



HULL CONSERVATION COMMISSION

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March 13, 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 P. Epstein and **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to: Approve the Minutes of February 28, 2012

7:35pm Atlantic Avenue (Winsor Property), Map 5/Lot 9, 10, Continuation of a public hearing on the Request for Determination of Applicability filed by Derek Benson for work described as install informational kiosk.

Applicant: Derek Benson
Abutter/Other: Dick Avery

Mr. Benson presented the project that is to install a 5 foot high by 3 foot wide informational kiosk near the pull-in area at Straits Pond. The kiosk will have a holder for a brochure that people can take with them. Mr. Benson provided the Commission with a sample brochure. The Commission recommended that Mr. Benson utilize a lexon cover instead of Plexiglas due to durability. The Commission also recommended using piano hinges to alleviate rust issues.

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

7:45pm 4 N Street Map 14/Lot 96A Opening of a public hearing on the Request for Determination of Applicability filed by Robert Kaplan for work described as replace driveway.

Owner/Applicant: Robert Kaplan

Mr. Kaplan presented the project that is to excavate an existing paved driveway and replace with new asphalt. No changes to the size or grade are proposed.

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

7:50pm 2 G Street Map 16/Lot 75 Opening of a public hearing on the Request for Determination of Applicability filed by Colette Picard for work described as driveway and landscaping.

Owner/Applicant: Colette Picard

Documents: 2 G Street Landscaping Plan - 2/28/2012

Ms. Picard presented the project that is to include installing a crushed stone driveway on the G Street side of her property. Cobblestones will be placed at the end. Ms. Picard will fill in some sink holes in the yard and then plant a new lawn. A cobblestone pathway will also be created.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 5/0/0;

It was **voted** to:

Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:55pm 81 Atlantic Avenue, Map 54/Lot 038 (SE35-1161) Opening of a public hearing on the Request to Amend Orders of Conditions filed by Peter & Linda Bohan for work described as change foundation plan, relocate sheds, plant hedge.

This hearing was **postponed** until March 27, 2012 due to untimely mailing of the Public Hearing Notice.

8:50pm 14 Gun Rock Avenue, Map 52/Lot 66 (SE35-1174) Opening of a Public Hearing on the Notice of Intent filed by Cynthia Stanley for work described as raze existing house and construct new house with driveway and landscape planter.

Representatives: Richard Bosse, III, Jeff Metcalfe, RA, Robert Sabatini

Abutter/Others: Leonard Stanley

Documents: Site Plan – Flaherty & Stefani, Inc. – 2/29/2012

Existing Conditions Plan – Flaherty & Stefani, Inc. – 2/29/2012

Foundation Plan – Jeffrey M. Metcalfe, RA – 2-28-2012

Elevation Plans – Sheets A3 & A4 - Jeffrey M. Metcalfe, RA 2/28/2012

Concrete Pad Support Detail – The Dempsey Group – 3/12/12

Photographs of location during the Patriot's Day storm in 2007

Mr. Metcalfe and Mr. Bosse presented the project that is to include razing the existing home that has suffered damages from storms and constructing a new home. The new home will have cantilevered decks and a screened porch. The Applicant has proposed a stone dust driveway in the front of the home and a planter to define the driveway area. An enclosed concrete block structure is proposed for under the home. This structure would house an elevator, a mechanical area, utilities and a stairway.

The Commission expressed concern that the proposed plans located the house closer to the seawall. Mr. Bosse indicated that the house has been moved further away from the street however it is narrower than the current house and it is only the cantilevered deck and screened porch that are closer to the wall. The foundation system will be FEMA compliant utilizing piles. The Commission suggested that all cross bracing be installed perpendicular to allow water to flow under the house and that plans be provided with views of all cross bracing.

The Commission questioned the materials and construction methods for the decks. Mr. Sabatini stated that the decking would be 2 x 10 heavily treated pressure treated wood placed 3/4 inch apart. The Commission informed Mr. Sabatini that a 3/4 inch gap would not be sufficient to dissipate water coming over the seawall during a storm. The Commission suggested the use of a grate type of material for the deck flooring.

Mr. Metcalf presented a plan for the concrete pad support details. This plan was provided as a means to stabilize the existing concrete pad at the seawall. The Commission informed Mr. Metcalf that no work could be done on the concrete pad.

The Commission questions whether the construction of an enclosed structure in a dune is allowable. Mr. Sabatini stated that the structure (bunker) would be pointed to allow water to shed off although the final details have not been determined. Mr. Bosse indicated that he had researched the issue and that the structure is allowable to provide for ADA accessibility. The Commission questioned whether the enclosed stairway could be included in the requirements for ADA compliance. The Commission would like Mr. Bosse to provide the FEMA reference for this finding. The final determination would be made by the Building Commissioner and that he would hold to requirements under the existing map until July 17, 2012. There will also be a concrete

pad for handicap accessibility. The Commission indicated that concrete must be limited to that needed for handicap access. Plans do not indicate details or location.

The plans call for a stone dust driveway. The Commission informed the Applicant that stone dust would not be an approved material for the driveway or parking area. The Commission expressed concern that the proposed planter would not allow for water to flow freely and would more than likely breakdown and travel into adjacent properties or Straits Pond. Mr. Metcalfe indicated that he would revise the plans to include stone or granite posts (bollards). Plans should be revised to show this change.

Photographs of the home and area taken during the Patriot's Day 2007 storm were shown that indicate how the area is affected during storms.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to March 27, 2012 at a time to be determined.

Post hearing note: Mr. Stanley was informed that there is an outstanding Letter Requesting Compliance for this property. There is an area on the north rear side of the property that has been covered with surplus concrete that must be removed. Mr. Stanley stated that he does intend to remove this concrete.

8:15pm 49 Western Avenue, Map 4/Lot 31, (SE35-1060) Continuation of a Public Hearing on the Request to Amend Orders of Conditions filed by David Amory for work described as landscaping and drainage changes.

Owner/Applicant: Frank Ronan

Representative: TJ Hrabota

Documents: Armory Architect Memo – annotated/revised 3/8/2012
Existing & Historical photos – sheets 1-3 - 3/13/2012
Survey - Sheet 4 (Original Proposed Conditions Plan, Nantasket Survey 12/29/11) 3/13/2012
Preliminary Landscape/Garden Plan –sheet 5.1 - revised 3/8/2012
Drainage Plan – Sheet 6 – revised 3/13/2012
Basement Plan/Roof Plan – Sheet 7 – 3/13/2012
North Elevation – Sheet 8 – 3/13/2012
East Elevation – Sheet 9 – 3/13/2012
South Elevation – Sheet 10 – 3/13/2012
West Elevation – Sheet 11 – 3/13/2012
Cross Section East foundation Wall – McPhail Associates – Sheet 13 - revised 3/13/2012
Ronan Garden Plan Notes – Sheet 14 – 3/13/2012
Fence Detail – Sheet 15 – 3/13/2012

Mr. Hrabota presented the project, specifically noting the revisions to all plans. No new hedge will be planted on the Coastal Bank. The existing hedge will be pruned. The proposed footing drain has been deleted from the project. Storm water downspouts will drain to splash blocks. At the location of Downspout #1, gravel will be added surrounding the splash block to slow down the flow of water. There will be an irrigation line from the basement leading to the geranium bed. The existing water service pipe will be replaced. The specific length is not known at this time. Excavation will be only as required for repairs. The proposed fence will be hand dug and will end 5 feet off of the back of the house and not extend onto the Coastal Bank. The large tree located on the Coastal Bank will remain.

A Special Condition was added as follows:

- No heavy equipment is allowed on the coastal bank.
- Upon a **motion** by P. Epstein 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 Amended Order of Conditions was **signed**.

Requests for Certificates of Compliance

35-964 45 Hampton Circle

35-1162 97 Beach Ave

35-474 128 Samoset Ave

After a discussion on each of the 3 projects listed above, one motion was made for approval of all 3 requests for Certificates of Compliance. **Motion** M. Horn, **2nd** S. Bannen, **vote** 5/0/0 – Certificate of Compliances **issued**

35-225 7 Montana Ave - **Motion** M. Horn, **2nd** S. Bannen, **vote** 4/0/0 – Certificate of Compliance **issued** (S. Connor, applicant recused herself)

New Business

Annual Report – A. Herbst provided the Commission with a draft of the Annual Report for review. The Commission made a few minor suggestions. The Commission also suggested that Anne include information regarding her presentations on sea level rise.

Beach grass planting is scheduled for Saturday April 14, 2012. Commissioners are encouraged to participate.

MACC conference update: The Commission was provided with a brochure from MACC regarding a new webinar program for their training sessions. If Commissioners are interested they should let A. Herbst know.

9 Damon Park – information has been provided to the Commission that the homeowner has plans to demolish the existing home and construct a new home. The Commission determined that if changes are to be made to the approved plans for the existing Order of Conditions, the homeowner must apply for an amendment.

9:50pm Upon a **motion** by M. Horn and **2nd** by S. Bannen a **vote** of 5/0/0;
It was **voted** to: Adjourn