



## HULL CONSERVATION COMMISSION

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**November 8, 2011**

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

**Members Not Present:** John Meschino

**Staff Present:** 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 5/0/0;  
It was **voted** to: Approve the Minutes of 10/11/11 as amended

Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 5/0/0;  
It was **voted** to: Approve the Minutes of 10/25/11 as amended

**7:40pm 29 Pt. Allerton Ave., Map 10/Lot 017 (SE35-xxxx) Opening** of a Public Hearing on the Notice of Intent filed by Edmund and Katherine Gendreau for work described as 7' by 12' addition.

Owner/Applicant: Edmund Gendreau

Representative: Chris Rand

Abutters/Others: Paul Norton

Documents: Plan of Land; CS Kelley Land Surveyors – 8/18/2011  
First Floor Plan; Chris Rand – (2 sheets)

Mr. Rand presented the project that is to include construction of an addition to the front of the home utilizing four footings. A paver stone deck area was also proposed although not indicated on the plans. New plans will be submitted. The DEP had not yet assigned a project number.

- 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 November 22, 2011 at a time to be determined.

**7:55pm 1048 Nantasket Ave., Map 8/Lot 015 (SE35-1167) Opening** of a Public Hearing on the Notice of Intent filed by Christie Smith for work described as elevate home.

Owner/Applicant: Christie Smith

Representative: Scott Smith

Documents: Site Plan; Nantasket Survey – 10/24/2011  
Foundation Pile Plan & Details; Rivermoor Engineering – 10/25/2011

Ms. Smith presented the project that is to include lifting the home off of the existing foundation system, constructing a new foundation system utilizing pilings to elevate the home above the flood elevation. Other than relocating the stairs, the footprint of the home will remain the same. It is estimated that 12 pilings will be needed although the submitted plan indicates 17. A final foundation plan will be submitted prior to the start of construction. Ms. Smith stated that beach grass has been planted and will continue to be utilized as landscaping.

Special Conditions were added as follows:

- A final Foundation Plan must be submitted prior to the start of construction.
- 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. 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**.

**8:00pm 206 Nantasket Rd., Map 31/Lot 012 (SE35-1166) Opening** of a Public Hearing on the Notice of Intent filed by Joan Barretto for work described as proposed porch and riprap.

Owner/Applicant: Joan Barretto

Representative: John Hannon, PE

Documents: Plan of Prop. Porch & Riprap Mound & Apron;—John Hannon 11-05-2011- submitted 11/8/2011  
DEP comments 11/04/2011  
Revised Notice of Intent – submitted 11/8/2011  
Wetlands Marine Assessment & Compliance Report – John Hannon submitted 11/8/2011  
Lunar Living Astrology (8 pages) - John Hannon submitted 11/8/2011  
Photographs of site (9) - John Hannon submitted 11/8/2011

The Chair opened the Public Hearing on this project although stating that the information submitted for the filing was not complete. Mr. Hannon began presenting the project by submitting a Revised Notice of Intent and supporting documents. Mr. Hannon submitted the Lunar Living Astrology information with an explanation that this information supports his opinion that the salt march is dormant from November through March and this should alleviate the concerns regarding shadowing. Ms. Barretto stated that since she has lived at the site, she has lost at least 12 feet of the coastal bank due to erosion. The Commission informed Ms. Barretto that dumping leaves onto the coastal bank adds to the causes of erosion and is in violation of a Town By-law.

Mr. Hannon has proposed constructing new riprap in front of the proposed porch and to the west of the garage area. He indicated that fill would be used on the coastal bank to back up the riprap. In addition to the new riprap, Mr. Hannon is proposing to re-nourish the existing riprap by filling in the cavities and re-chinking with new stone. The Commission and Mr. Hannon discussed the possibility of moving the proposed riprap and fill above the mean high water line.

While reviewing the photographs, the Commission expressed concern about the existing plywood sheeting in the bank along the side of the garage. It is the Commission's opinion that this sheeting is adding to the erosion of the bank. Mr. Hannon stated that he is proposing to extend the sheeting into the bank under the porch and then filling.

The Commission discussed the lack of detail on the submitted plans. Resource areas, contours, elevations, existing and proposed conditions were either not delineated or not sufficiently noted. The Commission also expressed concern that work was being proposed below mean high water. Permitting from other agencies may be necessary and the work proposed below mean high water is a non-water related activity, which may not be permissible under Chapter 91 regulations. Permission may be given to protect a home constructed prior to 1978 however, protecting a new addition may not be allowed.

Mr. Hannon referenced an ongoing project at 204 Nantasket Rd and asked if the proposed riprap was disallowed, would gabion mats be allowed. The Commission stated that each project is reviewed individually.

The Commission has requested that new plans indicating all resource areas, elevations, contours, existing & proposed conditions plans be submitted. The Commission stated that they would like to conduct another site visit with the new plans. Mr. Hannon indicated that he would try to submit the revised plans prior to November 17, 2011 to allow the Commission to go to the site on Sunday, November 20, 2011.

- 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 November 22, 2011 at a time to be determined.

Butch Lofchie and Sue Lofchie attended the meeting to discuss the possibility of the Commission's involvement with the future uses of the Lofchie property. The Commission expressed their desire to provide public access through the property and to Straits Pond Island and to protect the bank as much as possible. The Commission indicated that they do have some funds however they do not have the means to replenish the account and have not determined an amount if any that could be used toward future uses of the Lofchie property.

**9:15pm** Upon a **motion** by P. Paquin and **2nd** by M. Horn a **vote** of 5/0/0;  
It was **voted** to: Adjourn