



## HULL CONSERVATION COMMISSION

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

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**October 23, 2012**

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

**Members Not Present:**

**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 P. Epstein and a **vote** of 6/0/0;  
It was **voted** to: Approve the Minutes of October 9, 2012

**7:30pm** Bartley Kelly attended the meeting to discuss the condition of the catch basin located in the rear parking area of 301 Nantasket Ave. Mr. Kelly stated that the catch basin is not connected to any Town storm drains, has been cleaned and is operating in a manner that has been able to handle stormwater to date. It would not however, meet the capacity standards for new development and he noted that this project is not new development. The driveway and parking spaces are pitched toward the catch basin. Rain barrels will be utilized to catch roof runoff. A member of the Commission will visit the site during the upcoming storm to view drainage patterns. Mr. Kelly agreed that the catch basin should be cleaned out once a year to maintain its proper operation. Mr. Kelly will provide a letter to the Commission for the file indicating the dimensions and capacity of the catch basin, changes to the proposed plans and a maintenance schedule.

**7:50pm 126A Samoset Avenue Map 23/Lot 93 (SE35-1195) Opening** of a Public Hearing on the Notice of Intent filed by Mark Levensen for work described as addition to a single family home.

Representative: David Ray

Documents: Existing & Proposed Conditions Plan – Nantasket Survey Engineering – dated 12/05/2011  
Custom Renovations & Additions – Robert Therrien, RA – dated 10/01/2012

Mr. Ray presented the project that is to include construction of an addition. The project will involve the installation of 17 new sonotubes; of which 10 are replacements for existing sonotubes and 7 new sonotubes for the addition.

A Special Condition was added as follows:

- The Conservation Commission finds that the coastal dune in this location is not significant to the interests of flood control and storm damage protection.
- Upon a **motion** by P. Epstein and **2nd** by M. Horn 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**.

**8:00pm 73 Highland Avenue Map 5/Lot 78 (SE35-1197) Opening** of a Public Hearing on the Notice of Intent filed by Mark Mandler for work described as additions to single family home.

Owner/Applicant: Mark Mandler

Documents: Plan – Proposed Additions

Mr. Mandler presented the project that is to include two additions to the right side of the home. An existing porch will be enclosed. Basement stairs will be relocated within the home. Mr. Mandler made a notation on the plans for the location for erosion control.

Special Conditions were added as follows:

- The applicant must locate the erosion control as required in the plans.
- No activity within 10 feet of the top of the coastal bank is allowed by this permit.
- Upon a **motion** by P. Epstein and **2nd** by M. Horn 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**.

**8:05pm 237 Beach Avenue Map 17/Lot 184 (SE35-1181) Opening** of a Public Hearing on the Request to Amend Orders of Conditions filed by Joseph Smith for work described as replace areas of grass with gravel and sand, re-sod 500 square feet.

The Applicant requests a continuance to November 13, 2012

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 6/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to November 13, 2012 at a time to be determined.

**7:55 21 Mt. Pleasant Avenue Map 5/Lot 87 (SE35-1196) Opening** of a Public Hearing on the Notice of Intent filed by David Foley for work described as remodel of existing home with 3 ft. addition on right side and reinstallation of old stairs down to the water.

Owner/Applicant: David Foley

Representative: Sean Cutting

Abutters/Others: Marie Niland, Bobby Rohla, Pat Selland

Documents: Submitted 10/23/2012 – Existing & Proposed Conditions dated 10/23/2012 (2 sheets)

Mr. Cutting submitted new plans. Mr. Cutting presented the project that is to demolish the existing home and construct a 3 foot addition to the existing foundation. Mr. Cutting stated that excavation would only be done in the area of the new addition, and the porch at the front of the home to construct a 4 foot frost wall. The foundation at the right side of the home may need to be shored up.

The Applicant will withdraw the request for reinstallation of old stairs down to the water. The Commission also noted that the stairs do not currently exist, however they are shown on the proposed plan as “existing steps”. The Commission advised Mr. Cutting that if and when the Owner would like to file a request to include stairs on the coastal bank, a more detailed plan including such things as mean high water, flood zones, and elevation contours would be required.

The Commission discussed the Public Hearing Notice with Mr. Cutting and the Owner. The Commission felt that the original filing did not accurately describe the work that is proposed for this project. They recommended that Mr. Cutting submit the proper language for the proposed work, re-advertise and send new Public Hearing Notices to abutters.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 6/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to November 13, 2012 at a time to be determined.

**8:36pm 138½ Atlantic Avenue Map 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 requests a continuance to November 13, 2012

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 6/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to November 13, 2012 at a time to be determined.

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

22 Cadish Avenue - P. Epstein **Motion**, M. Horn **2<sup>nd</sup>**, vote 6/0/0; CoC **issued**  
150 Kenberma Street- P. Epstein **Motion**, M. Horn **2<sup>nd</sup>**, vote 6/0/0; CoC **issued**  
48 J Street- P. Epstein **Motion**, M. Horn **2<sup>nd</sup>**, vote 6/0/0; CoC **issued**  
240 Newport Road- P. Epstein **Motion**, M. Horn **2<sup>nd</sup>**, vote 6/0/0; CoC **issued**  
28 Sunset Avenue- P. Epstein **Motion**, M. Horn **2<sup>nd</sup>**, vote 6/0/0; CoC **issued**  
Peddocks Island- P. Epstein **Motion**, M. Horn **2<sup>nd</sup>**, vote 6/0/0; CoC **issued**

Spinnaker Island – request for extension – no action needed due to state extension of permits (D. Ray stated that the large piece of material on the beach will be removed when the next group of damaged wave attenuators is removed)

49 Edgewater Road – Regarding the violation notice for work being done on a coastal bank, the Owner will restore the area and will request a permit for a wall and patio area. He also wants to use grass instead of pea stone in the parking area

64 Holbrook Road – A. Herbst will be meeting with Paul Gratta and a Civil Engineer

**9:12pm** Upon a **motion** by M. Horn and **2nd** by P. Epstein and a **vote** of 6/0/0;  
It was **voted** to: Adjourn