



HULL CONSERVATION COMMISSION

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July 10, 2012

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

Staff Present: Anne Herbst, Conservation Administrator

7:30pm Chair Connor called the meeting to order

7:38pm 16 and 24 Stafford Rd., Map 26/Lots 137, 138, Opening of Public Hearing on the Request for Determination of Applicability filed by Ann Marie Lyons for work described as replace existing driveway.

Documents: Pictometry Photo of Property

The Commission saw no issues but wanted to make sure that runoff is not directed to adjoining properties. A special condition was added as follows:

The driveway must be pitched so as not to direct runoff to any adjoining property.

- Upon a **motion** by Paul Epstein and **2nd** by Max Horn and a **vote** of 6-0-0;

It was **voted** to:

Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:42pm 159 Beach Avenue Maps 19/Lot 65 (SE35-1189) Opening of a Public Hearing on the Notice of Intent filed by Edward Murphy for work described as replace asphalt driveway with stone and grass, install retaining wall.

Owner/Applicant: Edward Murphy

Documents: Hand drawn plan – 159 Beach Driveway & Block Wall – dated 6/26/12
Narrative – dated 6/22/2012

Mr. Murphy apologized that the work was initiated without first receiving a permit; he stated that he didn't realize a permit was required. He proposes to replace the asphalt driveway with a gravel driveway. The asphalt driveway had been 25 feet long. 15 feet of that distance will be replaced with gravel; the 10 feet closest to the home will be replaced with hydrangeas and grass. A retaining wall will be installed within the footprint of the driveway, adjacent to the existing timbers that currently line the driveway. The driveway starts at grade at the street and is below grade thereafter. The Commission suggested that the applicant consult with the DPW for advice on what material is used in the railroad bed to determine whether the use of stone or gravel will be most appropriate. Paul Paquin objected that the plan should not be allowed due to the use of fill in a velocity zone and due to allowing the Applicant to amend the existing wall.

A Special Condition was added as follows:

- The approved retaining wall can be no higher than 6 inches above the existing adjacent grade.
- Upon a **motion** by Paul Epstein and **2nd** by Max Horn and a **vote** of 5-1-0; Paul Paquin opposed,
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

8:20pm 67 Newport Avenue Maps 26/Lot 114 (SE35-1186) Opening of a Public Hearing on the Notice of Intent filed by Egidio Munoz for work described as elevate and rebuild portions of the building, pave driveway.

Owner/Applicant: Egidio Munoz

Representative: David Ray

Abutters/Others: Zach Ray, Pat Cannon

Documents: Existing & Proposed Conditions – Nantasket Survey Engineering – dated 6/20/2012
Foundation Plan – Robert Therrien – dated 6/21/2012

David Ray described the project to tear down and rebuild the rear of the building. The rest of the house will be elevated 16" to 24" to provide 3 feet of freeboard. A garage with flood vents and a new driveway will be installed. The existing driveway will remain on the property. An abutter spoke in favor of the project, saying that the house has been an eyesore and the project will improve the neighborhood.

- Upon a **motion** by Paul Epstein and **2nd** by Sean Bannen and a **vote** of 6-0-0;
It was **voted** to:

Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

8:30pm 138 ½ Atlantic Avenue Maps 52/Lot 59 (SE35-1189) Opening of a Public Hearing on the Notice of Intent filed by Kevin St. George for work described as relocate and elevate structure on piles.

Applicant: Kevin St. George

Representative: Bob Crowell

Abutter/Other: 1 not properly signed in

Documents: Plot Plan – Crowell Engineering – dated 6/25/2012
Foundation Plan – Design Concept of New England (S1 & S2) – dated 7/08/2012

Kevin St. George presented a proposal to elevate the home on pilings and move the home to the front edge of the property as far from the seawall as possible. The applicant stated that all concrete will be removed from the property and replaced with material compatible with that existing on site. The applicant must still receive approval from the Zoning Board of Appeals to relocate the house to the property line and therefore requested a continuance to July 24, 2012.

- Upon a **motion** by Paul Epstein and **2nd** by Max Horn and a **vote** of 6-0-0;
It was **voted** to:

Continue the Public Hearing to July 24, 2012 at a time to be determined.

Other Business

921 Nantasket Ave – Maureen Louzan, Molly Louzan, Josh McKenna. Maureen Louzan discussed a recent violation issued to her mother for cutting down vegetation on a coastal bank and leaving the dead vegetation on the bank. Ms. Louzan proposed to carefully carry the material off the bank and have it chipped and removed from site. Vegetation will be allowed to re-grow and bare areas will be planted with a low maintenance ground cover using the expertise of a landscaper. The Commission agreed that this would be an appropriate resolution to the violation. The Commission requested that the work be completed in 30 days and an update be provided to the Commission in that time frame.

Other: the Commission discussed an update on efforts to place part of the Lofchie property under the protection of Conservation. The Commission discussed initiating a by-law that would ban the use of plastic bags in retail stores in Hull. The Commission discussed an inquiry from an Atlantic Avenue resident regarding a possible violation, and policy with regard to treatment of phragmites.

9:25pm Upon a **motion** by Max Horn and **2nd** by Sheila Connor a **vote** of 6-0-0;
It was **voted** to: Adjourn