



HULL CONSERVATION COMMISSION

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April 24, 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 4/0/0; (P. Paquin arriv'd late)

It was **voted** to: Approve the Minutes of April 10, 2012 as amended

7:35pm Nantasket Avenue (Bay to Water Sts.), Maps 33 and 34 (SE35-1177) Opening of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as rebuild street including infrastructure and streetscape.

Representative: John Morgan

Documents: "Surfside" Nantasket Avenue Rebuild Project – Sheets 1-9 – Coler & Colantonio dated 4/2/2012

Mr. Morgan presented the project that will be conducted on Nantasket Avenue in the area of Bay to Water Streets. The construction will include reconstruction of the roadway and sidewalks, improved drainage, and relocating utilities underground. Drainage will be improved by increasing the number of catch basins and directing all catch basins to drain directly to the existing outfall systems. The catch basins will be 4 feet deep sump basins and will be maintained by the DPW under the existing routine cleaning program.

There will be no increase in impervious area. There will be added landscaping in some areas of the street. The Commission suggested planting Bartlett pear trees.

A Special Condition was added as follows:

- The applicant must meet with the Conservation Administrator for final review of construction erosion control plans prior to the start of any activity. The Conservation Administrator must approve final plans prior to their implementation.
- 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 Order of Conditions was **signed**.

P. Paquin recused himself

7:47pm Bay Avenue East (Nantasket to Milford Sts.) Map 18 (SE35-1178) Opening of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as rebuild street including infrastructure and streetscape.

Abutters/Others: Charles Gould

Documents: Town of Hull Roadway Improvement Project – Sheets 1-9 – GCG Associates - dated 12/2010

Anne Herbst presented the project for the Town that will include reconstruction of Bay Avenue East from Nantasket Ave. to Milford St. The work will include reconstruction of the roadway and sidewalks, improved drainage, and relocating utilities underground. Drainage will be improved by increasing the number of catch basins. The catch basins will be 4 feet deep sump basins which will decrease the amount of sediment entering drain pipes. Some pavement will be removed and the area will be loamed and trees will be planted.

Mr. Gould expressed concern that the street may be widened. It does not appear that there are plans to widen the street.

A Special Condition was added as follows:

- The applicant must meet with the Conservation Administrator for final review of construction erosion control plans prior to the start of any activity. The Conservation Administrator must approve final plans prior to their implementation.
- 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**.

P. Paquin returned

8:00pm 8 Marginal Road, Map 35/Lot 135 (SE35-1176) Opening of a Public Hearing on the Notice of Intent filed by John and Marilyn Capuzzo for work described as 2-story house addition.

Owner/Applicant: John Capuzzo

Documents: Site Plan of Land – Neil J. Murphy Associates – dated 4/5/2012

Mr. Capuzzo presented the project that is to include a 22 foot by 25 foot addition that will be constructed on a concrete slab. The project calls for a paved driveway at the front of the home as well as an area of pavers and a walkway that Mr. Capuzzo marked on the plan.

The Commission discussed the need to prevent silt from entering the nearby catch basin during construction.

A Special Condition was added as follows:

- A silt sack must be utilized in the nearby catch basin to prevent sediment from entering the drain during construction.
- 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 Order of Conditions was **signed**.

8:10pm 179D Samoset Avenue, Map 19/Lot 118 (SE35-1175) Opening of a Public Hearing on the Notice of Intent filed by Sheryl Elman for work described as 10 x 2 house addition.

Owner/Applicant: Sheryl & David Elman

Documents: Addition & Renovation to: Elman Residence – Sheets AO.1, A1.0 – dated 4/16/2011

Ms. Elman presented the project that is a 10' by 2' addition that will be constructed on footings. The Commission had no issues with this project.

- 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 Order of Conditions was **signed**.

8:17pm 37 & 39 Bay Street, Map 34/Lots 014, 015, Opening of Public Hearing on the Request for Determination of Applicability filed by the My Journey's End, LLC for work described as replace existing decking.

Owner/Applicant: Joseph McLaughlin

Documents: Proposed Exterior Egress Repairs – Choo & Co. – Sheets A-0, A-1.1, 1.2, 2.1, 3.1 – 1/17/2011
Partial First Floor Framing – Choo & Co. – Sheets SK-1, SK-2

Mr. McLaughlin presented the project that is to include replacing existing decking that is failing. Replacement of footings may be necessary.

The Commission discussed proper disposal of all building materials. Mr. McLaughlin stated that there would be a dumpster on site.

A Special Condition was added as follows:

- Any construction debris must be lawfully removed from the site
- 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**.

8:26pm Upon a **motion** by M. Horn and **2nd** by P. Epstein a **vote** of 5/0/0;
It was **voted** to: Adjourn