



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

September 27, 2011

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

Members Not Present: John Meschino, Sean Bannen

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

7:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by M. Horn and **2nd** by P. Epstein and a vote of 4/0/0;
It was **voted** to: **Approve** the Minutes of September 13, 2011

7:35pm 91 Hampton Circle, Map 35 /Lot 002; Opening of a public hearing on the Request for Determination of Applicability filed by Joseph Kajunski for work described as replace existing foundation piers, rebuild enclosed porch.

Owner/Applicant: Joseph Kajunski, Vin Kajunski

Documents: Existing & Proposed Conditions Plan – Nantasket Survey Eng. – 09/02/2011

Mr. Joseph Kajunski presented the project that is to include replacement of the existing cinder block foundation piers under the home with new piers. The enclosed porch at the front of the home will be removed and rebuilt within the existing footprint.

- 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, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:40pm 17-19 Massasoit Ave., Map 25/Lot 157 (SE35-1163) Opening of a Public Hearing on the Notice of Intent filed by Mike Lyons for work described as construct a two family home.

Owner/Applicant: Mike Lyons

Representative: David Ray

Abutters/Others: Marjorie Haffer, Nadine Henry-Pierce, Lindsay Grimes

Documents: Existing & Proposed Conditions – Nantasket Survey Eng. – 09/06/2011

Mr. Ray presented the project that is to include construction of a new two-family home on an existing empty lot. The foundation will be FEMA compliant with three (3) feet of freeboard. Flow through vents will be used. There will be two driveways with walkways leading to the front of the home. A deck with two sets of stairs will be at the rear of the home. The existing concrete pad in the rear yard will remain.

An abutter expressed concern for future flooding of her property and also inquired about roof runoff. Mr. Ray stated that there are no changes in grade proposed. The property and driveways pitch toward the street. Mr. Lyons stated that a gutter and roof drain system will be installed. Mr. Ray stated that the site would be landscaped after construction. Grass will allow for better on site drainage than the existing rocky surface.

Special Conditions were discussed and added as follows:

- The Conservation Commission finds that the coastal dune in this location is not significant to the interests of flood control and storm damage protection.
- In order to prevent diversion of stormwater runoff to neighboring properties, no grade changes on the property are allowed.
- Berms shall be installed at the outer edge of each driveway to ensure that stormwater does not run off to neighboring properties to the north and south.
 - 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**.

15 Marginal Road, discussion of violation:

Mr. and Mrs. Dolan attended the meeting to discuss the paved driveway that has been recently constructed in a resource area without a permit. Mr. Dolan presented photographs to illustrate that a driveway was previously at this location. He stated that the previous driveway was hardtop that became deteriorated and that he then put gravel over it. Mr. and Mrs. Dolan were very remorseful and thanked the Commission for their time.

The Commission discussed the high water line and reviewed a photograph taken on 9/27/2011 during an 11.93 high tide. The concerns of the Commission are that the driveway is located on a beach, it may cause additional erosion, and it may also redirect the flow of water. The Commission requested that another site visit be done during the next high tide to view where the high tide line is in relation to the driveway. The discussion will continue on October 11, 2011.

Request for Certificate of Compliance

1 Dighton Street – P. Epstein **Motion**, M. Horn **2nd**, **vote** 4/0/0 –signed (a notation will be added that the CoC is for the work that was proposed and does not include a driveway that was not part of the proposal)

Conservation land North Truro street update - Regarding the parking area made on Conservation land, the chain fence and wood frame have been removed. The gravel will be removed in the next few weeks.

Lofchie property update the commission discussed possible options for preservation of this property

16 Manomet question the Commission requested that the Conservation Administrator follow up on a complaint with a letter to the home owner

Endorsement request - the Commission gave favorable review to a request for endorsement of a workshop proposal on edible perennial gardening

Steamboat wharf – Regarding the pressure washing area, the Commission determined that they must comply with the proposed plans.

9:25pm Upon a **motion** by P. Epstein and **2nd** by M. Horn and a vote of 4/0/0;
It was **voted** to: Adjourn