



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
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**August 9, 2011**

**Members Present:** Sheila Connor, Chair, Paul Epstein, Max Horn, Sean Bannen

**Members Not Present:** Paul Paquin, John Meschino

**Staff Present:** Ellen Barone, Clerk

**7:30pm** Chair Connor called the meeting to order

**Minutes:** Upon a **motion** by S. Bannen and **2nd** by M. Horn and a vote of 4/0/0;  
It was **voted** to: **Approve** the Minutes of July 12, 2011

Upon a **motion** by M. Horn and **2nd** by S. Bannen and a vote of 4/0/0;  
It was **voted** to: **Approve** the Minutes of June 28, 2011 as amended

**7:35pm 96 Salisbury St., Map 45/Lot 103 (SE35-1152) Continuation** of a public hearing on the Notice of Intent filed by Douglas Randall for work described as construct garage.

Representative: Greg Morse, PE

Documents: Site Plan (2 Sheets) – Morse Engineering Co. – 7/12/2011

Correspondence - Morse Engineering Co. – 7/15/2011

Mr. Morse reviewed a revised plan that indicated that the size of the garage has been reduced to 21 feet deep. The set back from the coastal bank has been increased to 1.8 feet. Mr. Morse reviewed the performance standards as stated in his correspondence of July 15, 2011. The driveway will be pervious to allow for drainage.

The Commission discussed their concerns pertaining to equipment operations and storage, and the limit of work areas necessary to prevent damage to the coastal bank and existing vegetation.

Special Conditions were added as follows:

- There shall be no work in or on the Coastal Bank at any time. All heavy equipment shall be operated from and stored on the southern most edge of the proposed work area.
- Steel sheeting shall be put in place to prevent erosion on the coastal bank.
- All disturbed vegetation shall be restored after construction is complete.
- Upon a **motion** by P. Epstein 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**.

**7:55pm 81 Atlantic Ave., Map 54/Lot 038 (SE35-1161) Opening** of a public hearing on the Notice of Intent filed by Peter & Linda Bohan for work described as raze existing dwelling and construct new single family home.

Owner/Applicant: Peter Bohan  
Representative: Greg Morse, PE  
Abutter/Other: Pat Haynes

Documents: Site Plan – Morse Engineering, Co. – 7/11/2011  
Framing/Pile Foundation Plan – Anderson Structural Engineering – 7/11/2011

Mr. Morse presented the project that is to include demolition of the existing dwelling on the site and construction of a new single family home. The closest point to the coastal bank is the corner of a deck that will be 52.9 feet off the bank. The foundation system will be driven piles and will be FEMA compliant. The driveway will be gravel. Two of the existing sheds will be relocated on the lot. The third shed and the barn will be demolished.

The Commission discussed the length of the driveway as it extends close to the coastal bank. The Commission suggested that it be shortened. Mr. Bohan indicated that the length was necessary to allow vehicles to turn around on. A vegetated buffer will be planted at the end of the driveway.

An Abutter expressed concern pertaining to the new location of the sheds. Mr. Bohan and the Applicant discussed this concern and reached an agreement that resulted in a change in the location of the sheds.

Special Conditions were added as follows:

- A 7 foot wide vegetated buffer shall be planted and maintained at the top of the coastal bank at the end of the driveway. This condition is ongoing and will not expire at the end of three years.
- The Commission determined that the location of the two (2) sheds as shown on the Plan of Record may be changed. The new location shall be reflected in the As-Built Plan.
- The Commission finds that the property is located on a coastal dune. The building must be built in compliance with 780 CMR 120.G of the building code in accordance with the requirements for building on a coastal dune.

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

**8:20pm 97 Beach Ave., Map 23/Lot 146 (SE35-1162) Opening** of a Public Hearing on the Notice of Intent filed by Ferdinand J. Kiley for work described as Re-construct Wall at front of home.

Owner/Applicant: Ferdinand Kiley  
Abutters/Others: Barbara Kiley, Eliane Kiley, Charlotte Laven

Ms. Kiley stated that this Notice of Intent was filed due to the fact that a wall that had been at the location was excavated with no permit. Mr. Kiley would now like to construct a new wall in the same footprint. Ms. Kiley stated that they (Mr. and Mrs. Kiley) were not aware that a permit was necessary for this work.

The Commission explained that this location was in a velocity zone on a barrier beach. The problem with constructing a wall is that it will redirect the natural flow of water which is not permitted under the Wetlands Protection Act (WPA). Ms. Kiley stated that the wall was “previously existing” and that they just wanted to replace it the way it was for many years. Ms. Kiley stated that without the wall this site would get flooded. The Commission explained that at this time there is no wall therefore the application for a permit is to construct a new wall.

The Commission will review portions of the WPA to determine if there may be something that could be permitted at this location.

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

It was **voted** to:

**Continue** the Public Hearing to August 23, 2011 at a time to be determined.

**9:30pm 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 did not attend the meeting, nor did they request a continuance. The Commission requests that the Applicant submit a request to continue with a date.

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

It was **voted** to:

**Continue** the Public Hearing to a date to be determined.

#### **Request to extend Orders of Conditions**

Folsom Development (Sunset Bay Marina) - no action, Commission will meet with Applicant prior to acting

#### **Requests for Certificates of Compliance**

24 Sunset Ave - M. Horn **Motion**, P. Epstein **2<sup>nd</sup>**, vote 4/0/0 **-signed**

70 C Street – Commission will conduct another site visit

1 Dighton St – Request As-built plan

**10:05pm** Upon a **motion** by M. Horn and **2nd** by S. Connor and a vote of 4/0/0;

It was **voted** to: Adjourn