



## HULL CONSERVATION COMMISSION

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**October 25, 2011**

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

**Members Not Present:** John Meschino, Max Horn

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

**7:50pm** Chair Connor called the meeting to order

**7:50pm 68 Cadish Ave., Map 14/Lot 047 (SE35-1165) Opening** of a Public Hearing on the Notice of Intent filed by Alfred Zeller for work described as 16' by 6' addition to the home.

Representative: Daniel Evans

Documents: Proposed Addition and Elevation Plans (2 Sheets)

Mr. Evans presented the project that is to construct an addition to the home utilizing existing footings. If necessary, a maximum of three new footings would be used.

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 regarding a historic drumlin in this area.
- Upon a **motion** by P. Paquin and **2nd** by P. Epstein 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**.

**7:58pm Newport Rd. and Vernon Ave., Map 24/Lot 138 (SE35-1164) Opening** of a Public Hearing on the Notice of Intent filed by Mike Holodinski for work described as construct a single family home.

Owner: Michael Holodinski

Representatives: David Ray, Steve Buckley

Abutters/Others: Nick Gregorie, Sandra Swartz, Joy Gregorio, Patricia O'Brien, William O'Brien

Mr. Ray presented the project that is to include construction of a single family home on an existing empty lot. The home will have a FEMA compliant foundation with flow through vents. The foundation will allow for three feet of freeboard. A garage will be constructed under the home. The floor of the garage will be constructed with approximately 7 inches of gravel and covered with concrete. Drains will be installed in the floor that will lead to a water storage tank. All downspouts and roof leaders will also drain into the tank. The tank will provide storage for approximately 1600 gallons of rainwater or storm water runoff. This capacity is equal to that of a 20 year storm event. There are no changes proposed for the grades around the house, however the garage floor will be at elevation 7.

The Commission asked about an area on the site that is shaped like a bowl. Mr. Ray indicated that this area is currently a depression and will remain as a depression that will allow for an additional area to collect rain on site. The driveway will be pitched toward the corner of Newport Ave. allowing runoff to drain into the depression area. Mr. Ray drew the depression area on the plans.

The Commission asked what would happen with the water in the storage tank. Mr. Ray stated that it will be reused on the site for watering of lawn and plants. If the tank was full, the water can be manually drained after a storm event.

An Abutter asked questions pertaining to the lot size and the height of the home.

A Special Condition was 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.
- Upon a **motion** by P. Paquin and **2nd** by P. Epstein 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**.

**Updates:**

Steamboat Wharf – A berm will be constructed around the boat washing area that will force water toward the drain. Photos will be taken upon completion.

Possible Conservation Land - A. Herbst will continue to research the possibility of an easement for access to the waterfront adjacent to Straits Pond.

Weir River Estuary Park Committee meeting – A. Herbst will attend

15 Mt. Pleasant – Pages 5 – 14 of the pre-filed testimony from the DEP were distributed to provide information on how the DEP analyzed the project.

**8:30pm** Upon a **motion** by P. Paquin and **2nd** by P. Epstein a **vote** of 4/0/0;  
It was **voted** to: Adjourn