



HULL CONSERVATION COMMISSION

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August 14, 2012

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

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 6/0/0;
It was **voted** to: Approve the Minutes of July 24, 2012

7:35pm 51 Harborview Rd Map 56/Lots 28, Opening of Public Hearing on the Request for Determination of Applicability filed by Tom Fitzgerald for work described as 12' by 12' addition at front of home.

Representative: Michael Nash

Documents: Proposed Bumpout – Dated 8/1/2012

The Commission conducted a site visit on August 7, 2012 and found no issues with this proposed project.

- Upon a **motion** by M. Horn and **2nd** by P. Epstein 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**.

7:40pm 179D Samoset Ave, Map 19/Lot 118 (SE35-1190) Opening of a public hearing on the Notice of Intent filed by Sheryl Elman for work described as remove existing concrete on driveway, walkway & passage way; replace with pervious pavers, construct raised flower beds.

Owner/Applicant: Sheryl & David Elman

Documents: Plan of Proposed Improvements – J. Lowell Associates – 07/12/2012

Ms. Elman presented the project that is to include removing existing concrete on the driveway, walkway and passage way and replace with pervious pavers and a cobblestone border. A 4' by 4' by 4' dry well will be installed in the driveway area. All grades will be pitched toward the drywell. A proposed raised flower bed has been removed from the plan; vegetation will be planted in its place as was noted on the plan.

A Special Condition was added as follows:

- The applicant has permission to increase the size of the proposed drywell if recommended by an engineer
- Upon a **motion** by M. Horn and **2nd** by P. Epstein 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**.

7:55pm 1151 Nantasket Ave, Map 07/Lot 034 (SE35-1058) Opening of a public hearing on the Request to Amend Orders of Conditions filed by David Miller for work described as construct driveway, patio, retaining walls and walkways.

Owner/Applicant: David Miller

Documents: Site Plan – ML Curadossi Architects – L1-.0 – 07/26/2012

Mr. Miller submitted new plans and manufacturer's specifications for pervious pavers. Mr. Miller presented the project that is to include removal of vegetation (for transplant in some areas) and installation of pavers for a patio and walkway. A retaining wall will be constructed along the interior of the existing wall that is not to exceed the height of the existing wall. The area between the walls will be vegetated. Pavers will be installed in the driveway and will be pitched toward a catch basin in the street. The total square footage to be covered in pavers is 1340. Stone shall be used as filler between joints. The existing vegetated area on the northeast side of the property will remain vegetated.

A Special Condition will be added as follows:

- Prior to commencing any work the contractor responsible for the installation of the pavers must meet with the Conservation Administrator.
- Upon a **motion** by M. Horn and **2nd** by P. Epstein 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**.

8:25pm 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.

Owner/Applicant: John Riley

Representatives: Michael Nuesse, Bonnie Hobbs

Documents: Excavation & Erosion Control Plan – Sitec Environmental – 05/24/2011

Town of Hull Temporary License to use Town Land for Construction – unsigned
Photographs of existing building (2)

Mr. Nuesse presented the project that is to include demolition of the existing building and construction of a new building within the existing footprint. The 21'6" x 52'6" foundation will be a 10" concrete slab on grade two feet above flood elevation. The existing retaining wall will remain as is.

Due to the close proximity of the Town property line on the south side, the Applicant must receive permission from the Town to perform work on their property. The excavation may not extend more than three feet beyond the existing building. Work for the foundation can be accomplished from the inside of the foundation. There is to be no heavy equipment or vehicles on Town property.

The haybale and silt fence will be located in line with the existing telephone pole on the south side of the property as shown in photographs of the site.

Special Conditions were added as follows:

- Excavation for the foundation may extend on to adjacent Town of Hull property south of the project, but said excavation may not exceed the area within 3 feet of the current building.
- There shall be no other work on town property with the exception of the placement of scaffolding to work on the building. No work or material may extend beyond the area needed for scaffolding. Hay bale and silt fence approved by the Conservation Administrator shall mark this limit of work.
- There shall be no heavy equipment or vehicles on Town of Hull property south of the building.
- A signed agreement with the Town of Hull providing permission to access the Town of Hull property south of the project must be provided to the Conservation Commission prior to commencement of any work.
- Upon a **motion** by M. Horn and **2nd** by P. Epstein 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**.

8:50pm 138 ½ Atlantic Avenue Maps 52/Lot 59 (SE35-1188) Continuation of a Public Hearing on the Notice of Intent filed by Kevin St. George for work described as relocate and elevate structure on piles.

The Applicant requested a continuance to August 28, 2012.

- Upon a **motion** by M. Horn and **2nd** by P. Epstein and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to August 28, 2012 at a time to be determined.

Requests for Certificates of Compliance:

179 D Samoset Ave - M. Horn **Motion**, P. Epstein **2nd**, **vote** 6/0/0; CoC issued

67 Newport Road - P. Paquin **Motion**, P. Epstein **2nd**, **vote** 5/0/0; CoC issued (M. Horn recused)

43 Pt. Allerton Ave - M. Horn **Motion**, P. Epstein **2nd**, **vote** 6/0/0; CoC issued

New Business:

Request for extension SE35-1030, Spinnaker Island Yacht Club – no representative present – no action

13 ½, 15 ½ Nantasket Request for Extension – The Commission discussed their concern with the existing conditions on this site. Mr. Riley stated that they do perform service on the vehicles on the concrete pad. The Commission expressed concern related to hazardous materials spills on the ground surface. Mr. Riley stated that they currently use a speedy dry type of material for clean up. Mr. Riley stated that used oil is removed from the site due to him not receiving a permit from the Fire Department for a proper storage system. Mr. Riley stated that he was waiting for the DEP for the next step in the efforts to complete work regarding the 21E. Mr. Riley stated that he would like to start this project within a year.

- Upon a **motion** by M. Horn and **2nd** by P. Epstein and a **vote** of 6/0/0;
It was **voted** to: Extend the Orders of Conditions for a period of one year

Request for Extension Spinnaker Island Yacht Club – The Applicant had not specified the time period being requested. A. Herbst will contact the Applicant.

1 Clifton compliance issue – Mr. Burns returned to the Commission to discuss further options for his hand digging out an area 18" to 24" deep under his deck from the house to the seawall that was in violation of his Order of Conditions. Mr. Burns has requested that he be allowed to apply for a permit for the work before enforcement begins. The Commission advised Mr. Burns that he must submit a proposal to correct the problem or return it to its original state. Mr. Burns will submit a request to amend his orders of conditions to all him to excavate an area approximately 3 feet along the house that would be outside of the 10' buffer to the coastal bank.

DEP permit extension update – The State has issued an automatic 2 year extension on all permits issued between 8/15/10 and 8/15/2012.

Sewer plant emergency order – A. Herbst issued an Emergency Order to the Town of Hull Sewer Department to allow them to add fill to support equipment used to treat hydrogen sulfide. The equipment is at the cable building on the Landfill Access Road. Hay bales and silt fence were installed to protect the wetlands.

37 Bay emergency order – A. Herbst issued an Emergency Order for the DPW to replace a damaged pipe. All work was to be done on the landside of the property

Update on placement of newspaper ads – We are waiting for an estimated cost from the Hull Times for the advertising of Public Hearing Notices and confirmation that our time line will work for their deadline.

9:35pm Upon a **motion** by M. Horn and **2nd** by P. Epstein a **vote** of 6/0/0;
It was **voted** to: Adjourn