



HULL CONSERVATION COMMISSION

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October 26, 2010

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

Members Not Present: Judie Hass, Paul Paquin

Staff Present: Anne Herbst, Conservation Administrator

7:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by M. Horn and **2nd** by J. Meschino and a **vote** of 5/0/0;
It was **voted** to: Approve the Minutes of October 12, 2010.

7:40pm 301 Nantasket Avenue, Map 33/Lot 045 (SE35-1103) Continuation of a public hearing on the Request to Amend Orders of Conditions filed by Bartley Kelly for work described as construct elevator.

Owner/Applicant: Bartley Kelly

Abutters/Others: Vernon Wood

Documents: Vaisey Architects Plans – Proposed Renovations 9 sheets dated 5/17/2010 & 10/7/2010

Mr. Kelly presented the project that is to enlarge the rear stair tower by 8 feet 4 inches in length for construction of an elevator. There is no change to the design of the elevator shaft foundation other than waterproofing. The pit for the elevator will be 4 feet below grade with a hole dug straight down 48 feet to accommodate the piston.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 5/0/0;
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**.

7:50pm 78 Lynn Avenue, Map 22/Lot 175 (SE35-1134) Continuation 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 to November 23, 2010.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to November 23, 2010 at a time to be determined.

7:50pm 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 to November 9, 2010.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to November 9, 2010 at a time to be determined.

7:55pm 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 to November 9, 2010.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to November 9, 2010 at a time to be determined.

Discussion of Violation at 327 Beach Ave – Kerrin Frank
Documents: Photos of site

This discussion is the result of excavation of vegetation without a permit at 327 Beach Ave. Ms. Frank was representing her parents who are the homeowners. Ms. Frank thought that her mother had received verbal permission. A. Herbst stopped the work. The area is a dune that previously had beach grasses and beach roses that were removed.

Ms. Frank stated that the side yard is approximately 40' x 60'. She would like to have an area of 20' x 40' as a buffer with beach grass and 40' x 40' as regular turf grass. She does not want to replant beach roses.

When the excavating was done, she also noticed that the side of the home was rotted and work would have to be done while it is exposed. The Commission informed Ms. Frank that she would need to file for any of that work. Ms. Frank stated that she was aware of that and had a contractor that would be completing the permits.

The Commission informed Ms. Frank that the WPA does not allow removal of a dune and explained the function of beach grass and the dune and that it does not matter if the dune is on private or public property. Ms. Frank stated that she was willing to do a barrier dune but still wanted to do the yard to enjoy the yard. The Commission informed her that unfortunately they could not allow that.

The Commission informed Ms. Frank that she would need to replant the beach grass. Ms. Frank stated that the beach grass was still there and would grow back. The Commission does not believe that the grass will grow back. Ms. Frank stated that she did not have the money to do that and she would have to hope that it grow back. The Commission stated that beach grass is relatively inexpensive and easy to plant.

Ms. Frank asked if the area was left like it is, would sand blow all over and be undesirable? The Commission informed her that that was exactly what would happen since there was already a lot of damage done by the work. The Commission explained that beach grass was the best plant to stabilize the dune but there were also other plants that she could use.

P. Epstein motioned that the Beach grass that was removed be replanted by April 30, 2011 and a restoration plan must be submitted prior to March 1, 2011, J. Meschino 2nd, vote 5/0/0. The Enforcement Order was signed.

Other Business:

M. Horn volunteered to represent the Commission on the DCR Committee with S. Connor as the alternate.

8:30pm Upon a **motion** by M. Horn and **2nd** by P. Epstein a vote of 5/0/0;
It was **voted** to: Adjourn