



HULL CONSERVATION COMMISSION

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December 14, 2010

Members Present: Sheila Connor, Chair, Judie Hass, Vice Chair, Paul Paquin, Paul Epstein (arr'd late), Max Horn

Members Not Present: John Meschino, Sean Bannen

Staff Present: Anne Herbst, Conservation Administrator

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 4/0/0;
It was **voted** to: **Approve** the Minutes of November 23, 2010

7:40pm 76 Lynn Avenue Map 22/Lot 176, Opening of a public hearing on the Request for Determination of Applicability filed by Ita Leonard for work described as lift house and remove contaminated soil.

Representative: Jennifer Turcotte, Green Environmental

Document: Structural Elements....Rivermoor Engineers, revised October 18, 2010

This request is the result of ongoing 21E work as a result of a heating oil spill. The project would include lifting the house off of the existing foundation, replacing 10 – 15% of foundation and removal of contaminated soils and replace the house on the foundation.

The Commission expressed concern pertaining to changes in drainage. Ms. Turcotte was not able to provide the existing grades due to work already underway.

A Special Condition was added as follows:

- When the project is complete, the grade of the property must be equal or lower than neighboring properties so as not to direct stormwater to neighboring properties.
- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 4/0/0;
It was **voted** to:
Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

8:10pm 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 G. Ray, Joe DiVito

Documents: Existing & Proposed Conditions Plan: Nantasket Survey Revised 12/14/2010
Eco-Priora Paver Information Sheet

Mr. Ray submitted a revised plan indicating a 3 foot vegetated buffer at the rear of the property and presented the information and options for utilizing permeable pavers. He submitted a product sheet for Eco-Priora Pavers.

The Commission expressed concern regarding the small amount of vegetation on the property as proposed. It was agreed that the vegetated area would be enlarged by adding 3 feet to its width or a total of six feet in width. Mr. Ray made the changes on the plan.

The Commission discussed the type of vegetation to be planted and also the required maintenance of the paved areas.

Special Conditions were added as follows:

- The six-foot wide vegetated area at the rear of the lot must be vegetated with perennials including grasses (American Beach Grass or similar) to create a thick ground cover.
- The pavers must be vacuumed annually in accordance with maintenance instructions. The property owner must send annual confirmation that the required maintenance has been performed. This condition is ongoing and will not expire at the end of three years.
- Upon a **motion** by J. Hass and **2nd** by M. Horn 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**.

8:50pm 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 January 25, 2011.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to January 25, 2011 at a time to be determined.

8:51pm 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 January 11, 2011.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to January 11, 2011 at a time to be determined.

Requests for Certificates of Compliance

37 Edgewater Road – S. Connor **Motion**, M. Horn **2nd**, **vote** 4/0/0; **Approved**

5 Alden Street – S. Connor **Motion**, M. Horn **2nd**, **vote** 4/0/0; **Approved**

49 Edgewater Road – S. Connor **Motion**, M. Horn **2nd**, **vote** 4/0/0; **Approved**

The Commission received a copy of the Request for Superseding Order of Conditions for DEP File No. SE35-1127.

9:00pm Upon a **motion** by S. Connor and **2nd** by M. Horn a vote of 4/0/0;
It was **voted** to: Adjourn