



HULL CONSERVATION COMMISSION

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January 25, 2011

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

Members Not Present: Sheila Connor, John Meschino, Paul Paquin

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

7:30pm Vice Chair Hass called the meeting to order

Minutes: Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 4/0/0;
It was **voted** to: **Approve** the Minutes of January 11, 2011

7:42pm 29 Manomet Avenue, Map 25/Lot 101 (SE35-1142) Opening of a public hearing on the Notice of Intent filed by Stefan and Megan Breuer for work described as three small additions and an open deck.

Owner/Applicant: Stefan Breuer

Representative: Paul Mirabito

Documents: Site Plan by Ross Engineering revised 1-21-11

Mr. Mirabito submitted a revised Site Plan and presented the project to construct three small additions and an open deck. Stairs will be constructed at the front addition and leading from the deck. The foundation system will be sonotubes with no footings.

A Special Condition was 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. The additions must comply with the elevations in the revised preliminary FEMA draft map dated November 2008.
- Upon a **motion** by P. Epstein 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**.

7:50pm 204 Nantasket Road, Map 31/Lot 13 (SE35-1143) Opening of a public hearing on the Notice of Intent filed by Joaquim deAraujo for work described as repair 75 feet of coastal bank underneath the dwelling.

Owner/Applicant: Joaquim deAraujo

Representative: Stan Humphries

Documents: Proposed Conditions Plan – LEC Environmental – January 7, 2011

Partial Topography Plan – Nantasket Survey – January 5, 2011

Email - Comments regarding 204 Nantasket Rd, from P. Paquin January 24, 2011

Mr. Humphries presented the project that is to include installation of gabion mattresses on the coastal bank under the footprint of the home. The gabion mattresses are constructed with 6-10 inch rocks encased in

polyethylene webbing. The mattresses will then be secured to the bank utilizing helix and duckbill anchors. The mattresses will be placed at a 3 to 1 slope to break up wave action. Access to the work area would be with temporary ramps at the sides of the house and chutes to move materials. The project is estimated to take two weeks to complete.

A clarification was made that this site is not located in a velocity zone in either the current or draft FEMA maps.

J. Hass read an email from P. Paquin with his comments regarding this project.

Mr. Humphries and Mr. deAraujo indicated that the bank has been eroding from wave action from infrequent unusual storms with wind blown waves. In response to P. Paquin's comments, Mr. Humphries stated that he does not anticipate any grinding and breaking up of the rocks since they will be packed very tightly and should not move or breakdown. He indicated that the polyethylene webbing is of a type that will not corrode or degrade. Mr. deAraujo stated that he would remove any boards placed under the home to prevent any damage to adjacent properties.

The Commission noted that there are two mattresses planned for outside the footprint of the home and expressed concern relating to scour at the stopping points and breakdown of the webbing from sun exposure. Covering and vegetating on top of the mattress was discussed.

The Commission discussed the access to the work areas and further damage to the coastal bank by machinery and materials. Mr. deAraujo stated that one option for getting materials down the bank would be to remove the existing garage ramp that would allow for chutes to be utilized for moving materials in that location. Mr. Humphries stated that no large machines would be used on the bank.

Special Conditions were added as follows:

- Prior to commencement of work a construction protocol approved by a coastal geologist must be approved by the Conservation Administrator.
- The gabion mattresses must be maintained in good repair. Any scour must be reported immediately to the Conservation Commission and repaired with their approval. An annual report on the condition of the project and the resource area with photos must be provided to the Commission. The gabion mattress at each end of the project must be covered, vegetated and maintained in good condition. This condition is ongoing and will not expire at the end of three years.
- Upon a **motion** by P. Epstein 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**.

8:22pm 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 March 22, 2011.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to March 22, 2011 at a time to be determined.

Requests for Certificates of Compliance

5 Alden Street - P. Epstein **Motion**, M. Horn **2nd**, **vote** 4/0/0; **signed**

Other Business:

The Commission discussed a request from Carter Fahy of Environmental Partners Group to allow the contractor working on the Peddock's Island project to realign the haul road to allow for easier access for trucks. This would entail removing vegetation and placing stone to meet the existing grade. The Commission determined that if these changes were necessary, a Request to Amend the Order of Conditions would be required.

The Commission reviewed proposed changes to two articles that will be submitted for approval at Town Meeting. Article IV, Section 40 – Site Plan Review included the insertion of verbiage relating to flood zones, flooding and sea level rise. Article V – Section 50 (Zoning) is a request to add a line that would allow for special permits to be issued for homeowners who are exceeding the prescribed height limit due to elevation of their home above the flood elevation requirements.

Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 4/0/0; the Commission **voted** to endorse the proposed changes to Article IV and Article V, however, would like to go on record as requesting that a cap on the maximum amount of freeboard be considered for Article V.

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