



## HULL CONSERVATION COMMISSION

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

Phone: 781-925-8102

Fax: 781-925-8509

**November 9, 2010**

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

**Members Not Present:** John Meschino, 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 S Connor and **2nd** by S. Bannen and a **vote** of 5/0/0;  
It was **voted** to: **Approve** the Minutes of October 26, 2010 as amended

**7:36pm 19 J St., Map 14/Lot 38 (SE35-1140) Opening** of a public hearing on the Notice of Intent filed by William Watkins for work described as construct one-car garage.

Owner/Applicant: William Watkins

Documents: Existing & Proposed Conditions Plan – Nantasket Survey Engineering – 10/26/10

Mr. Watkins presented the project to include construction of a detached one-car garage with a paved driveway. The Commission advised Mr. Watkins that there is to be no change in grade and that all rain water and roof runoff must be contained on his property.

Based on previously documented sites in the area of this property, the Commission concluded that although on a coastal dune, it does not function as such for the purposes of flood control and storm damage protection and did not require certification from an Environmental Consultant.

Special Conditions were 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. This finding is based on evidence provided by a coastal geologist for locations including 27 B, 67 D, 64 K, and 59 J Streets, 34 Kingsley Road and 710 Nantasket Avenue.
- The applicant must ensure that construction of the garage does not displace drainage to neighboring properties.
- Upon a **motion** by J. Hass and **2nd** by S. Bannen 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 Order of Conditions was **signed**.

**7:44pm 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 December 14, 2010.

- Upon a **motion** by J. Hass and **2nd** by P. Epstein and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to December 14, 2010 at a time to be determined.

**7:45pm 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.

Owner/Applicant: William Horne

Representatives: Adam Brodsky, David Ray, Lenore White,

Abutters/Others: Kevin Conway, Kathleen Emery, Lloyd Emery

Documents: Alternate Existing & Proposed Conditions Plan – Nantasket Survey Engineering – 07-14-2010

Photographs submitted by Abutters: 202 N. Truro (1) - Lot 22 – (10)

Mr. Brodsky informed the Commission that the applicant has filed an appeal with the Zoning Board of Appeals, in compliance to requirement to apply for all obtainable permits required by local by-law. Mr. Brodsky reiterated that no work is proposed on Town property and reviewed the resource areas for this site. Ms. White reviewed the resource areas and the performance standards for each. It is her opinion that this project as submitted meets the standards of the Wetlands Protection Act.

The Commission asked for an explanation of how this house could be constructed or lived in without impacting the wetlands. Ms. White stated that in the event that there was going to be any impact, they would be obligated to come back to the Commission. Mr. Ray stated that a crane would be utilized to place the home on the foundation system.

The Commission asked how the exterior of the home could be maintained without having any impact on the wetlands? Mr. Ray stated that scaffolding could be utilized and also that the home's exterior would be synthetic material that would require very minimal maintenance. The Commission stated that it was unrealistic to think that residents would never go outside the area of the foundation.

An Abutter asked where cars would be parked? Mr. Brodsky stated that they would be parked under the house. A photograph was presented of a neighboring site that is currently under construction. Photographs of the proposed project site were presented by an Abutter that were taken from the water at a high tide.

- Upon a **motion** by S. Connor and **2nd** by P. Paquin and a **vote** of 5/0/0;  
It was **voted** to:  
**Deny** the Project

**8:12pm Samoset Avenue Rear Map 27/Lot 104 and 105 (SE35-1138) Opening** of a public hearing on the Notice of Intent filed by Anthony Valenti for work described as construction of a single-family home.

Representatives: David Ray, PLS, Steven Buckley, Joseph DiVito

Documents: Existing & Proposed Conditions Plan – Nantasket Survey Engineering – 10/20/10

Foundation Plan – Paul Bonarrigo – 10/22/2010

Correspondence – LEC Environmental Consultants – 10/18/2010

Mr. Ray presented the project that is to include construction of a single-family home with a FEMA compliant foundation with three feet of freeboard. The lot is currently empty and relatively flat. There are no plans for any changes in the existing grade.

The Commission has received correspondence from LEC Environmental Consultants regarding the characteristics of the resource areas.

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 P. Paquin and **2nd** by S. Bannen 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**.

P. Epstein recused himself

**8:20pm 103 Beach Avenue Map 23/Lot 149 (SE35-1139) Opening** of a public hearing on the Notice of Intent filed by Patrick Pizzuto for work described as remove existing concrete patio and replace with new concrete patio.

Representative: David Ray, Joseph DiVito

Documents: Existing & Proposed Conditions Plan – Nantasket Survey Engineering – 10/20/2010

Mr. Ray presented the project that is to remove an existing concrete patio at the rear of the home and the driveway that is in disrepair and replace them with stamped concrete. The existing garden will be relocated closer to the garage. Two drywells are proposed. Mr. Ray and Mr. DiVito explained that stamped concrete is typical concrete with sections that have a pattern and can have color.

The Commission expressed concern that the property is located in a velocity zone and that concrete surfaces do not slow the velocity of water, but rather create a smooth surface for floodwaters to be transferred to neighboring properties. The Commission expressed the view that if the concrete were removed, replacing it would not be permitted, and it would not be permitted on a new project.

Mr. Ray and Mr. DiVito will consult with the homeowner regarding the Commission's concerns.

- Upon a **motion** by P. Paquin and **2nd** by S. Bannen and a **vote** of 4/0/1;

It was **voted** to:

**Continue** the Public Hearing to November 23, 2010 at a time to be determined.

P. Epstein Returned

**8:45pm** Upon a **motion** by S. Connor and **2nd** by J. Hass a vote of 5/0/0;

It was **voted** to: Adjourn