



HULL CONSERVATION COMMISSION

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June 14, 2011

Members Present: Sheila Connor, 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 P. Paquin and **2nd** by M. Horn and a vote of 4/0/0; (S. Bannen abstained)

It was **voted** to: **Approve** the minutes of May 24, 2011

7:40pm 29 B Street, Map 18/Lot 20; Opening of a public hearing on the Request for Determination of Applicability filed by Marcia Bohinc for work described as replace existing paved driveway with new paved driveway.

Documents: Plot Plan with notations

Ms. Herbst presented the project that is to remove the existing paved driveway and replace with new. No changes to the grade are proposed. The Commission had no issues.

- Upon a **motion** by M. Horn and **2nd** by P. Paquin 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**.

7:42pm 75 Beach Avenue, Map 25/Lot 009(SE35-1151) Continuation 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: Kimberly Park

Representatives: David Ray, Scott Ford

Abutters/Others: Todd Sandler

Documents: Proposed Easement & Access Plan – Nantasket Survey – 6/14/2011

S. Bannen signed a certification form stating that he had listened to an audio recording of the meeting held on May 24, 2011.

Mr. Ray submitted a new plan. The changes indicate that the four foot wide access walkway will now be covered with pavers to the rear of the property. The four foot access will be adjacent to the side property line. There will be a 12 inch curbstone along the edge of the pavers in the dune area. The existing low area will be transitioned gradually toward the dune.

The Commission questioned if this new plan called for an increase in areas with pavers. Mr. Ray stated that it did, however removing all of the concrete and adding pervious pavers is better than the existing situation.

Mr. Ray noted on the plan that the portion of the viewing easement will be planted with dune grass and that all grading will be gradual.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn 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**.

7:55pm 25 Mt. Pleasant Ave., Map 05/Lot 089 (SE35-1154) Opening of a public hearing on the Notice of Intent filed by Robert & Carol Lincoln for work described as construct stairs, landscaping and repair retaining wall.

Owner/Applicant: Robert & Carol Lincoln

Representative: David Ray, Patrick Howard

Documents: Proposed Stair Plan – Nantasket Survey – 5/24/2011

Layout – Landscape Plan – C.L. Thompson Associates

Correspondence – John Schindler – 6/10/2011

Mr. Ray presented the project that is to construct a set of stairs with platforms from the top of the coastal bank to the existing granite stairs that are within the seawall. The stairs will be elevated three feet off the ground to allow vegetation to grow beneath. New vegetation will be planted along the stairs.

Mr. Howard will repair the existing seawall by replacing fallen rocks and chinking with smaller rocks to stabilize. Permission has been granted by an abutter to access the wall from the beach area. Mr. Howard will be using a small piece of equipment to place the rocks. Mr. Ray stated that this wall was permitted in 1955 by the DPW and does not require a Chapter 91 license.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn 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**.

8:12pm Peddock's Island (Fort Andrew) Map 61 (SE35-1130) Continuation 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: Carter Fahy, Margaret Brown

Abutters/Others: Dennis Riley

Documents: Environmental Partners Correspondence – 6/14/2011

Photographs submitted by M Brown

S. Bannen signed a certification form stating that he had listened to an audio recording of the meeting held on May 24, 2011.

Mr. Fahy presented revised plans that reflect the changes suggested by the Commission. The "viewshed" area from the camping area to the coastal bank has been narrowed. The overlook platform will be constructed 20 feet off of the coastal bank. Vegetation in front of it will be 3 feet tall to deter people from leaving the platform to access the coastal bank. Ms. Brown submitted photographs of similar platforms at other parks.

Mr. Fahy also submitted new plans for the work to be done in the area around Building 36. A boardwalk will be constructed from the building to the coastal bank. A removable ladder will be constructed to allow for access to the beach. The boardwalk will be 6 foot wide to allow for the ladder to be removed seasonally. This will hopefully prevent further damage to the coastal bank.

Special Conditions were added as follows:

- Only hand operated equipment can be used for construction of the boardwalk and viewing stands.

- The stairs and landing on the beach associated with Building 36 are seasonal and must be removed in advance of the northeaster season.
- The applicant shall conduct an annual inspection of vegetation in the overlook and boardwalk/stairs areas each fall. Repairs to any damaged vegetation will be made as soon as practicable. An annual inspection report with photos of conditions and details of any repairs shall be provided to the Conservation Commission each year. This condition is ongoing and will not expire in three years.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn 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 Amended Order of Conditions was **signed**.

8:39pm 67 Gosnold St., Map 44/Lot 138A (SE35-1155) Opening of a public hearing on the Notice of Intent filed by Craig DeNicola for work described as demolish existing home, construct new single family home and driveway.

Owner/Applicant: Craig DeNicola (not signed in)

Representative: Al Vautrinot

Abutters/Others: Sean Egan, Lindsay Clinton, Lanny Day (illegible)

Documents: Plan of Land – Vautrinot Surveying, Inc. – 3/9/2011
Photographs of property

Mr. Vautrinot presented the project that is to include demolition of the existing home and construction of a new single family home and driveway. The entire property is within the 100-foot buffer. The existing sewer lines will be used. The first floor elevation of the home will be above elevation 12 in accordance with the current FEMA Flood Maps. The base for the foundation will be a concrete slab. Stairs from the deck will be within the footprint of the deck. The proposed driveway will be located where the existing house is. The corner of the house at its closest point will be approximately 26 feet off of the coastal bank. Mr. Vautrinot feels that the top of the coastal bank is the limit of wetlands resource areas due to the existence of uplands vegetation.

The Commission expressed concern and questioned activities of clearing the vegetation beyond the property line. Mr. Vautrinot stated that he had talked with Mr. DeNicola who stated that he had been removing phragmites. The Commission also discussed areas of the property that have been cultivated and/or filled that were thought to be wetlands. The Commission also stated that the volleyball court on the property was never permitted. Mr. Vautrinot will have a wetlands scientist complete a soil test and submit the results.

The Commission suggested moving the location of the house closer to the street which would be further away from the resource area. Mr. Vautrinot will look into this possibility.

The Applicant has not received correspondence from the Division of Fisheries and Wildlife with its finding on the location.

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

It was **voted** to:

Continue the Public Hearing to June 28, 2011 at a time to be determined.

9:15pm 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.

Owner/Applicant: David & Wendy Ellison

Representative: Al Kearney

Abutters/Others: Brenda Bernstein, Bob Abbott, Geraldine Abbott

Documents: Landscape & Hardscape Plan – 5/11/2011

Mr. Kearney presented the project that is to include removing some of the existing walkways, plant new grasses on some and install pavers in other areas on the ocean side of the property and at the front of the property for an entrance to the home. Mr. Kearney has proposed installing pavers over the existing concrete on the ocean side of the home. The Commission asked Mr. Kearney if the existing concrete would be removed. Mr. Ellison stated that they would not be removing the concrete in that area. The Commission expressed concern that the pavers would not drain properly over a concrete base and that part of the proposed work area is on Town property. They also expressed the concern that the pavers would be dislodged during storms. Permission would need to be granted to have work done on Town property.

An Abutter questioned if planting would only be done on Applicant's property and not onto Q Street. Mr. Kearney stated that planting would only be done on the Ellison property. The applicant requested a continuance to consider their options.

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

It was **voted** to:

Continue the Public Hearing to June 28, 2011 at a time to be determined.

9:30pm 96 Salisbury St., Map 45/Lot 103 (SE35-1152) Opening of a public hearing on the Notice of Intent filed by Douglas Randall for work described as construct garage.

Representatives: Greg Morse, Bob Burwick

Documents: Site Plan – Morse Engineering Co. – 5/04/2011

Mr. Morse presented the project that is to construct a garage and retaining wall at the top of the coastal bank. Mr. Morse is proposing to construct a Versa-lock block retaining wall that would range in height from 6 inches to 7 feet. The purpose of the wall would be to contain fill that would be needed to decrease the slope to allow for construction of the garage. Two feet of fill would also be necessary under the driveway.

The Commission expressed concern about construction and fill being proposed so close to the top of the coastal bank. The Commission also is concerned about the flow of water once the area is filled. Mr. Morse stated that he felt the water would continue to flow through the "gulley" as it does now. The Commission asked Mr. Morse to investigate the possibility of constructing the garage closer to the street. Mr. Morse will investigate. The Commission requested that a plan be submitted by a Structural Engineer for the retaining wall.

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

It was **voted** to:

Continue the Public Hearing to June 28, 2011 at a time to be determined.

9:58pm 24 Channel St., Map 02/Lot 019 (SE35-1153) Opening of a public hearing on the Notice of Intent filed by David Carlon for work described as repair existing support beam.

Owner/Applicant: David Carlon

Representative: Don Ritz

Documents: Site Plan – Don Ritz Architect – 4/19/2011

Mr. Ritz presented the project that is to include replacement of an existing 30 foot support beam that is located under the front porch of the home. Two options were submitted for the final work. The contractor will select which option is best. All work will be conducted by hand.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn 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**.

10:06pm 60 Holbrook Ave., Map 10/Lot 101 (SE35-1157) Opening of a public hearing on the Notice of Intent filed by Greg Mitchell for work described as replace water line and wall repair.

Owner/Applicant: Jean Williams

Representative: Greg Mitchell
Documents: Mortgage Plan with Notations
Photographs

Mr. Mitchell presented the project that is to excavate a trench from the house to the street for a new water line. This trench will be dug utilizing a machine; the trench will then be backfilled. An existing retaining wall will be removed. All disturbed areas will be hand graded to slope toward the street. The Commission discussed the area at the top of the coastal bank (north rear) where water is creating erosion over the coastal bank. Mr. Mitchell or the homeowner will plant this area.

A Special Condition will be added as follows:

- In the areas directly adjacent to the left and right sides of the home, the land shall be graded so that water flows toward the front of the house and no water flows toward the coastal bank. All grading must be done with hand tools.
- Upon a **motion** by P. Paquin and **2nd** by M. Horn 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**.

10:20pm 100 Atlantic Ave., Map 53/Lot 047 (SE35-1156) Opening of a public hearing on the Notice of Intent filed by Pauline Sweeney for work described as replace deck.
Owner/Applicant: Pauline Sweeney
Documents: Plan – 100 Atlantic Avenue Deck – 5/31/2011

Ms. Sweeney presented the project that is to replace a deck that was damaged during a recent storm. The deck will be constructed on the existing footings and will be reduced in size. The area of the deck closest to the seawall will be removed during the winter.

Requests for Certificates of Compliance

282 Nantasket Road – M. Horn Motion, P. Epstein 2nd, vote 5/0/0 -signed
29 B Street - M. Horn Motion, P. Epstein 2nd, vote 5/0/0 -signed

Other Business:

The Commission accepted a letter of resignation from Judie Hass

10:40pm Upon a **motion** by M. Horn and **2nd** by P. Epstein a vote of 5/0/0;
It was **voted** to: Adjourn