Perry, John McAllister

Abutters/Others: Sally & Dick Avery, Nancy Kramer, C. Anne Murray, Judeth Van Hamm,

Documents: Existing Conditions Plan, Proposed BMP Plan (pgs. 2-4), Stormwater Report

Mr. McAllister and Mr. Perry presented the project that is designed to capture and treat the first 1-inch of rainfall prior to discharge in Straits Pond through a Cultec stormwater treatment system that will be constructed within the buffer zone area. The project will also include construction of a rain garden outside of resource area that will also capture surface runoff. Some existing drainpipes will be removed and replaced with pipes of the proper size; a new catch basin will be installed. Other existing drainpipes will be connected to the new system.

For construction, the width of the "paper" street will be cleared and re-vegetated after construction. The work will extend to approximately 7 feet away from the top of the bank.

There will be a maintenance plan that the Town will follow for routine cleaning of the system.

Abutters and others spoke in support of this project.

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

P. Paquin recused himself

8:05pm 57 Edgewater Rd. Map 29/Lot 20 (SE35-1129) Opening of a public hearing on the Notice of Intent filed by Jim Linville for work described as 6' by 8' addition to house.

Owner/Applicant: Jim Linville

Documents: Plan – "Bathroom Addition", photograph of property

Mr. Linville presented the project that is to include a 6 foot by 8 foot addition on sono tubes. There will be excavation for connecting plumbing to the addition.

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

P. Paquin returned

8:15pm 76 Atlantic Avenue Map 54/Lot 35 (SE35-xxxx) Opening of a public hearing on the Notice of Intent filed by Thomas Mosel for work described as addition to house and garage.

Owner/Applicant: Thomas Mosel

Representative: Rick Grady

Abutters/Others: Bill Henderson, Arnold Allen, Ray Strozewski, Christine Abbate, Barbara Daly

Document: Plot Plan revised 8/16/2010 included with NOI

The DEP has not assigned a number for this project.

Mr. Grady presented the project to include bump out additions to the home and construction of a new garage. The two existing driveways will be removed. A new driveway will be constructed to lead to the new garage. A stonewall will be constructed along the front of the property and vegetation will be added.

A silt sock will be utilized for erosion control at the nearest catch basin which is located across the road.

An abutter expressed concern of the possibility to a change in stormwater runoff to her property on Summit Ave. Mr. Grady stated that none of the proposed work would have any effect on her property.

- Upon a **motion** by J. Hass and 2nd by P. Epstein and a **vote** of 7/0/0;

It was **voted** to:

Continue the Public Hearing to August 24, 2010 at a time to be determined.

8:24pm Peddock's Island (Fort Andrew) Map 61 (SE35-1130) Opening of a public hearing on the Notice of Intent filed by Boston Harbor Island Alliance for work described as building stabilization/rehabilitation and landscape and utility improvements.

The applicant has requested a continuance to our next meeting.

- Upon a **motion** by J. Meschino and 2nd by M. Horn and a **vote** of 7/0/0;

It was **voted** to:

Continue the Public Hearing to August 24, 2010 at a time to be determined.

8:25pm 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 has requested a continuance to September 14, 2010.

- Upon a **motion** by J. Meschino and 2nd by M. Horn and a **vote** of 7/0/0;

It was **voted** to:

Continue the Public Hearing to September 14, 2010 at a time to be determined.

8:26pm North Truro St., Map 47/Lot 22 (SE35-1127) Opening of a public hearing on the Notice of Intent filed by William Horne for work described as single family home on pilings.

Owner/Applicant: William Horne

Representatives: Lenore White, PWS, David Ray, PLS, Adam Brodsky

Abutters/Others: Liz Parkes, Louisa Goodwin, Kate Emery, Andrew Muir, Kevin Conway, Joe Prondak, Arthur Horne

Documents: Attachment to NOI from Wetland Strategies, Inc. (4 pgs.), Plan-Alternate Existing & Proposed Conditions Plan dated 7/14/2010

Mr. Brodsky provided introductions and background information pertaining to the project. This is a new filing with the proposed home site relocated to the upland area.

Abutter, Kevin Conway asked for consideration of a Point of Order matter due to the fact that no building permit had been applied for. Mr. Brodsky stated that building permits are exempt from the regulation requiring application for all other necessary permits prior to filing a Notice of Intent.

The commission noted that the Applicant did not comply with their commitment to provide updated plans, that would remove any proposed activity from town property. The applicant stated that new plans would be provided. Ms. White presented the project that is for construction of a single-family home in the upland area of the lot, with Mr. Ray adding information pertaining to construction and access to the site. The foundation will be a helical pier system that will elevate the house above the flood zone. A bobcat would be utilized to excavate and bore piers down into the ground. Two (gravel) parking spaces and two stairways for access will be constructed under the home. All vegetation within the footprint will be removed. The home will be connected to Town sewer and water. All work to be performed is within 100 feet of the riverfront. Erosion control will be placed around the proposed footprint of the home that will indicate the limit of work area. The Applicant stated that there is no work proposed on Town property. Mr. Brodsky stated that all work could be completed utilizing a crane. No equipment larger than a bobcat would be needed on site. Construction materials and a dumpster would be stored within the footprint of the home.

The Commission asked how utilities would be brought in to the property. Ms. White stated that trenches would be dug down the roadway. The Commission is concerned about the potential damage to vegetation on the site as well as in the areas needed to access the site.

The Commission asked if there were plans to change any grades under the home. Mr. Ray stated that the only change to that area would be the gravel parking spaces, which would not change the grade. The Commission was concerned that routine maintenance necessary to the outside of the home would damage the wetlands and additional vegetation. Mr. Ray indicated that any additional work would be performed from the top of the roof of the house.

Abutters and others expressed concern with removal or damage to vegetation along the existing pathway that may be created by the bobcat. An Abutter asked how access to the parking areas would be gained without performing work on the road. Mr. Brodsky stated that for this application there is no work proposed on the road.

The Commission has requested that Mr. Ray flag vegetation that will be removed. Mr. Ray will place string along the footprint of the house from stake to stake. The Commission will then conduct another site visit.

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

Continue the Public Hearing to September 14, 2010 at a time to be determined.

9:26pm 5 Nantasket Avenue, Map 41/Lot 11 (SE35-1120) Continuation 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

Documents: Proposed site plan dated and submitted 8/17/2010, Proposed Foundation Plan dated and submitted dated 8/17/2010

Ms. Hobbs submitted a revised site plan indicating a reduction in size and relocation of the proposed building and relocation of the proposed gravel parking spaces. A foundation plan was also submitted. Ms. Hobbs stated the two of the existing concrete foundation walls would remain in place. A "rat" wall foundation would be constructed with piers being pinned to rock. Ms. Hobbs stated that the new plan also shows the relocation of the sewer pump and line and a proposed impervious walkway.

The Commission requested a foundation plan that will show elevations and flow through ventilation. The Commission requested that the Building Commissioner approve the foundation plan.

- 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 September 14, 2010 at a time to be determined.

Request for Extension of Orders of Conditions

13 ½ Nantasket Avenue – J. Hass **motion**, M. Horn 2nd, **vote** 7/0/0 – **Extended** to 9/26/2012

Other Documents Reviewed:

MACC 2010 Fall Conference Info

MASS DEP New Permit Extension Act

10:15pm Upon a **motion** by S. Connor and **2nd** by J. Hass and a vote of 7/0/0;
It was **voted** to: Adjourn