



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

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**February 28, 2012**

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

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

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

**7:45pm** Chair Connor called the meeting to order

**Minutes:** Upon a **motion** by P. Paquin and **2nd** by S. Bannen and a **vote** of 4/0/0;  
It was **voted** to: Approve the Minutes of February 14, 2012

**7:45pm Atlantic Avenue (Winsor Property), Map 5/Lot 9, 10, Opening** of a public hearing on the Request for Determination of Applicability filed by Derek Benson for work described as install informational kiosk.

**The applicant requests a continuance to March 13, 2012.**

- Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 4/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to March 13, 2012 at a time to be determined.

**7:46pm 49 Western Ave., Map 4/Lot 31, (SE35-1060) Opening** of a Public Hearing on the Request to Amend Orders of Conditions filed by David Amory for work described as landscaping and drainage changes. Resource area: Buffer to a Coastal Bank (likely storm damage prevention, flood control). Site visit done 2/26/12.

Representatives: David Amory, Sukie Amory

Abutters/Others: Donna and Paul Goes, Neill and Lynn Ray

Documents: Submitted at Meeting: Memo – David Amory – 2/14/12 with the following attachments:

Pages 1-3 – Historical & Existing Photos – 2/28/2012

Page 4 - Proposed Conditions Plan – Nantasket Survey Engineering – 12/29/2011

Page 5 – Preliminary Landscape/Garden Plan – 2/14/2012

Page 6 – Proposed Drainage Plan – Updated 2/27/2012

Page 7 – Basement Plan & Roof Plan – 2/28/2012

Pages 8-11 – Elevation Plans – 2/28/2012

Page 12 – Foundation Improvements – Rivermoor Engineering – 9/2008

Page 13 – Cross Section East Foundation Wall & Recommended Drainage Detail – McPhail Associates – 12/26/2011

Page 14 – Garden Plan Notes – Amory Architects

Page 15 – Existing Fence Plan – 2/14/2012 & Historic photos

Mr. Amory submitted the above referenced documents and presented the project along with Ms. Amory. Mr. Amory reviewed the proposed drainage plans stating that changes were necessary to prevent damage to the home due to hydrostatic pressure. There is an existing perforated underground drain pipe (noted on the plans in red) along the foundation on the uphill side of the home that he understands was designed to lead to a

drywell on the north (Western Ave) side of the property that he believes was not installed correctly and he has verified that there is not a drywell at the end. The proposed plan indicates installation of new gutters and downspouts on the uphill side of the home and the south side. The proposed plan calls for installing a new drain pipe and burying the downspouts on the uphill side of the home that will drain into a drywell. There are no gutters or downspouts existing or proposed on the coastal bank side of the home. Mr. Amory indicated that there is an existing drain in the basement that leads to a pipe located on the coastal bank. The proposed plans indicate installing a new footing drain (noted on the plans in blue) that will collect groundwater before it reaches the foundation and will go under the foundation of the home and connect to the existing drain in the basement and then lead to the existing pvc pipe located on the coastal bank.

The Commission is concerned that adding more water through the new footing drain pipe on the coastal bank will cause erosion and stated that connecting any new drainage to this pipe will not be permitted. The Commission also requested that the Applicant investigate installing a new drywell system for all drainage on the north side (Western Ave.) of the property as far away from the coastal bank as possible.

The Commission questions the delineation of the coastal bank stating that they believe it to be at a higher elevation at the southern end of the property in the area of the large tree. The Conservation Administrator marked the location on the proposed plans.

The proposed planting of a new shrub hedge at the top of the coastal bank will be deleted. Only pruning of the existing shrubs will take place and they will not be pruned to the ground. Plans to cut a large tree on the coastal bank were discussed. The Commission determined that the tree may not be removed from the coastal bank. The plans call for removing and pruning vegetation on the coastal bank and creating a walkway down the coastal bank (on the south side) and then planting grass where the area is dirt now. Vegetation may be pruned but not removed and no walkway can be created in this area. There shall be no fence installed on the coastal bank. The proposed step at the end of the brick walkway must remain on the homeowner's property. The proposed asphalt curb on town property at Highland Ave. should be removed from the plan. The Applicant should contact the DPW for permission for use. The Commission also can not approve replanting of grass on Western Ave.; permission must be granted by the Town.

An Abutter expressed concern regarding the proposed berm along Western Ave. and the proposed removal of a portion of a retaining wall where the new fence is proposed.

Mr. Amory was requested to submit engineered drainage plans and revise all plans indicating the changes discussed. The new plans are to be submitted prior to the next meeting.

- Upon a **motion** by P. Paquin and **2nd** by S. Bannen and a **vote** of 4/0/0;

It was **voted** to:

**Continue** the Public Hearing to March 13, 2012 at a time to be determined.

### **Requests for Certificates of Compliance**

35-920 97 Atlantic Ave, deck

35-316 61 Hampton Circle, foundation

35-025 61 Hampton Circle, retaining wall

35-388 6 J Street, garage & addition

35-833 42 Manomet Ave, sfh

35-590 50 C Street, addition & deck

After a discussion on each of the 6 projects listed above, one motion was made for approval of all 6 requests for Certificates of Compliance. **Motion** P. Paquin, **2<sup>nd</sup>** S. Bannen, **vote** 4/0/0 – Certificate of Compliances **issued**

35-225 7 Montana Ave, footings for home – No action (no quorum –S. Connor/Applicant recused herself)

### **New Business**

Presentation of updated Beach Management Plan – A. Herbst updated the Commission on her presentation to the Selectmen of the revised Plan. The Plan was received in a very positive manner and was approved by the Selectmen.

11 Gun Rock – The Owner has inquired what would be appropriate and approved for use in repairing an area of the property that was paved and has been washed out from storms. The Commission suggested compatible matter or that she also consider the use of the type of pavers used at 125 Atlantic Ave.

32 Ocean Avenue – In response to a homeowner inquiry, the Commission advised that the use of lattice under the home would be allowed.

**9:37pm** Upon a **motion** by P. Paquin and **2nd** by S. Bannen and a **vote** of 4/0/0;  
It was **voted** to: Adjourn