



HULL CONSERVATION COMMISSION

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November 23, 2010

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

Members Not Present:

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 November 9, 2010 as amended

M. Horn recused himself

7:37pm 24 Sunset Avenue, Map 16/Lot 006 (SE35-1141) Opening of a public hearing on the Notice of Intent filed by Alvin Newstadt for work described as rebuild pier.

Owner/Applicant: Alvin & Marcia Newstadt

Documents: Hand drawn plans – 2 sheets
Correspondence from P. Wolfe dated November 21, 2010

Chair Connor read a letter submitted an abutter in support of the project.

Mr. Newstadt presented the project that is to remove an existing pier and stairs and rebuild in the same location and at the same size. The size of the pier is 9 feet by 16 feet. The Commission asked if there was a Chapter 91 License for this pier. Mr. Newstadt stated that there is and a copy was submitted with the Notice of Intent.

- Upon a **motion** by P. Paquin and **2nd** by S. Bannen 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**.

M. Horn returned

P. Epstein recused himself

7:45pm 103 Beach Avenue Map 23/Lot 149 (SE35-1139) Continuation 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.

Representatives: David Ray, Joe DiVito

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

Mr. Ray agreed to present the project as if this were the opening hearing to allow members absent from the previous meeting an opportunity to participate in the hearing.

Mr. Ray stated that it is the Applicant's wish to perform maintenance on the existing damaged concrete driveway and patio at the rear of the home by replacing them with stamped concrete. A small garden will be

relocated next to the garage and the concrete would extend through that area. An existing wall will be removed.

The Commission noted that this property is located in a velocity zone and expressed concern that it is a wide open lot that would allow water to shoot across the entire lot. The project as proposed would have only a small garden area and gravel located on the side of the garage that would not be covered in concrete.

Mr. DiVito stated that the Owner does not want to have to perform any maintenance on the property such as mowing a lawn. Areas covered in concrete are used for parking cars. Mr. DiVito also stated that the sand around the garage would be removed and drywells with gravel would be constructed.

Mr. Ray suggested the use of permeable pavers instead of concrete. The Commission does not feel that permeable pavers will solve the velocity issue. The Commission discussed other options that could be used to decrease the amount of surface to be covered by a hard surface such as grass for the driveway, a 10 foot vegetated buffer area along the property line, shrubbery or beach grass. The Commission expressed that there is a need to slow down the speed of shooting water and allow it to percolate into the ground.

Mr. Ray discussed the process utilized to install permeable pavers although he has not proposed a specific paver to be used at this time. Mr. Ray does not feel that there is a difference between grass and pavers when trying to slow water down. There are many types of pavers now on the market; some that are made to allow 6 inches of rainwater to drain per hour.

Mr. Ray and Mr. DiVito will consult with the Owner as to how much of the property they actually wish to have covered with concrete and/or pavers, a possible vegetation plan and to make a decision on a material to be proposed.

An abutter expressed that he would like to see the property vegetated.

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

P. Epstein returned

8:35pm 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 December 14, 2010.

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

Discussion of decision for N Truro – SE35-1127

Document: Denial Order of Conditions – 3 pages

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

Approve the narrative of Denial

8:55pm Upon a **motion** by J. Meschino and **2nd** by P. Paquin a vote of 7/0/0;
It was **voted** to: Adjourn