



HULL CONSERVATION COMMISSION

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March 22, 2011

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

Members Not Present: John Meschino

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 March 8, 2011

7:40pm 3 Fitzpatrick Way, Map 9/Lot 44A; Opening of a public hearing on the Request for Determination of Applicability filed by the Hull Commercial Fisherman's Association for work described as replace bait cooler.

Owner/Applicant: John Meschino

Documents: Partial Site Plan with hand written notations

Mr. Meschino presented the project that is to remove and replace a bait cooler that is located on a temporary foundation system. There is no excavation needed for this project.

The Commission added a Special Condition as follows:

- The bait cooler must be placed at least ten feet from the top of the coastal bank.
- Upon a **motion** by J. Hass and **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to:
Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:45pm 8 K Street, Map 14/Lot 46; Opening of a public hearing on the Request for Determination of Applicability filed by Harvey Glikin for work described as install shed.

Owner/Applicant: Harvey Glikin

Documents: Assessor's Map with notations, Manufacturer's information sheet

Mr. Glikin presented the project that is to include removal of an existing concrete pad and replacing it with a gravel base that will be surrounded by pressure treated wood. The finished size will be 14 foot by 34 foot. A 12 foot by 32 foot shed will be anchored on the gravel base.

- Upon a **motion** by J. Hass and **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to:
Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:50pm 21 Beach Avenue, Map 27/Lot 8; Opening of a public hearing on the Request for Determination of Applicability filed by Fulvia Quilici Matteucci for work described as 28" by 48" footing for chimney.
Documents: Mortgage Plot Plan with notation

Ms. Herbst presented the project that is to include installation of a concrete footing for the base of a chimney. The existing location is a concrete walkway. Prior to the site visit the Applicant made a request to increase the length of the footing to 72".

- Upon a **motion** by J. Hass and **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to:

Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:55pm Peddock's Island (Fort Andrew) Map 61 (SE35-1130) Opening of a public hearing on the Request to Amend Orders of Conditions filed by Boston Harbor Island Alliance for work described as adjust limitation on use of beach ramp.

Representative: Carter Fahy

Abutters/Others: Larry O'Brien (Consigli), Dana Zewinski (Vinagro), Michael McDevitt, Stephanie Aprea

Documents: Environmental Partners - Request for relief 5 pages plus 1 plan – Submitted at hearing

Mr. Fahy presented the request to Amend Orders of Conditions, which is asking for relief of Special Condition S13 that restricts the use of the beach ramp to the period between "two hours before and after high tide". Demolition work has begun and the contractors are having difficulty working within that time restriction. Hazardous material removed from the buildings must be removed from the island and brought to other facilities. Due to varying hours of the tides, they are not able to complete this task within normal operating hours.

To protect the intertidal area, the truck access ramp will be extended to mean low water. Stone that is angular in shape will be placed on filter fabric. The Commission is concerned that stone used for the ramp may become displaced. Mr. Zewinski assured the Commission that the stone being used is easy to recognize and that they would remove any displaced stone during and after the project was completed.

Preconstruction photographs were also added to the file.

Special Conditions were added as follows:

- Notwithstanding S13 above, there will be no tidal restriction on the use of the beach ramp during the demolition removal phase. The tidal restriction will be reinstated when demolition removal is complete. The applicant will notify the Commission when demolition removal is complete.
 - During the demolition removal phase the beach ramp may be extended to mean low water. The portion of the ramp between mean low and mean high water must be removed upon completion of the demolition phase.
 - All stone from the beach ramp must be removed at the end of the project. Stone must be removed immediately if displaced by storm waters or for any other reason. The applicant shall contact the Commission to inspect the beach upon completion of the project to insure that all visible stones are removed from the beach. Upon notice from the Conservation Commission, the applicant is required to return promptly to remove any remaining stone that may be revealed over time by shifting sands. This condition is ongoing and will not expire.
- Upon a **motion** by J. Hass and **2nd** by M. Horn 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 Amended Order of Conditions was **signed**.

8:30pm 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 May 24, 2011.

- Upon a **motion** by J. Hass and **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to May 24, 2011 at a time to be determined.

Requests for Certificates of Compliance

33 Edgewater – waiting for Applicant to submit accurate as-built plan

Steamboat Wharf – Justin Gould attended the meeting to discuss issues on the site. The Commission discussed changes that were made to the Pressure Washing station. They are concerned that the area may not be draining properly. Mr. Gould stated that with the additional placement of sand bags during pressure washing all water does drain properly. The Commission will visit the site and Mr. Gould will demonstrate how the water drains.

Other Business:

Annual Report – The Commission reviewed and they would like to add verbiage pertaining to A. Herbst receiving the Walter B. Jones Memorial Award for Excellence in local government.

Driftway dumping on coastal bank – update: EO was sent; Owner admitted to dumping and will remove material

Sustainability Festival – Motion by J. Hass, 2nd by M. Horn, vote 6/0/0 to have the name of the Commission as a sponsor

Coastal Erosion workshop information was provided to the Commission

9:15pm Upon a **motion** by S. Connor to move into Executive Session to discuss litigation strategy pertaining to the Slawsby matter. Discussion during an Open Meeting may be detrimental to the litigation strategy; then to reconvene in an Open Meeting, and **2nd** by P. Paquin; a Roll Call Vote by S. Connor, P. Paquin, P. Epstein, S. Bannen, M. Horn: the Commission moved into Executive Session

J. Hass recused herself from the Executive Session and left the meeting

9:25pm The Commission reconvened in Open Meeting

9:27pm Upon a **motion** by P. Paquin and **2nd** by M. Horn a vote of 5/0/0;
It was **voted** to: Adjourn