



HULL CONSERVATION COMMISSION

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March 8, 2011

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 J. Hass and **2nd** by P. Epstein and a vote of 5/0/0;
It was **voted** to: **Approve** the Minutes of February 22, 2011 as amended

7:40pm 6 Gun Rock 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.

Owner/Applicant: Jay Driscoll

Representatives: Don Ritz, David Ray, Paul Bonarrigo

Documents: Existing & Proposed Conditions Plan . Nantasket Survey . 2/8/2011
Pile Location Plan . Paul Bonarrigo . 3/8/2011 submitted at meeting

Mr. Ritz presented the project that is to include razing the existing home and constructing a new home that will be relocated away from the seawall. When the existing home is demolished, the basement will be filled in with material that must match the surrounding property. The existing concrete pad at the rear of the home that is against the seawall will remain in place. The existing pavers on the site will remain with no changes. The Applicant will return to the Commission for any request to change the pavers.

The new home's foundation system will be driven steel piles that will be concrete filled. The home will be elevated 12 feet above grade. There will be a landing at the bottom of the stairs at the front of the house; a cantilevered steel framed deck is planned for the rear of the house. Removable stairs will lead onto the existing concrete pad from the deck and a removable set of stairs will lead off of the pad. The stairs will be removed in the off-season. A railing for safety will be added to the concrete pad. Other than filling the basement, there are no plans for any other site work on the ground surface.

The Commission expressed concern with leaving the existing concrete pad as it is. The concrete pad is eroding with many voids at the bottom. The Commission feels that the concrete pad sends water sheeting to adjacent properties. Mr. Ray stated that he feels that removing the pad could cause damage to the seawall. There are no plans to perform any repair work to the pad.

The Commission asked where vehicle parking would be. Mr. Ritz stated that it is planned for under the home and to the side. Mr. Driscoll was not certain if the new location would be out of the splash area however is looking into decking that would allow water to flow through+along the rear of the house.

Special Conditions were 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.
- All demolition materials will be removed from the property and legally disposed of outside of the Town of Hull.
- Fill material used to bring the basement area to grade must match the surrounding property and be approved in advance by the Conservation Administrator. No other changes in the property surface or elevations are permitted.
- Upon a **motion** by P. Paquin and **2nd** by J. Hass and a **vote** of 4/1/0;
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**.

S. Connor submitted information on Turfstone Grid Pavers that she received at the MACC workshops for future discussion.

The Commission discussed changes to the Bottle Bill.

- Upon a **motion** by J. Hass and **2nd** by P. Paquin and a **vote** of 5/0/0;
It was **voted** to: Support changes to the Bottle Bill that will include water and juice items not currently covered.

8:15pm Upon a **motion** by S. Connor to move into Executive Session to discuss litigation strategy then to reconvene in an Open Meeting, and **2nd** by P. Paquin; a Roll Call Vote by P. Epstein, S. Bannen, J. Hass: the Commission moved into Executive Session

8:50pm The Commission reconvened in Open Meeting

Request for Certificate of Compliance:

33 Edgewater Road . questions from site visit, no action taken

9:03pm Upon a **motion** by J. Hass and **2nd** by P. Epstein a vote of 4/0/0;
It was **voted** to: Adjourn