



HULL CONSERVATION COMMISSION

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April 10, 2012

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

Members Not Present: John Meschino, Paul Paquin

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 3/27/2012

7:35pm Railroad Bed (M to X Streets), Opening of Public Hearing on the Request for Determination of Applicability filed by the Town of Hull for work described as a re-grading of the railroad bed as needed from M to X Street.

Owner/Applicant: Joseph Stigliani

Mr. Stigliani presented the project that is for routine maintenance on the railroad bed to include re-grading and filling of potholes that have become a safety issue. Material used to fill the potholes will be compatible with existing material.

- 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 **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:45pm 9 Damon Park Rd., Map 52/Lot 1 (SE35-1074), Opening of a Public Hearing on the request to Amend Orders of Conditions filed by Matthew Santos for work described as demolish home and rebuild on existing foundation.

Owner/Applicant: Matthew Santos

Representative: David Ray

Documents: Foundation Plan As-Built – Nantasket Survey – dated 11/02/2011

Existing & Proposed Conditions Plan – Nantasket Survey – dated 11/17/2008

Mr. Ray presented the project that is to include demolishing the existing home and constructing a new home on the existing foundation. The original Order of Conditions was to construct a new foundation system, elevate the home and locate on the new foundation. The demolition of the interior has already been completed by hand. A construction vehicle will be used to demolish the exterior.

The Commission expressed their concern for construction materials becoming windblown and entering the water. The Commission inquired about a shed that is currently on the site. Mr. Santos stated that the shed is temporary and will be replaced by a construction trailer at a later date.

Special Conditions were added as follows:

- All construction material must be secured daily to ensure that there will be no wind blown debris.

- A construction plan to ensure no damage or pollution due to wind blown materials must be submitted to, and approved by, the Conservation Administrator in advance of commencement of any work.
 - All stone, cement or other rubble material must be removed off-site to an acceptable disposal site.
 - No additional soil can be brought onto the property.
- 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 Amended Order of Conditions was **signed**.

7:55pm Review of Sunset Bay Marina, marina management plan

Robert Folsom and David Ray presented the Marina Management Plan and updated the Commission on the status of the Sunset Bay Marina project. Mr. Folsom stated that the landside work is still to be completed. They are also exploring a way to deal with the power wash systems. They are currently using a matt system that has been approved by the Commonwealth of MA that is designed to collect any debris. Power washing is currently being done in the parking lot across from the maintenance building. Proposed work to the parking lot has not yet been completed. Many improvements have been completed in the gas dock systems including new shut off valves. Maintenance to boats is now being done in the “shed” at the corner of Bay Avenue East and A St. Minor maintenance to boats is allowed at the storage locations.

The Commission requested that the Marina Management Plan be updated to reflect which items are currently in practice or effect, and which items are to be implemented in the future. A revised Plan will be submitted.

Requests for Certificates of Compliance

207 Beach Avenue - **Motion** - P. Epstein, **2nd** M. Horn, **vote** 4/0/0 – Certificate of Compliance **issued**

8:18pm Upon a **motion** by M. Horn and **2nd** by S. Bannen a **vote** of 4/0/0;

It was **voted** to: Adjourn