



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

February 22, 2011

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

Members Not Present: Paul Paquin, John Meschino, Max Horn

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

7:45pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by P. Epstein and **2nd** by J. Hass and a **vote** of 4/0/0;
It was **voted** to: **Approve** the Minutes of February 8, 2011

7:45pm 45 Pt. Allerton Avenue, Map 10/Lot 10; Opening of a public hearing on the Request for Determination of Applicability filed by Tom Albert for work described as footings for new mudroom and landing.

Owner: Lori Tobin

Representative/Applicant: Tom Albert

Documents: CCR Associates Rebuild Covered Porch Plan with notations by T. Albert

Mr. Albert presented the project that is to construct a 5 foot by 10 foot addition utilizing two footings. The Commission had no issues.

- Upon a **motion** by P. Epstein and **2nd** by J. Hass 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**.

7:50pm 188 to 152 Atlantic Avenue, Map 52; Opening of a public hearing on the Request for Determination of Applicability filed by Aquarion Water Company for work described as install replacement water main.

Representative: Gregory Devine, P.E.

Documents: Aquarion Water Company Site Plan Sheet C-1

Mr. Devine presented the project that is considered Phase III of the water main replacement for Atlantic Ave. The work that will take place on the south side of the street includes replacing approximately 730 feet of pipe. Silt socks will be installed in storm drains and catch basins during construction. Hay bales and silt fencing will be placed to prevent runoff from entering Straits Pond.

The Commission expressed concern regarding the lack of erosion control, damage to the bank of Straits Pond during discharge of the hydrants, and the parking of vehicles behind the hay bale barrier in the wetlands area adjacent to the pond that occurred on the previous project. Mr. Devine assured the Commission that proper procedures will be followed.

A Special Condition was added as follows:

- An erosion control plan and discharge plan must be approved by the Conservation Commission, or their designee, in advance of the start of work.
- Upon a **motion** by P. Epstein and **2nd** by J. Hass 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**.

8:03pm 6 Gunrock Avenue, Map 52/Lot 062(SE35-1145) Opening of a public hearing on the Notice of Intent filed by Jay Driscoll for work described as raze single family home and construct new. This hearing was not opened due to insufficient notice of hearing published in the Patriot Ledger. The advertisement must appear at least 5 business days prior to the hearing.

8:05pm 216 Nantasket Road, Map 31/Lot 007 (SE35-1144) Opening of a public hearing on the Notice of Intent filed by David & Carol Coppins for work described as addition to single family house.
Owner/Applicant: David & Carol Coppins
Abutters/Others: Virginia Tott, Carolyn Anastos
Document: Nantasket Survey Existing & Proposed Conditions; Rev. 2/08/2010

On the current Flood Maps, the site is indicated as being in an A3 elevation 11 zone. The draft maps indicate that the site will be in an AE elevation 10 zone. However, the property survey indicates that elevations on the property are higher than the current and draft flood map. As a result, Mr. Coppins explained, he has filed a Letter of Map Amendment (LOMA) with FEMA. The flood zone is significant to the Applicant for determining the foundation system for the new addition as well as determining if the existing home must be brought into compliance with FEMA regulations. For this reason, Mr. Coppins asked for a continuance to March 22, 2011. If necessary new plans will be submitted after the determination has been made.

- Upon a **motion** by P. Epstein and **2nd** by J. Hass 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.

The Commission reviewed the Beach Management Committee's proposal to ban smoking on the beach. No Action was taken.

9:15pm Upon a **motion** by P. Epstein and **2nd** by J. Hass a vote of 4/0/0;
It was **voted** to: Adjourn