



HULL CONSERVATION COMMISSION

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October 12, 2010

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

Members Not Present: John Meschino

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

7:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by P. Paquin and **2nd** by M. Horn and a vote of 6/0/0;
It was **voted** to: **Approve** the Minutes of 9/12/2010 as amended

Upon a **motion** by P. Paquin and **2nd** by M. Horn and a vote of 6/0/0;
It was **voted** to: **Approve** the Minutes of 9/28/2010

7:45pm 301 Nantasket Avenue, Map 33/Lot 045 (SE35-1103) Opening of a public hearing on the Request to Amend Orders of Conditions filed by Bartley Kelly for work described as construct elevator. The Applicant requested a continuance.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 5/0/0 (P. Epstein arr'd late);
It was **voted** to:
Continue the Public Hearing to October 26, 2010 at a time to be determined.

7:46pm 202 No Truro St., Map 47/Lots 361A, 362 & 363 (SE35-1027) Opening of a public hearing on the Request to Amend Orders of Conditions filed by Jim Headley for work described as changes to foundation and decks.

Owner/Applicant: James Headley

Representative: Don Ritz

Documents: Site Plan & Basement/Foundation Plan, MRL Designs dated 10/11/2010

Mr. Headley presented the project that is to include a reduction in the footprint of the foundation by squaring off the west side of the home. The entrance at the front of the home and parking area will be relocated approximately four feet to the east side of the property.

At the rear of the home, a set of stairs with a retaining wall on each side will be constructed to allow for access to the basement. Mr. Ritz made a notation on the plans that will add a retaining wall to allow for support of the stairway.

The Commission requested that the Applicant relocate the sonotubes for the deck back away from the coastal bank to where they were on the originally approved plan. Mr. Ritz made a notation on the plan.

Mr. Headley stated that the parking area surface would be asphalt as previously approved.

- 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 Order of Conditions. The Amended Order of Conditions was **signed**.

8:11pm 78 Lynn Avenue, Map 22/Lot 175 (SE35-1134) Opening of a public hearing on the Notice of Intent filed by Joan MacDonald for work described as addition on sonotubes. The Applicant requested a continuance.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to October 26, 2010 at a time to be determined.

8:12pm 64 K Street, Map 15/Lot 90 (SE35-1137) Opening of a public hearing on the Notice of Intent filed by Richard Hulverson for work described as demo existing garage and build new.

Applicant: Rick Hulverson

Documents: LEC Environmental Consultants, Inc. Letter dated 10/12/2010

Existing & Proposed Conditions Plan, Nantasket Survey Engineering, LLC dated 9/21/2010
Foundation Plan

Mr. Hulverson presented the project that is to include the demolition of an existing garage, constructing a new garage at a new location on the property. The new garage will be located in the area that is currently the location of a shed on a concrete slab. The shed will then be relocated to within the footprint of the pre-existing garage. A gravel driveway is proposed.

A Special Condition was added as follows:

- The Conservation Commission finds that the coastal dune in this location is not significant to the interests of flood control and storm damage protection.
- 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 Order of Conditions. The Order of Conditions was **signed**.

8:21pm 30 Cadish Avenue Map 16/Lot 122 (SE35-1135) Opening of a public hearing on the Notice of Intent filed by Douglas Brander for work described as construct single family home.

Owner/Applicant: Douglas Brander

Documents: LEC Environmental Consultants, Inc. Letter dated 9/21/2010

Existing & Proposed Conditions Plan, Nantasket Survey Engineering, LLC dated 9/27/2010
Foundation Plan, Brenda Tower dated 9/16/2010

Mr. Brander presented the project that is to include construction of a single family home with a two car garage. The home will be constructed on a concrete foundation leaving a crawl space under the home. Smart vents will also be installed. A paved driveway and walkway are planned.

The Commission asked Mr. Brander about the drainage of the site. Mr. Brander stated that the lot is flat with very little elevation changes. He has no intention of changing the grade.

A Special Condition was added as follows:

- The Commission finds that the resource area is Land Subject to Coastal Storm Flowage. Although the property is shown to be on a barrier beach, the Commission finds that this location is not a coastal dune due to the evidence presented regarding the historic drumlin in this area.
- 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 Order of Conditions. The Order of Conditions was **signed**.

8:30pm 86 Atlantic Avenue Map 54/Lot 41 (SE35-1136) Opening of a public hearing on the Notice of Intent filed by Timothy and Teresa Connor for work described as elevate single family home.

Owner/Applicant: Timothy & Teresa Connor

Representatives: Scott Daniels, David Ray, Paul Bonarrigo, Tim Donovan, Allan Gillis

Documents: Existing & Proposed Conditions, Nantasket Survey Engineering, LLC dated 9/28/2010
Foundation Plan Sheets S1 & S2, Paul Bonarrigo, PE dated 10/12/2010

Ms. Connor introduced her project team and presented the project that is to elevate the existing single family home on a new foundation system and include some renovations.

Mr. Bonarrigo submitted two new foundation plans. One utilizes concrete caissons (piers) with footings and the other a helical pier system. While discussing scour, the Commission asked what the difference was in the dimension of the two types of piers. Mr. Bonarrigo stated that the concrete caisson is 18 inches in diameter and the helical pier is 8 inches.

Ms. Connor expressed her wishes to extend the length of the deck to the full length of the house. The height of the deck and the support system was discussed. The Commission felt that the ground would experience less erosion if the deck were at a lower elevation and cantilevered although did not make a preference on which means of construction must be used. Building codes would prevail.

The area under the home will remain open and the current basement and foundation area filled to grade. The Commission advised the Applicant that the fill materials must match the existing materials on site. The Commission also advised the Applicant that the area under the home should not be used for storage.

A proposal for a paved driveway was removed.

Special Conditions were 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.
- Fill material used to fill the void left when removing the current foundation and basement shall match the grain size of material on the property.
- The proposed rear deck may be built as proposed or may be located at a lower elevation if compliant with the building code.
- The decks and porches may be cantilevered as proposed, or may be built on building code compliant piles.
- If approved by the Building Commissioner as complying with 780 CMR 120.G, the applicant may use either of the foundation styles provided on the foundation plan.
- 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 Order of Conditions. The Order of Conditions was **signed**.

9:06pm 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.

The Applicant requested a continuance.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 6/0/0;

It was **voted** to:

Continue the Public Hearing to October 26, 2010 at a time to be determined.

9:07pm 13 ½ -15 Nantasket Avenue, Map 41/Lot 13 (SE35-1013) Opening of a public hearing on the Request to Amend Orders of Conditions filed by John Riley for work described as remove contaminated soil and replace with clean soil.

Representative: Bonnie Hobbs

Documents: Site Plan, Sitec Environmental dated 10-5-2007

Ms. Hobbs informed the Commission that the soil on the site was previously contaminated with oil. The DEP has required the Owner to remove the contaminated soil. The Owner will excavate the area of the proposed building foundation and fill with clean soil. The contaminated soil must be removed from the Town and disposed of in an environmentally safe manner.

- 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 Amended Draft Order of Conditions. The Order of Conditions was **signed**.

9:15pm North Truro St., Map 47/Lot 22 (SE35-1127) Continuation of a public hearing on the Notice of Intent filed by William Horne for work described as single family home on pilings
The Applicant requested a continuance.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 6/0/0;

It was **voted** to:

Continue the Public Hearing to October 26, 2010 at a time to be determined.

Requests for Certificate of Compliance:

40 Manomet Ave. – P. Paquin **Motion**, M. Horn **2nd**, **vote** 6/0/0; **signed**

Other Business:

The Commission was provided a letter from Attorney Bernard Kansky dated September 28, 2010 regarding the Notice of Violation issued to Gail Kansky of 285 Beach Avenue. No further action was taken.

Enforcement Order - 158 Manomet Ave. P. Epstein **Motion**, M. Horn **2nd**, **vote** 5/0/1 (J. Hass abstained);
It was voted to **Amend** the Enforcement Order by adding: Restoration plan shall be provided by March 1, 2011 and the area planted by April 30, 2011.

9:22pm Upon a **motion** by P. Paquin and **2nd** by M. Horn a vote of 6/0/0;

It was **voted** to: Adjourn