



HULL CONSERVATION COMMISSION

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May 24, 2011

Members Present: Sheila Connor, Chair, Paul Paquin, Paul Epstein, Max Horn

Members Not Present: Judie Hass, Sean Bannen, John Meschino

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

7:35pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by P. Paquin and **2nd** by M. Horn and a vote of 4/0/0;
It was **voted** to: **Approve** the Meeting Minutes of May 10, 2011

7:36pm 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 landscape improvements.

Representatives: C Carter Fahy, Margie Coffin Brown

Documents: Environmental Partners Group – Correspondence dated 5/11/11

Mr. Fahy presented the request for landscaping to achieve filtered views of Hull from the East Head Camp Site. The DCR is working with Ms. Brown of the Olmstead Center for Landscape Preservation (National Park Service) for this phase of the project. They have proposed working in area from 20' to 100' from the top of the coastal bank. Work would entail removing by hand all dead trees or branches that are overhanging the path areas. The understory would be cleared of non-native and invasive vegetation. A herbicide will be used to prevent re-growth. The path area would be seeded with a green grass mix that would be mowed approximately every two weeks. The edges of the pathway would be seeded with a wildflower and native grass mix that would be mowed once or twice a year.

The Commission expressed concern that the coastal bank in the area of the proposed work is very unstable. A project to draw people to its edges could compromise the stability and cause further damage. The Commission also requested that the area to be cleared be decreased or narrowed. Ms. Brown suggested that a platform be constructed that would be 20 feet back from the bank to serve as a stopping point for visitors. The Commission also discussed allowing the vegetation around the platform to grow to at least three feet high to act as a deterrent to keep visitors from reaching the unstable bank by bypassing or exiting from the platform. The Commission also discussed requiring an annual inspection of the area around the platform. If vegetation is destroyed, it would need to be replanted.

In the area around Building 36, again to provide for better views, Mr. Fahy proposed that the overstory be thinned and the area cleared of dead, dying or unstable trees. The stumps of trees removed would be painted with a herbicide to prevent future growth. Work in this area would be done utilizing a cherry picker. Mr. Fahy proposed that the existing dirt pathway to the beach area be covered with stone dust. In this area, there is existing erosion of the coastal bank as well as a drop in elevation from the bank to the beach area.

The Commission discussed the existing erosion to the bank and expressed concern that more damage would be done if proper access to the beach area was not provided. Ms. Brown suggested constructing a boardwalk

along the existing path with a ramp up to the coastal bank. A set of removal stairs will be constructed to allow for access from the ramp to the beach area. These stairs would be removed in the off season. The Applicant will revise the proposal based on the discussion with the Commission.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 4/0/0;

It was **voted** to:

Continue the Public Hearing to June 14, 2011 at a time to be determined.

8:25pm 305 Beach Ave., Map 13/Lot 96 (SE35-1088) Opening of a public hearing on the Request to Amend Orders of Conditions filed by David and Wendy Ellison for work described as landscaping plan.

Must be continued due to an error with the ad in the Patriot Ledger.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 4/0/0;

It was **voted** to:

Continue the Public Hearing to June 14, 2011 at a time to be determined.

7:45pm 28 Sunset Avenue, Map 16/Lot 004(SE35-1150) Opening of a public hearing on the Notice of Intent filed by Justin Testa for work described as construction of a single family home.

Owner/Applicant: Justin Testa

Representative: David Ray, PLS

Documents: Existing Conditions Plan – Nantasket Survey Engineering – 3/8/2011

Proposed Conditions Plan – Nantasket Survey Engineering – 5/10/2011

Foundation Plan – Paul Bonarrigo, PE – stamped 5/23/2011

LEC Environmental Consultants – Correspondence – 4/7/2011

Mr. Ray presented the project to construct a new home that will have a FEMA compliant foundation that will include three feet of freeboard. The existing home on the site will be relocated to another site in Town. Relocation of the current home is not included as part of this filing. Mr. Ray submitted new foundation plans that allow for flood vents. Mr. Ray made a correction on the plans indicating that the elevation of the porch would be 12.5. The existing garage will be removed. A new driveway is proposed at the rear of the home. Permeable pavers have been proposed however gravel may utilized when first completed. The concrete retaining wall will remain.

The Commission discussed correspondence from LEC Environmental that found that the site although on a barrier beach is not considered a dune, rather the area is an historic drumlin.

A Special Condition was added as follows:

- The Commission finds that the resource area is Land Subject to Coastal Storm Flowage. Although the property is shown to be on a barrier beach, the Commission finds that this location is not a coastal dune due to the evidence presented regarding the historic drumlin in this area.

- Upon a **motion** by P. Paquin 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**.

8:32pm 75 Beach Avenue, Map 25/Lot 009(SE35-1151) Opening of a public hearing on the Notice of Intent filed by Jae and Kim Park for work described as replace driveway and landscaping plan.

Owner/Applicant: Jae & Kim Park

Representatives: David Ray, PLS, Scott Ford (Counsel)

Abutters/Others: Regina Gillis, Pat Gillis, John Russell, Todd Sandler, Mark Gladstone (Counsel)

Documents: Existing Conditions Plan – Nantasket Survey Eng. – Revised 5/10/2011

Landscape Plan – CMG Design – April 2011

Photograph submitted by John Russell

Mr. Ray presented the project. The majority of the existing site is covered with concrete although some areas are vegetated. The project includes removing all concrete from the site, installing a new permeable paver driveway and a landscape plan. The driveway will surround the entire home. The pavers will be custom made to provide for a higher PSI. A walkway in the front of the home, a new walkway in new landscaped area and the walkway at the side of the garage will be either crushed shells or crushed stone. All existing vegetation will be removed and replaced with plants as indicated in the landscape plan. There are no changes in grade proposed.

The Commission discussed an area at the rear of the site that appears to be a dune. Mr. Park indicated that there is concrete beneath this area as well. The project calls for removing the concrete and replicating the dune.

Abutters and Counsel for an abutter expressed concern pertaining to the easements and existing walkway for access from Manomet Avenue properties. They would like to transverse across the property as they have done for many years. Mr. Russell, a former abutter presented a photograph that represents the location of the gate taken in the late 1970's. A request was made by the abutter's to relocate the dune area and create a walkway along the edge of the property.

The Commission would like to visit the site again to gain a better understanding of the dune area and the existing vegetation.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to June 14, 2011 at a time to be determined.

9:05pm 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.

Representative: Bonnie Hobbs

Documents: Site Plan – Sitec Environmental – Noted Received 5/23/2011

Foundation Plan – S. Bernard Dickson, PE – Stamped 5/18/2011

Ms. Hobbs submitted a stamped foundation plan for a concrete slab on grade. The size of the building was decreased to allow for on site parking. The Commission discussed placement of material for erosion control and the area of work as it relates to Town property. Ms. Hobbs was advised that she must obtain permission from the Town to work on Town property.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to June 28, 2011 at a time to be determined.

Other Business:

48 J Street – due to the close proximity to sites that have recently been evaluated by LEC Environmental and “found that while the property is located on a coastal dune, the coastal dune is not significant to the interests of flood control and storm damage prevention”, a letter stating such will not be required for this location.

9 Hampton Circle – M. Horn **motion**, **2nd** P. Epstein, **vote** 6/0/0 issue and Enforcement Order for a non-permitted pier in the ACEC

9:35pm Upon a **motion** by P. Paquin and **2nd** by M. Horn a **vote** of 4/0/0;
It was **voted** to: Adjourn