



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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May 10, 2011

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

Members Not Present: Paul Paquin, Paul Epstein, 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 4/0/0;
It was **voted** to: Approved the Minutes of 4/26/2011 as amended

7:40pm 138 1/2 Atlantic Avenue; Map 52/Lot 59 (SE35-1149) Opening of a public hearing on the Notice of Intent filed by Kevin St. George for work described as replace front deck, repair beams, remove sand from underneath structure.

Applicant: Kevin St. George

Documents: Foundation Alteration Plan – Design Concept of NE – 4/25/2011
Conservation Plot Plan – Crowell Engineering – 4/27/2011

Mr. St. George presented the project that is to include repair to the foundation in two locations to allow for repair of steel beams. The deck on the water side of the home will be rebuilt. Debris from storms that has built up under the home will be removed down to the concrete pad. Sand and stone will be placed along the seawall. All concrete and non-natural debris will be removed from the property.

- Upon a **motion** by J. Hass 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**.

7:45pm 29 Beach Avenue; Map 27/Lot 11 (SE35-1148) Opening of a public hearing on the Notice of Intent filed by Charles Urdang for work described as install patio and driveway, replace fence.

Owner/Applicant: Charles & Stacey Urdang

Documents: Proposed Plan with notations
Gravelpave2 Manufacturer's information sheet
Ideal Concrete Block Company information sheet

Mr. Urdang presented the project. Prior to the filing, Mr. Urdang had removed sand from side and rear yard without a permit. Mr. Urdang proposed installing a paver driveway and paver patio area and walkway. Mr. Urdang and the Commission discussed several types of materials to be utilized. The Commission is concerned with sheeting water across the property as this site is in a velocity zone and materials can become projectiles during a storm. Two different surfaces will be used.

A three foot buffer will be left along the side and rear property lines where the pavers end as well as along the driveway at the house side. The rear yard will be returned to its previous vegetated condition. A pre-existing fence will be replaced dividing the driveway from the patio area. This fence must allow water to flow through it.

Special Conditions were added as follows:

- The proposed fence must allow water to flow through, at a minimum, for the first two feet off the ground.
- Gravelpave2, using gravel fill, is the approved product for the driveway. Installation must follow manufacturer instructions. Materials that will limit infiltration (eg. stone dust) are prohibited. Any substitution must be pre-approved by the Conservation Commission.
- Ideal Uni Eco-stone paver is the approved product for the patio. Installation must follow manufacturer instructions. Materials that will limit infiltration (eg. stone dust) are prohibited. Any substitution must be pre-approved by the Conservation Commission.
- Upon a **motion** by J. Hass 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**.

8:30pm 73 Manomet Avenue; Map 23/Lot 115 (SE35-1146) Opening of a public hearing on the Request to Amend Orders of Conditions filed by Kenneth Kaplan for work described as widen driveway from 20 to 24 feet.

Owner/Applicant: Kenneth Kaplan

Abutter: Bill Costello

Documents: Amended Mortgage Inspection Plan – with notations submitted 4/27/2011

Mr. Kaplan presented his request to widen the previously approved driveway from 20 to 24 feet wide. As previously approved, the driveway will be pitched toward the catch basin from all side. The catch basin will be designed and installed as previously approved. The driveway will remain 3 feet off the lot line. The Commission informed the applicant that the contractor must meet with the Conservation Administrator on site before starting work. The applicant stated there are no changes from the previously approved plan, other than changing the width from 20 to 24 feet.

An Abutter stated that he was happy with the proposed project as long as the driveway is pitched toward the drain.

- Upon a **motion** by J. Hass 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 Amended Order of Conditions was **signed**.

Other Business:

103 Beach Ave – The Commission agreed that the applicant can reconfigure the paver area to create a 9-foot buffer along the rear of the property and remove a vegetated buffer on the south side of the property, which will result in the same amount of paver and vegetated area as before.

Fitzpatrick Way – A. Herbst to issue an Emergency Certification to the DPW for work due to embankment failure

N. Truro – copy of the Appeal to the Superseding Order of Conditions was distributed

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