



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

August 28, 2012

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

Members Not Present: Sheila Connor, Paul Paquin

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

7:50pm M. Horn called the meeting to order

Minutes: Upon a **motion** by J. Meschino and **2nd** by M. Horn and a **vote** of 4/0/0;
It was **voted** to: Approve the Minutes of August 14, 2012

7:50pm In Edgewater Rd from 105 to 117, Map 30; Opening of a public hearing on the Request for Determination of Applicability filed by Aquarion Water Company for work described as install replacement water main.

Applicant: John Walsh

Representative: Ymane Bouramia

Documents: Site Plan – Tata & Howard – dated August 2012

Ms. Bouramia presented the project that is to install a new 8 inch water main for a length of approximately 300 feet. The existing 6 inch water main will be abandoned. Silt sacks will be placed in catch basins and a silt sock will be placed on the southern side of the street to contain any erosion and sediments. The roadway will be swept daily and temporary pavement will be placed to cover the trench. The silt sock will be removed at the end of each work day to allow residents access to their property. Mr. Walsh will meet with Mr. Stigliani to make a final determination if Aquarion will pave only the trench or pave curb to curb in the work area. The project is expected to last for three weeks.

- 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 **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:55pm 149 Nantasket Rd, Map 30/Lot 37 (SE35-1191) Opening of a public hearing on the Notice of Intent filed by Robert Santoro for work described as 16' by 10' addition.

Owner/Applicant: Dale and Robert Santoro

Documents: Hand drawn plan – Hulverson Construction

Ms. Santoro presented the project that is to extend an existing porch to create a three season room. The 16' x 10' addition will be constructed on three sonotubes. The plan indicated that the addition would extend further than the existing stairs which Ms. Santoro stated was incorrect. Ms. Santoro corrected the location on the plan.

- 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**.

8:00pm 150 Kenberma St, Map 25/Lot 10 (SE35-1192) Opening of a public hearing on the Notice of Intent filed by Philip Furman for work described as patio, fire pit, walkway, and driveway aprons.

Owner: Mark Tuchman

Representative: Philip Furman

Documents: Hand drawn landscape plan dated 8/15/2012

Mr. Furman presented the project that is an after the fact filing for the removal of grass to install a paver walkway, reconstruct driveway aprons, construct a paver patio with a fire pit, and remove existing concrete slab at walkway and replace with cobblestone pavers. The driveway (2) surfaces will be crushed shells or stone and the aprons will be constructed with cobblestone pavers. Mr. Furman stated that there was an old stone patio that was buried that was excavated and then replaced with pavers. Mr. Furman stated that they had removed the material that was placed in the paver joints, which now allows for water to drain between the pavers.

The Commission concluded that this work would not shed water to adjacent properties due to the fact that the property is surrounded by a wall.

Mr. Furman will submit an accurate plan that indicates all areas and surfaces on the property.

- 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**.

7:50 138 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 9/11/2012

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 4/0/0;

It was **voted** to:

Continue the Public Hearing to September 11, 2012 at a time to be determined.

Requests for Certificates of Compliance

85 Highland – P. Epstein Motion, M. Horn 2nd, vote 4/0/0; CoC issued

1150 Nantasket - P. Epstein Motion, M. Horn 2nd, vote 4/0/0; CoC issued

Other Business:

64 Holbrook Ave – discussion of Certificate of Compliance

Mr. Gratta attended the meeting to discuss the construction of the revetment for which he has requested a Certificate of Compliance. The Commission reviewed correspondence to Mr. Gratta dated 10/18/2011 & 8/20/2012 pertaining to the project. From the as-built plan and submitted materials it appears that the revetment was not constructed according to the approved plan. The slope of the revetment appears to differ. The transition that was to take place 10' off of the adjacent property was not done. Additional smaller stones have been placed up to or over the property line. The annual requirement for beach nourishment has not been completed. Mr. Gratta requested that he be allowed to complete the nourishment during construction of the house.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 4/0/0;

It was **voted** to: Require a Peer Review of the revetment by Ocean & Coastal Engineers

The Commission discussed the remaining large concrete block that is on the beach at Spinnaker Island. The Commission concluded that they did want it removed from the beach and felt that any change in the beach area would be restored naturally with the tides.

67 Beach Ave – The Commission discussed the permitting needs of a potential project.

8:40pm Upon a **motion** by M. Horn and **2nd** by P. Epstein and a **vote** of 4/0/0;

It was **voted** to: Adjourn