



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

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January 10, 2012

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

Members Not Present: John Meschino

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 S. Bannen and a **vote** of 5/0/0;
It was **voted** to: **Approve** the Minutes of 12/13/11 as amended

7:35pm 190A Samoset Ave., Map 19/Lot 080-A (SE35-1172) Opening of a Public Hearing on the Notice of Intent filed by Steven Fleishman for work described as raze and reconstruct single family home.

Owner/Applicant: Joan Fleishman Bachenheimer and Steven Fleishman

Representative: Paul Mirabito

Contractor: Mark Breton

Documents: Site Plan – Ross Engineering – 11/28/2011

Correspondence – LEC Environmental – 01/04/2012

Mr. Mirabito presented the project that is to demolish the existing single family home and reconstruct a new 24 foot by 24 foot single family home. The foundation will be FEMA compliant with flow through vents. The Commission discussed the proposed concrete driveway and expressed concern with runoff that could potentially be shed to the adjacent property. Mr. Mirabito suggested that the driveway surface could be popcorn asphalt that would allow water to drain through it. After further discussion it was agreed that there will be a 3 foot vegetated buffer between the driveway and the adjacent property as was noted by Mr. Mirabito on the plan of record. The driveway material will be as originally proposed.

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.
- A three-foot vegetated buffer must be maintained along the south side of the property adjacent to the paved driveway. This condition is ongoing and will not expire at the end of three years.
- 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 and **approve** the project. The Order of Conditions was **signed**.

7:40pm Peddock's Island, Map 61/Lot 112 (SE35-1171) Opening of a Public Hearing on the Notice of Intent filed by MA Department of Conservation and Recreation for work described as 100' by 40' barge, 4 piles, 12' by 15' pier landing and 45' ramp.

Owner/Applicant: Michael Driscoll

Representative: Blake Peters

Mr. Driscoll of the DCR spoke of the ongoing landside project at Peddock's Island then introduced Mr. Peters to present the project.

The project is to include installation of a 40 foot by 100 foot floating barge system with two 65-foot gangways that will allow for compliance with ADA regulations. A 15' by 12' landing will serve as the shore side connection for the gangways. A 45-foot ramp will connect back to the pier. The existing gangway and floats for small boats on the south side will be removed. The new floating barge will be moored by four 24 inch steel piles that will be installed within the footprint of the barge utilizing a crane. The barge itself will be floated to the new location from Thompson Island. Mr. Peters stated that the only disturbance to the ocean floor will be from the pilings. The Commission verified that Mr. Peters was aware that the FEMA had recently changed the designation of the site to a velocity zone. Mr. Peters stated that the barge system would be constructed to sustain conditions found in a velocity zone. The fixed sections of the gangway will be removed for winter.

- 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 and **approve** the project. The Order of Conditions was **signed**.

Max Horn Recused himself

7:45pm 67 Newport Rd., Map 26/Lot 114 (SE35-1173) Opening of a Public Hearing on the Notice of Intent filed by Max Horn for work described as demolish single family home.

Owner/Applicant: Max Horn

Mr. Horn presented the project that is to demolish an existing single family home. The Commission found no issues with this project.

Special Conditions were added as follows:

- All demolition materials will be removed from the property and legally disposed of outside of the Town of Hull.
- Material, if needed, used to backfill the foundation shall be comparable to the material on the site.

- Upon a **motion** by P. Paquin and **2nd** by S. Bannen 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**.

Max Horn returned to the meeting

Requests for Certificates of Compliance

35-433 1 Adduci Way- **Motion** P. Paquin, **2nd** M. Horn, **vote** 5/0/0 – Certificate of Compliance **issued**

35-1142 29 Manomet Avenue - **Motion** P. Paquin, **2nd** M. Horn, **vote** 5/0/0 – Certificate of Compliance **issued**

35-694 127 Newport Road - **Motion** P. Paquin, **2nd** M. Horn, **vote** 5/0/0 – Certificate of Compliance **issued**

35-991 Steamboat Wharf - **Motion** P. Paquin, **2nd** M. Horn, **vote** 5/0/0 – Certificate of Compliance **issued**

35-366 111 Atlantic Avenue - **Motion** P. Paquin, **2nd** M. Horn, **vote** 5/0/0 – Certificate of Compliance **issued**

P. Paquin recused himself

35-699 43 Edgewater- **Motion** M. Horn, **2nd** S. Bannen, **vote** 4/0/0 – Certificate of Compliance **issued**

35-536 43 Edgewater- **Motion** M. Horn, **2nd** S. Bannen, **vote** 4/0/0 – Certificate of Compliance **issued**

P. Paquin returned

35-827 Nantasket Pier demo building

35-961 Nantasket Pier pilings

35-896 A St. Pier pilings

35-897 James Ave Pier pilings

35-307 Jakes slab

35-471 Jakes addition

35-424 Jakes canopy

35-616 Jakes foundation

35-898 Pemberton Pier pilings
35-1045 Fitzpatrick Way pilings
35-860 Straits Pond tide gate temporary repairs
35-918 D St. pump station, re-line pipe
35-532 Senior Center front entrance
35-724 Fitzpatrick Way pilings

35-524 Fitzpatrick Way, Mariner's Park
35-900 Straits Pond management
35-931 winter dune closure
35-938 borings – de-sal exploration
35-582 Fitzpatrick Way floats and piles
35-606 Fitzpatrick way floats and piles

After a discussion on each of the 20 projects listed above, one motion was made for approval of all 20 requests for Certificates of Compliance. **Motion** P. Paquin, **2nd** M. Horn, **vote** 5/0/0 – Certificate of Compliances **issued**

New Business

Update on 54 O Street: the Commission was updated on a further communication on this complaint

National Grid request: the Commission approved an exemption for gas line replacement work as allowed under the Wetlands Protection Act

Sewer project update: the Conservation Administrator provided an update on remaining work on this project

Peddocks update: the Conservation Administrator let the Commission know that the contractor will provide photos confirming that the rock ramp below MHW has been removed per the special condition

8:45pm Upon a **motion** by P. Paquin and **2nd** by M. Horn a **vote** of 5/0/0;
It was **voted** to: Adjourn