



HULL CONSERVATION COMMISSION

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November 22, 2011

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

Members Not Present: John Meschino

Staff Present: Anne Herbst, Conservation Administrator

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 5/0/0;
It was **voted** to: Approve the Minutes of 11/8/2011 as amended

S. Bannen recused himself

7:45pm 2 Samoset Ave., Map 27/Lot 034 (SE35-1169) Opening of a Public Hearing on the Notice of Intent filed by Hull Redevelopment Authority for work described as Demolish Building.

Representative: Joseph DiVito

Documents: Locus Map for Building Location

Mr. DiVito reviewed the project. The building and foundation will be removed and the area backfilled with sand. The waste will go to Graham Waste. The gas connection has already been severed and the sewer connection capped. The water line will be capped as well.

Special Conditions were added as follows:

- The building and foundation must be completely removed from the site and not buried in place.
- Material used to backfill the foundation shall be comparable to the material on the site.
- Upon a **motion** by M. Horn and **2nd** by P. Epstein and a **vote** of 4/0/0;
It was **voted** to:
Close the Public Hearing, and **approve** the project. The Order of Conditions was **signed**.

S. Bannen returned to the meeting

7:50pm 29 Pt. Allerton Ave., Map 10/Lot 017 (SE35-1168) Continuation of a Public Hearing on the Notice of Intent filed by Edmund and Katherine Gendreau for work described as 7' by 12' addition.

Documents: Plan of Land – C S Kelley Land Surveyors – 8/18/2011

The DEP has issued a number for this project and the applicant provided a revised plan.

- Upon a **motion** by M. Horn and **2nd** by P. Epstein and a **vote** of 5/0/0;
It was **voted** to:
Close the Public Hearing, and **approve** the project. The Order of Conditions was **signed**.

7:50pm 10 Malta Street, Map 25/Lot 179 (SE35-1170) Opening of a Public Hearing on the Notice of Intent filed by Samoset Development Corp for work described as Demolish Existing Building & Garage, Construct New Building with associated parking.

Owner/Applicant: Steven Buckley

Representative: David Ray

Documents: Existing & Proposed Conditions Plan – Nantasket Survey Engineering – 11/08/2011
Foundation Plan – Paul Bonarrigo, PE - 11/16/2011

The applicant had intended to use the current foundation and rebuild the building in its current footprint, but the foundation is too damaged for reuse. Because the footprint of the building is changing, the project will need to go before the Zoning Board of Appeals. If the project changes the applicant will request an amended Notice of Intent. The project will eliminate basement apartments and provide 3 feet of freeboard on a FEMA compliant foundation. The garage will be removed and a paved loop road around the property installed. Parking areas will be gravel and the total impervious area will remain approximately the same.

Special Conditions were 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.
- All subsurface pipes and other materials must be removed from the site.
 - Upon a **motion** by M. Horn and **2nd** by P. Epstein and a **vote** of 5/0/0;
It was **voted** to:
Close the Public Hearing, and **approve** the project. The Order of Conditions was **signed**.

8:20pm 206 Nantasket Rd., Map 31/Lot 012 (SE35-1166) Continuation of a Public Hearing on the Notice of Intent filed by Joan Barretto for work described as proposed porch and riprap.
This project was withdrawn by the Applicant.

New Business:

FY 2013 Budget: the Commission discussed a request for increased funding for outreach and education.
Selectmen presentation: the Administrator informed the Commission that she will make a presentation to the Board of Selectmen on December 6, 2011.

December meeting schedule: the Commission will consider an alternate date for the December 27, 2011 meeting.

Lofchie property update: the Commission discussed updates regarding efforts to conserve the property
Beach grass planting: the DPW planted 2,000 beach grass plants to repair damage along Beach Avenue between A and L Streets

Next meeting: site visits: next site visits will be December 11, 2011

Steamboat Wharf question: the Commission discussed permitting needs for a parking space

8:30 pm Upon a **motion** by M. Horn and **2nd** by P. Epstein a **vote** of 5/0/0;
It was **voted** to: Adjourn