



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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November 13, 2012

Members Present: Sheila Connor, Chair, Paul Paquin, John Meschino, 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 S. Bannen and a **vote** of 6/0/0;
It was **voted** to: Approve the Minutes of October 23, 2012 as amended
(Post Meeting Note: P. Epstein visited 301 Nantasket Ave during Hurricane Sandy and the recent storm to observe drainage on the site. He stated that there was no flooding or ponding of stormwater on the site.)

7:40pm 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.

Owner/Applicant: Joseph Smith

Documents: 237 Beach Ave Landscape Plan – dated November 13, 2012 (submitted at meeting)

Mr. Smith presented the project that is to include removing existing lawn area along Beach Ave and H Street and replacing it with gravel. Existing rocks and weeds on the South side of the home will be removed and replaced with approximately 500 sq. feet of sod. The existing weeds behind the garage will be removed and replaced with perennial plants and grasses. The Commission suggested that Mr. Smith include a cobblestone edge along the edge of the property on Beach Ave and H Street to contain the gravel on the property. Mr. Smith agreed and made a notation on the plans. The cobblestone edge shall be no more than 6 inches high.

- 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**.

7:50pm 327 Beach Avenue Map 13/Lot 024 (SE35-1182) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by George Nassopoulos for work described as construction of decks.

Owner/Applicant: George Nassopoulos

Documents: Plan – Deck Additions – dated 10/30/2012

Mr. Nassopoulos presented the project that is to include the construction of four additional decks. On the beach side of the property, a 10' x 17' deck and a 10' x 20' will be added at the base of the proposed stairs and will be 30 inches above ground. The decks will be 1' higher than the existing wall. At the rear of the home, a 4' x 12' deck that will be 36 inches off the ground and a 4' x 7' deck that will be 5'4" above the ground will be added. These new decks will be on a pile foundation system.

- 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**.

8:10pm 32 Manomet Ave Map 25/Lot 096 (SE35-1198) Opening of a Public Hearing on the Notice of Intent filed by Mitchell Silver for work described as construction of addition.

Representatives: David Ray, Nantasket Survey Engineering, LLC, Robert Therrien, Architect

Abutters/Others: Rachel Silver

Documents: Existing Conditions Plan & Proposed Conditions Plan – Nantasket Survey Engineering, LLC – Dated 10/30/2012

Foundation Plan – Robert Therrien, RA – Dated 10/29/2012

LEC Environmental Consultants Correspondence – Stanley Humphries – dated 10/29/2012

Email & Pictures – Paul & Tandee Newman (abutters) dated 11/13/2012 read into record

Mr. Ray presented the project that is to include the construction of an addition and the expansion of the existing porches. The new addition will contain flood vents. The foundation system will be sonotubes. The driveway was proposed to be paved but it was amended to permeable pavers. D. Ray noted the change on the plans.

A. Herbst read an email from an abutter that expressed concern pertaining to flooding of their property. To handle any runoff from the roof, Mr. Ray agreed to add leaders from the roof drains that will lead into drywells. A trench drain with drywells will also be added at the end of the driveway. D. Ray noted the additions on the plans.

Special Conditions were added as follows:

- The drywells, trench drain, and permeable driveway, dated 11/13/12 and noted by hand on the Plan of Record, are required components of this project.
- 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**.

8:25pm 1A Marina Drive, Map 60/Lot 900 (SE35-1030) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by Spinnaker Island & Yacht Club Association for work described as alter the design of the wave attenuator.

Owner/Applicant: Philip Donohue

Representative: David Ray

Abutter/Other: Lawrence Hilliard

Documents: Proposed Breakwater Plan – Nantasket Survey Engineering – dated 11/13/2012
Shugart Manufacturing information sheet

Mr. Ray presented the request to Amend Orders of Condition that included a change in the system that is to be used for the wave attenuator. The design of the wave attenuator will not change, however the sections that will be used are larger and contain no foam filling. Mr. Ray submitted a manufacturer information sheet from Shugart. At this time, the new sections will replace those that are in the most need to be changed. The old sections will be cut up and disposed of off site. Additionally, the large piece of wave attenuator that has been on the bank/beach area is in the process of being cut up for disposal.

- 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 Amended Order of Conditions was **signed**.

8:35pm 8 Circuit Avenue Map 20/Lot 037 (SE35-1199) Opening of a Public Hearing on the Notice of Intent filed by John Mitchell for work described as demolish existing home, remove existing foundation, fill in basement, and hydro seed disturbed soil.

Representative: David Ray

Documents: Existing Conditions Plan – Nantasket Survey Engineering – dated 10/30/2012

Mr. Ray presented the project that is to include demolition and removal of existing home and foundation. The foundation area will be filled in then hydro seeded. If it is too late in the season to seed, the area will need to be staked and covered with a coconut fabric to prevent erosion. Erosion control will be placed at the direction of the Conservation Administrator.

A Special Condition was added as follows:

- If it is not possible to establish the hydro seed because cold weather, the contractor will notify the Conservation Administrator. In that case, the contractor must install an erosion control mat until hydro seeding can take place. The erosion control barriers should not be removed until the Conservation Administrator confirms that the site has been stabilized.
- 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**.

8:40pm 21 Mt. Pleasant Avenue Map 5/Lot 87 (SE35-1196) Opening of a Public Hearing on the Request to Amend the Notice of Intent filed by David Foley for work described as tear down existing house to foundation and build new on existing foundation with 3.5 ft addition on right side as well as adding full foundation to back right corner, associated front porch, back deck, driveway, stone work, landscaping, and fencing.

Owner/Applicant: David Foley

Representative: Sean Cutting

Documents: Existing and Proposed Conditions Plan – Nantasket Survey Engineering – dated 11/07/2012

Mr. Cutting presented the project that is to include demolition of the existing home down to the foundation. An addition will be added to the foundation on the right side of the home and a full foundation will be added to the right rear corner. A new home will be constructed. The existing driveway will be removed and replaced along with landscaping. A walkway will be created along the driveway with 2 foot steps of blue stone with grass in between. There will be a vertical stone retaining wall at the end of the driveway. The area below the driveway will be a blue stone patio. The existing retaining wall on abutting property will border the patio. A 24" high planter will be constructed that will follow the slope of the existing grade. The area below the proposed deck will be open.

- 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**.

9:00pm 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 27, 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 27, 2012 at a time to be determined.

Discussion – 64 Holbrook Road – Paul Gratta, Glen Ferguson

The Commission reviewed correspondence from Glenn Ferguson of Green Environmental, Inc. dated November 14, 2012 that was submitted after an evaluation, by Mr. Ferguson and members of his firm, of the existing revetment wall. Mr. Ferguson stated that he could not comment on aspects of the construction since he was not present during the construction. Mr. Ferguson's evaluation focuses on the geotechnical aspect of the wall. Mr. Ferguson stated that based on surficial observations both the toe and the top of the revetment were constructed on glacial till. Mr. Ferguson stated that the till can support the weight of the wall. The Commission questioned whether the wall can support itself as constructed. Mr. Ferguson did not see any voids or sagging of the wall. Mr. Gratta stated that using larger stones has created the appearance of the bulge. Ms. Herbst asked whether, if the embankment included clay, there would be cause for concern. Mr. Ferguson will perform further testing and analysis to determine if the base can support the weight of the revetment as well as the house that will be constructed at the top of the revetment. His work will include test pits to confirm that the bank consists of glacial till. Mr. Ferguson stated that further testing can be done with hand probes and a mini excavator. Nothing will be left exposed overnight.

Requests for Certificates of Compliance

28 Sunset Ave – M. Horn **Motion**, P. Epstein **2nd**, vote 6/0/0; CoC **issued**

38A Revere St - M. Horn **Motion**, P. Epstein **2nd**, vote 6/0/0; CoC **issued**

New Business

49 Edgewater – The Commission agreed that a filing was not necessary for the placement of a generator.

23 Mt Pleasant – The Commission would like the homeowner to come in to a meeting to discuss stairs on the coastal bank that were not permitted.

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