



## HULL CONSERVATION COMMISSION

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

Phone: 781-925-8102

Fax: 781-925-8509

**March 27, 2012**

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

**Members Not Present:** John Meschino, Sean Bannen

**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 4/0/0;  
It was **voted** to: Approve the Minutes of 3/13/2012 as amended

**7:40pm 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.

Owner/Applicant: Peter & Linda Bohan

Representative: Stan Humphries

Documents: Correspondence – LEC Environmental Consultants – dated 2/28/2012  
Site Plan – Morse Engineering – Sheet 1 – dated 2/28/2012  
Foundation Plan – Sanford Associates – Sheet F1 – dated 3/17/2012

Mr. Humphries presented the project that is a request to amend Orders of Conditions to include changes to the foundation system. Based on Mr. Humphries analysis, he concluded that there were no functioning dune characteristics found on the site. Due to this finding, the Applicants have proposed a poured concrete, FEMA Compliant foundation system to include flow through vents. Mr. Humphries stated that there was a minor discrepancy between the Site Plan and the Foundation Plan as submitted. The elevation on the site plan should reflect the First Floor Elevation as 12.58 and not 14.0. Mr. Bohan noted the change on the Site Plan. Mr. Humphries stated that the plans now show the location of the relocated sheds and the hedge row at the end of the driveway. These two items were approved at a previous hearing.

The Commission discussed the Freeboard Incentive with the Applicant. Mr. Bohan will evaluate his plans and may determine at a later date to increase the height of the foundation.

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.
- Should the height of the foundation be increased from that shown on the Plan of Record, a new foundation plan must be submitted to the Commission.
- Upon a **motion** by P. Epstein and **2nd** by M. Horn 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**.

**7:50pm 14 Gun Rock Avenue, Map 52/Lot 66 (SE35-1174) Continuation** 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: Jeff Metcalfe, Rick Bosse, Robert Sabatini

Abutters/Others: Leonard Stanley

Documents: Photograph – galvanized steel grate

Site Plan – Flaherty & Stefani, Inc. – revised 3/21/2012

Architectural Drawings – Jeffrey M. Metcalfe, RA – Sheets A1- A4 - revised 3/19/2012

Mr. Sabatini submitted photographs of galvanized steel grating that will be used for the flooring on all decks and the screened porch. Mr. Metcalfe and Mr. Bosse presented the revised plans noting the revisions as requested by the Commission. The proposed planter along the driveway has been deleted and replaced with granite bollards that will be embedded 4 feet into the ground with 1 foot extending above the existing grade. The plan indicates that the existing concrete pad at the seawall is to remain and no repair work will be done. The existing concrete debris located at the rear of the property will be removed.

The proposed enclosure under the house has been removed; however an open staircase is still planned. The Applicant may request to amend the project if a decision to construct the enclosure is made. The bracing details indicate that cross bracing will be utilized for support running perpendicular to the wall where needed and on the ocean facing side, bracing will be higher up and will be tied into the piles.

A 5 foot x 18 foot stone dust and gravel accessible space lane is proposed. The Commission does not want stone dust used as it will migrate to Straits Pond during storms. Mr. Bosse made a notation on the plan indicating that the accessible space lane will be concrete.

The Commission asked if the piling plan would remain the same with the deletion of the enclosure. Mr. Sabatini stated that there were no changes to the plan and that “Steel I Beams” would make up for missing piling.

A Special Condition was added as follows:

- 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. Epstein and **2nd** by M. Horn 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**.

#### **Other Business:**

Hull Times update – Anne Herbst informed the Commission that the Hull Times has been asked to provide information pertaining to pricing and submittal deadlines.

Site visits – Will be scheduled for Tuesday evening of next week. Ellen will provide the information.

Beach grass planting – scheduled for Saturday, April 14, 2012.

**8:02pm** Upon a **motion** by P. Epstein and **2nd** by M. Horn a **vote** of 4/0/0;  
It was **voted** to: Adjourn