



## HULL CONSERVATION COMMISSION

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

Phone: 781-925-8102

Fax: 781-925-8509

**June 26, 2012**

**Members Present:** John Meschino, Paul Epstein, Max Horn, Sean Bannen

**Members Not Present:** Sheila Connor, Chair, Paul Paquin

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

**7:30pm** M. Horn 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 June 12, 2012 as amended

**7:35pm 1048 Nantasket Ave., Map 8/Lot 015 (SE35-1167) Continuation** of a Public Hearing on the Request to Amend Orders of Conditions filed by Christie Smith for work described as new decks.  
Owner/Applicant: Christie Smith  
Documents: Site Plan – Cavanaro Consulting – dated revised 5/16/2012

Ms. Smith presented the project that is to expand the deck on the west side of the home to allow parking underneath, and construct a 10' by 14' deck with stairs on the east end of the home. Both decks will be approximately 9 – 9 ½ feet off the ground.

- 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**.

**7:40pm 5 Nantasket Avenue, Map 41/Lot 11 (SE35-1120) Continuation** of a public hearing on the Notice of Intent filed by John Riley for work described as demolish one-story building; construct 2 ½ story building on the same footprint.  
The Applicant requested a Continuance to July 24, 2012.

- Upon a **motion** by P. Epstein and **2nd** by J. Meschino and a **vote** of 4/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to July 24, 2012 at a time to be determined.

**7:45pm 1118 Nantasket Avenue, Map 7/Lot 56 (SE35-1180) Continuation** of a Public Hearing on the Notice of Intent filed by Randall Parrott for work described as elevate home and build addition.  
**The Applicant has withdrawn the application.**

**7:50pm 48 George Washington Boulevard Maps 37/Lot 07 (SE35-1185) Continuation** of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as maintenance dredging on the north and south sides of Nantasket Pier.

This project was presented at the previous meeting and was continued due to the fact that the DEP had not issued a number at that time.

- 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**.

## Requests for Certificates of Compliance

**43 Pt. Allerton** – Tom Kerr attended the meeting to discuss the installation of a paver patio and stairs in the buffer to the coastal bank and flood zone that were not permitted as part of his Orders of Conditions. Mr. Kerr stated that he was unaware that he needed to permit this activity. The Commission also inquired about drainage pipes leading toward the seawall. Mr. Kerr stated that these were perforated drainage pipe that were installed one foot deep along the side of the house. The Commission advised Mr. Kerr that he must submit plans that show the patio and stairs. **CoC not issued**

**1 Clifton** – Tom Burns attended the meeting to discuss his excavating the area under his deck from a door out to the seawall that was not permitted as part of his Orders of Conditions. Mr. Burns apologized for his actions. He stated that the area had been hand dug to provide access to a door under the deck. Mr. Burns was advised to return to the Commission in four weeks with a plan to address this situation. The Commission suggested that he could propose work that is at least 10 feet from the top of the coastal bank. **Coc not issued**

**118 Cadish Ave** – P. Epstein Motion, M. Horn 2<sup>nd</sup>, vote 4/0/0; CoC issued

## New Business

**301 Nantasket Ave** – Bart Kelly attended the meeting to discuss the issuance of the Certificate of Compliance for 301 Nantasket Ave. After the CoC was issued, the Commission realized that the parking spaces in the rear were proposed to be pervious however they have been paved. Mr. Kelly apologized for this error on his part. The Applicant provided the following information: that the paving is pitched toward the existing catch basin in the driveway that leads to a 6' x 8' dry well; that there is no connection from the catch basin to any Town storm drains; that the dry well has been capable of draining all stormwater runoff. The Commission requested that Mr. Kelly provide engineering calculations to indicate the actual capacity of the dry well and return for further discussion.

**259 Beach Ave** – Anna Berik attended the meeting to discuss a violation for the construction of a wall at the edge of her property along Beach Ave. that was not permitted. The Commission expressed the need to allow water to flow freely through the property. Ms. Berik stated that the wall was constructed to prevent damage to her property. The Commission advised Ms. Berik that walls or curbing could be no higher than 6" and that she must have a plan to remove the wall as it is constructed. She was advised to provide a design that provides at least 50% void space where water can flow through.

**159 Beach Ave** - P. Epstein Motion, M. Horn 2<sup>nd</sup>, vote 4/0/0 to affirm a Notice of Violation – for removal of driveway

**Hull/Cohasset Land Trust** – Scott Plympton HLCT and Deborah Shadd of the Cohasset Conservation Trust attended the meeting to update the Commission on their ongoing commitment to acquire a portion of the Lofchie property to be held with a conservation restriction. They informed the Commission that a grant application would be submitted on July 16 for funds to purchase the land. It is their intent that the property would allow a walkway all the way around Straits Pond. An appraisal was being conducted for the land that should be available July 1. The Town of Cohasset has pledged \$40,000 toward this purchase. Scott & Deborah are looking to the Commission for a commitment and support of this acquisition. The Commission has agreed to support the acquisition and will review available funds and discuss what support they could add. The Commission requested a copy of the appraisal.

The Commission discussed proposing a by-law that would ban use of plastic bags.

**9:15pm** Upon a **motion** by M. Horn and **2nd** by J. Meschino a **vote** of 4/0/0;  
It was **voted** to: Adjourn