



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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April 12, 2011

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

Members Not Present: Max Horn, 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 S. Connor and **2nd** by P. Paquin and a vote of 5/0/0;
It was **voted** to: Approve the Minutes of March 22, 2011 as amended

7:40pm 5 Fitzpatrick Way, Map 9/Lot 44B; Opening of a public hearing on the Request for Determination of Applicability filed by the Hull Yacht Club for work described as replace stairs and install new ramp.

Applicant: Dave Curry

Documents: Plan – Replace Existing Stairs & Add New Service Ramp – Whitney Woods Designs

Mr. Curry submitted new plans for the project that is to include replacement of existing stairs and construction of a new service ramp on the Town Pier side of the building. A total of six sonotubes will be used as footings and a concrete landing will be constructed at the bottom of the stairs. The existing ground surface is gravel and will remain as is.

- Upon a **motion** by P. Paquin and **2nd** by P. Epstein and a **vote** of 5/0/0;
It was **voted** to:

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

7:45pm 145 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.

Applicant: Harry Hibbard

Representative: Greg Devine

Documents: Site Plan – Tata & Howard – March 2011

Mr. Devine presented the project that is considered Phase III of the water main replacement project for Atlantic Ave. This request is to allow Aquarion to extend the work approximately 200 additional feet. Mr. Devine stated that hay bales and silt sacs in the catch basins will be utilized for erosion control.

Mr. Devine informed the Commission that in the event of a storm that may cause storm over wash, any open roadway would be temporarily paved over and all equipment and materials would be removed from the area.

The Commission asked where equipment would be stored during the construction process. Mr. Devine stated that the Contractor was trying to make arrangements to store it on a gravel lot at 132 Atlantic Ave. Storage of materials along the work area would be minimal.

- Upon a **motion** by P. Paquin and **2nd** by P. Epstein and a **vote** of 5/0/0;

It was **voted** to:

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

7:55pm 42A State Park Rd. Map 48/Lot 015; Opening of a public hearing on the Request for Determination of Applicability filed by 42A State Park Road, LLC for work described as install outdoor bar.

Documents: Existing Conditions Plan with notations

Ms. Herbst presented the project for the Applicant. The request is to construct an outdoor bar in the area of the existing concrete pad. The portion of the bar that extends into the V-zone will be removed each winter in advance of the storm season.

- Upon a **motion** by P. Paquin and **2nd** by P. Epstein and a **vote** of 5/0/0;

It was **voted** to:

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

8:00pm 73 Manomet Avenue; Map 23/Lot 115 (SE35-1146) Opening of a public hearing on the Notice of Intent filed by Donna Kaplan for work described as install paved driveway.

Owner/Applicant: Kenneth & Donna Kaplan

Representative: Paul Gratta

Abutters/Others: Bill & Mary Costello

Documents: Mortgage Inspection Plan with notations – Driveway Plan – 3/31/2011

Mr. Gratta presented the project. He stated that they had already excavated the area currently used as a driveway and was instructed to stop. He topped off the area with materials that were removed. While excavating, they located a drain within the driveway area. It is not known how deep it is. It was found with a small drain cap on it and had been filled in. Mr. Gratta will clean it out, rebuild it and cover it with a new 20 inch cover. The down spouts will then drain into this drain. The driveway will be pitched to drain toward this drain from all sides. Mr. Kaplan stated that there would be no change to the grade on the property. It was clarified that the grades will be changed to ensure that the driveway is pitched as described.

An abutter expressed concerns regarding flooding and drainage. He has a full basement and has never had any water issues before. He does not have an issue with the driveway, only the redirection of water toward his property. He asked if the plan in front of the Commission would protect him from flooding. Mr. Gratta stated that this plan will protect him better than current conditions.

- Upon a **motion** by P. Paquin and **2nd** by P. Epstein and a **vote** of 5/0/0;

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**.

8:15pm 216 Nantasket Road, Map 31/Lot 007 (SE35-1144) Continuation 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

Documents: Existing & Proposed Conditions Plan with notations – Nantasket Survey Engineering - 02/07/2011 & 02/08/2011

FEMA – LOMA – 3/31/2011

Mr. Coppins informed the Commission that they had received a Letter of Map Amendment from FEMA determining that the home is located in Flood Zone B. Construction for the addition will be in a buffer to the coastal bank. Mr. Coppins submitted a new plan indicating the areas for erosion control. A notation was also added relocating the shed. Mr. Coppins stated that flow through vents would be installed and noted on the plans that drywells will also be constructed at the corners of the home to capture roof run-off. The Commission and Mrs. Coppins discussed planting a 10 foot vegetated buffer at the top of the seawall.

A Special Condition was added as follows:

In the area of new construction a vegetated buffer must be established and maintained. The buffer must start at the seawall and extend ten feet landward. This condition is ongoing and will not expire at the end of three years.

- Upon a **motion** by P. Paquin and **2nd** by P. Epstein and a **vote** of 5/0/0;
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**.

Requests for Certificates of Compliance

Steamboat Wharf – will request that Mr. Gould attend a meeting to discuss the power washing area
42A State Park Road - P. Paquin **Motion**, P. Epstein **2nd**, **vote** 5/0/0; **signed**

73 Manomet Ave - **P. Paquin Motion**, **P. Epstein 2nd**, **vote 5/0/0**; Affirmed Enforcement Order
29 Beach Ave - P. Paquin **Motion**, P. Epstein **2nd**, **vote** 5/0/0 to issue an Enforcement Order – Cease & Desist

9:07pm Upon a **motion** by P. Paquin and **2nd** by P. Epstein a vote of 5/0/0;
It was **voted** to: Adjourn