



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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August 23, 2011

Members Present: Paul Paquin, Paul Epstein, Max Horn, Sean Bannen

Members Not Present: Sheila Connor, Chair, John Meschino

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

7:30pm P. Paquin 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 Minutes of August 9, 2011 as amended.

7:35pm 97 Beach Ave., Map 23/Lot 146 (SE35-1162) Continuation 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.

Representative: Barbara Kiley

Documents: Photograph presented by Ms. Kiley

P. Paquin signed a certification stating that he had listened to an audio recording of the previous meeting.

Ms. Kiley presented a photograph of a small portion of the pre-existing wall that was left in place. She did not present any requested changes to the original plan to re-construct the wall. Ms. Kiley stated that she does agree that a new structure would displace water however feels that this wall is not a new structure as it had been there for many years.

M. Horn stated that other walls will divert water to this site. The Commission discussed adding a Special Condition that the wall if allowed would have to be at the same height or less than the neighboring wall.

- M. Horn **motion** to issue Standard Orders of Conditions with Special Condition discussed , **2nd** by S. Bannen; and a **vote** of 2/2/0;

As a result of a tie vote and no action on issuing an Order of Conditions, Ms. Kiley requested a continuance to September 13, 2011.

- 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 September 13, 2011 at a time to be determined.

Request to extend Orders of Conditions and Discussion

David Ray and Bob Folsom attended the meeting to bring the Commission up to date on the progress of the project at Sunset Bay Marina. Work on the docks has pretty much been completed and gone according to plan. Green heart pilings were not installed as they were not needed. Some of the existing materials were used as replacement of older materials. The wave attenuator was replaced. The ADA compliant ramp has been constructed. The existing travel lift has been filled in and sealed off. Drainage work in the parking area has not been built. The power washing system and new travel lift have not been constructed.

Mr. Ray submitted information on materials and methods being used in the A Street parking lot for power washing. A special filter fabric is placed under the boat; after washing, materials are removed from the filter fabric and disposed of off site.

The storage of boats on site was discussed. It was unclear at this time why there was a condition not allowing boat storage. The Commission agreed that storage of boats is not currently a problem. Maintenance on boats was also discussed. Major maintenance takes place in the metal shed on site. Minor repairs may be done outside of the building. A letter will be drafted for the file allowing clarification on storage and maintenance operations.

It was determined that Mr. Folson should report back to the Commission in six (6) months with an updated Marina Environmental Plan.

SE35-955 Folsom Development (Sunset Bay Marina) - M. Horn **Motion**, P. Epstein **2nd**, vote 4/0/0 –extended for a 2 year period

Requests for Certificate of Compliance:

70 C Street - M. Horn **Motion**, S. Bannen **2nd**, **vote** 4/0/0 –**signed** with the notation that the Commission does not certify compliance for work done on Town property

1 Dighton St – no action, waiting for an As-Built Plan

Discussion of Lofchie property : Judeth Van Hamm and Scott Plympton from the Hull Land Conservation Trust discussed with the Commission their interest in preserving for Conservation property owned by the Lofchies that abuts Straits Pond and the Straits Pond Island. The properties are currently for sale. After discussion, the Commission agreed to continue conversation about preserving the properties.

Updates:

5 Nantasket Avenue – The Applicant will notify the Commission when documentation is in place from the Town prior to requesting a continuance of their public hearings.

15 Marginal Road – Notice of Violation was issued pertaining to a new paved driveway on the beach

19 Burr Road - Notice of Violation was issued pertaining to a new driveway on the coastal bank

The Commission discussed feedback from the recent outreach brochure sent to all town residents in the light bill.

The Commission received an update on the Certificate of Compliance request from Steamboat Wharf. The Commission discussed the need for the power washing facility to work as designed.

The Commission agreed to the issuance of an Emergency Order to address a drainage issue that was causing flooding of the handicap access ramp and wheelchair access mat at A Street.

FEMA flood maps – Notice received of new appeal period

9:15pm Upon a **motion** by P. Epstein and **2nd** by M. Horn a vote of 4/0/0;
 It was **voted** to: Adjourn