



## HULL CONSERVATION COMMISSION

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

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**May 29, 2012**

**Members Present:** Sheila Connor, Chair, (arr'd 7:40), Paul Paquin, John Meschino, Max Horn, Sean Bannen

**Members Not Present:** Paul Epstein

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

**7:30pm** M. Horn called the meeting to order

**Minutes:** Upon a **motion** by J. Meschino and **2nd** by S. Bannen and a **vote** of 4/0/0;  
It was **voted** to: Approve the Minutes of April 24, 2012

**7:35pm 109 Atlantic Avenue Map 53/Lot 10 (SE35-1179) Opening** of a Public Hearing on the Notice of Intent filed by Timothy Bergen for work described as enlarge driveway.  
Owner/Applicant: Timothy Bergen  
Documents: Plot Plan with notations – dated 5/02/2012

Mr. Bergen presented the project that is to include enlarging the existing asphalt driveway to 30 feet wide by 25 feet deep. A 3 foot grass area will remain along the side property line.

- Upon a **motion** by S. Bannen and **2nd** by J. Meschino 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**.

The Commission informed Mr. Bergen that he should contact the Harbormaster regarding his bottom anchored float. In addition, Mr. Bergen was requested to relocate his dog run to prevent the dog from entering the tidal area. Mr. Bergen agreed.

**7:40pm 45 Pt. Allerton Avenue, Map 10/Lot 10 (SE35-1183) Opening** of a Public Hearing on the Notice of Intent filed by Thomas Albert for work described as front addition and porch.  
Owner/Applicant: Lori Tobin (not signed in)  
Representative: Tom Albert  
Documents: Site Plan – A-100 - Hoadley Martinez Architect – dated 4/13/2012  
Foundation Plan - Timothy E. Donovan, P.E. – dated 5/15/2012 (Issued)

Mr. Albert presented the project that is to include construction of an addition and porch. The construction will include sonotubes for the foundation. All work is in the buffer to the coastal bank. Mr. Albert distributed information regarding construction in flood zones to the Commission.

- Upon a **motion** by P. Paquin 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**.

**7:50pm 237 Beach Avenue Map 17/Lot 184 (SE35-1181) Opening** of a Public Hearing on the Notice of Intent filed by Joseph Smith for work described as walkway, patios and parking areas using pavers and gravel.  
Owner/Applicant: Joseph Smith  
Representative: David Byron

Documents: Manufacturer sheet from Nicolock Pavers

Mr. Smith and Mr. Byron presented the project that is to include installation of pavers for walkways and the area surrounding the proposed parking spaces and construction of a flagstone patio area in the rear of the home. The proposed parking spaces will be gravel.

Mr. Byron informed the Commission that the pavers will be set in an "I" formation with a polymer (or plastic like) filler between pavers that will harden and be "almost like poured concrete". The Commission discussed the need to allow the water to drain in the spaces between the pavers and the problem with water sheeting across the property to adjacent properties during coastal storms. The Commission also expressed concern regarding the use of materials that contain concrete for use as a base below the pavers.

The proposed walkway on the side of the home will be removed from the plan.

The Commission informed Mr. Smith that a previous Order of Conditions included Special Conditions as follows:

- No more than 50% of the land shall be covered by an impervious material.
- There is to be no paved expansion on the property (Driveway will not be paved beyond existing asphalt)

After much discussion resulting in many changes to the proposed plan and the materials to be used, Mr. Smith stated the he will submit another plan with the proposed changes that will be to scale and include all materials to be used.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to June 12, 2012 at a time to be determined.

**8:37pm 327 Beach Avenue Map 13/Lot 024 (SE35-1182) Opening** of a Public Hearing on the Notice of Intent filed by George Nassopoulos for work described as demolish existing structure and rebuild.

Owner/Applicant: George and Diane Nassopoulos

Documents: Existing & Proposed Conditions Plan- Nantasket Survey Engineering, LLC- dated 5/08/2012  
Pile/Beam Plan & Sections (2 sheets)- Structures Engineering- dated 5/08/2012  
Paver Plan & Piling and Beam Plan noted received 5/29/2012

Mr. Nassopoulos presented the project that is to include demolition of the existing home and garage and construction of a new home. The foundation system will include 22 piles and cross bracing facing the beach for wind stability. The foundation system will allow for 4 ½ feet of freeboard.

Exterior stairways will remain open. Mr. Nassopoulos marked up plans indicating the area below the home that will contain pavers. The Commission stressed the importance of the requirement that there is no storage allowed under the home. All material for driveways and basement fill will match the material currently on site.

A Special Condition was added as follows:

Material used to fill the basement area must be compatible (in grain size) with the material currently on the property. The fill material must be approved by the Conservation Administrator prior to installation.

- Upon a **motion** by P. Paquin and **2nd** by J. Meschino 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**.

**9.09pm 1118 Nantasket Avenue, Map 7/Lot 56 (SE35-1180) Opening** of a Public Hearing on the Notice of Intent filed by Randall Parrott for work described as elevate home and build addition.

Owner/Applicant: Randall Parrott

Documents: Site Plan – Perkins Engineering, Inc. – dated 7/20/2011  
Site & Pier Plan – Robert Therrien, AIA – dated 8/16/09 – stamped 5/4/2012 & 5/8/2012

Mr. Parrott presented the project that is to include elevating the existing home and constructing a new foundation system on a new FEMA compliant pile foundation system that would allow for 4 feet of freeboard. The proposed project also expands the footprint of the home which requires approval from the Zoning Board of Appeals as well as the Board of Selectmen (for encroachment on town property). The plans call for parking under the home. The proposed parking area would be covered in a Tufftrack grassroad paver system that would be filled with stone to allow for drainage. The existing deck at the rear of the home would be relocated closer to the home.

The Commission stressed the importance of the requirement that there is no storage or constructed areas allowed under the home. Any proposed changes on the ground or proposed elevation changes must be indicated on the plans. Mr. Parrott was informed that the dune must be allowed to migrate. There is no first floor elevation indicated on the plans. The Commission expressed concern with the proposed paver system noting that the opening provided to allow for drainage was smaller than other systems known to them. The size of the proposed parking areas is in excess of required parking spaces.

Mr. Parrott is working with the Town to receive permission to construct the front entryway on a portion of Town Property and will return with revised plans.

- Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to June 26, 2012 at a time to be determined.

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

**43 Pt. Allerton** - Full stone patio not included in OoC. Request Owner attend a meeting, CoC not issued

**45 Pt. Allerton** – M. Horn Motion, J. Meschino 2<sup>nd</sup>, vote 5/0/0; CoC issued

**109 Atlantic Avenue** – P. Paquin Motion to include patio added to plan, S. Bannen 2<sup>nd</sup>, vote 5/0/0; CoC issued

**197A Samoset Ave** – M. Horn Motion, S. Bannen 2<sup>nd</sup>, vote 5/0/0; CoC issued

#### **New Business**

BMC mailing – The Commission was provided with a copy that will be included in residents light bills.

#### **Violations:**

921 Nantasket – clearing of coastal bank - Enforcement Order ratified – M. Horn motion, S. Bannen 2<sup>nd</sup>, 5/0/0

259 Beach Ave – construction of wall - will be added to site visits

Lofchie property – the Conservation Administrator provided an update on a site walk with members of the Cohasset Land Trust. The trust is considering providing funds for an appraisal of the property.

#### **Questions:**

5 Nantasket – the applicant has been instructed to resume the permitting process or withdraw application

305 Beach – foundation was enclosed contrary to Orders of Conditions; the Commission requested that a letter be sent P. Lombardo letter requesting clarification on building code requirements

11 Dellawanda – It was clarified with the owner that stone on site is extra material, not for installation. Signs indicating protected area will be requested.

FY 2013 budget – will include funds for outreach programs, suggestions requested

Scheduling – 2<sup>nd</sup> half of year - Meetings that would fall on September 25 (Yom Kippur) & December 25 will not be scheduled

42 Duck Lane communication – the Commission discussed releasing applicant from Special Condition relating to vegetation

Dune invasives – black tale swallowwort – in response to inquiry, it was suggested that the most effective control would be cut it at the base

The Commission was advised that the town settled a lawsuit filed by DEP regarding the town's activities on Nantasket Beach.

**10:25pm** Upon a **motion** by P. Paquin and **2nd** by M. Horn a **vote** of 5/0/0;  
It was **voted** to: Adjourn