



## HULL CONSERVATION COMMISSION

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

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**August 24, 2010**

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

**Members Not Present:** Judie Hass

**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 August 17, 2010 as amended

**7:45pm 76 Atlantic Avenue Map 54/Lot 35 (SE35-1131) Continuation** 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

Abutters/Others: Liz Fuller, Hull Times

Documents: Plot Plan Revised 8/24/2010, photograph

Mr. Mosel submitted a new site plan that shows the proposed garage addition being relocated to the left side of the house. The driveway will also be relocated.

The Commission stressed the importance of maintaining the erosion control on a daily basis.

- Upon a **motion** by P. Paquin 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**.

**7:55pm 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.

Representatives: Carter Fahy, Henry Moss

Abutters/Others: Liz Fuller, Hull Times

Documents Submitted with the NOI:

General Notes/Legend C-1 6/7/10

Existing Conditions Plan C-2 8/12/10

Demolition & Erosion Control Plan C-3 8/12/10

Layouts & Materials Plan – C-4 8/12/10

Proposed Walkways & Grading C-4A 8/12/10

Detail Sheet 1 of 3 – C-5 6/7/10

Detail Sheet 2 of 3 – C-6 6/7/10

Detail Sheet 3 of 3 - C –7 6/7/10

Building 36 – Proposed Conditions Plan – C-8 8/12/10

Landscape Improvements Plan L-100

Mr. Fahy presented the project that is to include the redevelopment of 4 buildings, demolition of 14 buildings and stabilization of 8 buildings as well as landscape improvements. The goal of the landscape work will be to return the vegetation to its natural state.

For construction purposes, a temporary access ramp will be constructed utilizing geo-fabric and crushed stone. Roll on/roll off barges will be used for transporting materials and equipment at the dock and beach ramp. Hay bales or a biodegradable sock will be used along the seawall and at the top of the coastal bank for erosion control.

Existing pavement will be removed and replaced with pavement. Any new pathways will be constructed with stone dust as will handicap access ramps at building that are being rehabilitated. Water, sewer and electricity will be brought to some of the buildings during this project.

National Heritage and Endangered Species Program had identified a plant called Seabeach Dock on the island however, it is not located in any of the proposed areas of work.

At this time, there are no plans to utilize any areas of Hull Beaches for any reason.

Special Conditions were added as follows:

- Prior to installation, the applicant shall take photos of the area where the beach ramp will be installed. Said photos will be provided to the Commission prior to installation of the beach ramp.
- Use of the beach ramp shall be restricted to the period between two hours before and after high tide.
- Upon a **motion** by P. Paquin 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**.

#### **8:20pm** Update on Weir River Estuary Park Committee (WREPC)

Judeth Van Hamm and Samantha Woods updated the Commission on the activities of the WREPC over the past nine years. Judeth reviewed a map that illustrated many parcels around the estuary and in the town that also indicated their owners and conservation restrictions if any.

#### **Request for Certificate of Compliance:**

Hull Gut, Peddock's Island, Windmill Point – P. Paquin **motion**, M. Horn 2<sup>nd</sup>, **vote** 6/0/0 – **signed**

**Complaint:** regarding 158 Manomet Avenue – damage to the dune

Documents: email and photographs

- P. Paquin **motion**, M. Horn 2<sup>nd</sup>, **vote** 6/0/0- Enforcement Order to be issued

**10:05pm** Upon a **motion** by P. Paquin and **2nd** by M Horn and a vote of 6/0/0;  
It was **voted** to: Adjourn