



HULL CONSERVATION COMMISSION

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February 12, 2013

Members Present: Sheila Connor, Chair, Paul Paquin, Paul Epstein, Sean Bannen, Elizabeth Fish

Members Not Present: John Meschino, Max Horn

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

7:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 5/0/0;
It was **voted** to: Approve the Minutes of January 22, 2013

7:40pm 63 Bay Street, Map 36/Lot 61 (SE35-1207) Opening of a Public Hearing on the Notice of Intent filed by Michael Gallagher for work described as addition to a single family home.

Representative: Jack Mitchell

Documents: Existing & Proposed Conditions Plan – Nantasket Survey Engineering – dated 1/16/2013
Foundation Plan & Sections – Walter McKinnon Assoc. – dated 1/14/2013

Mr. Mitchell presented the project that is to include construction of an addition utilizing sonotubes for a foundation system. The porch at the front of the home will be rebuilt on sonotubes.

- Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 5/0/0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

S. Bannen recused himself

7:45pm 323 Beach Avenue, Map 13/Lot 25 (SE35-1206) Opening of a Public Hearing on the Notice of Intent filed by William and Julie Kenerson for work described as elevate home on pilings.

Owner/Applicant: William and Julie Kenerson

Abutters/Others: George Nassopoulos

Documents: Existing & Proposed Conditions Plan – Nantasket Survey Engineering – dated 1/17/2013
Pile Layout & Details (S1 & S2) – Rivermoor Engineering

Mr. Kenerson presented the project that is to include elevating the existing home, construction of a driven pile foundation system then placing the home on the piles. The piles will be placed within the existing footprint of the home. New stairs will be constructed that will land on an existing cement pad.

Mr. Nassopoulos spoke in favor of the project.

A Special Condition was added as follows:

- The Commission finds that the property is located on a coastal dune. The building must be built in compliance with building code requirements for building on a coastal dune. No enclosure may be constructed around the pilings.

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

S. Bannen returned

7:52pm 32 Ocean Avenue Map 3/Lot 55 Opening of a public hearing on the Request for Determination of Applicability filed by Bruce Ho for work described as reduce height of home and add front stairs.

Representative: Kevin St. George

Documents: Plot Plan – Crowell Engineering – dated 1/22/2013

Mr. St. George presented the project that is to include elevating the existing home, cutting the existing piles and placement of the home back on the piles. A new set of stairs will be constructed at the front of the home. An existing deck under the home will be removed. The ground surface under the home will be crushed stone.

- Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 5/0/0;
It was **voted** to:
Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

8:07pm Nantasket Beach street endings, Phipps to X, Opening of a public hearing on the Request for Determination of Applicability filed by the Town of Hull for work described as place sand on access paths.

Applicant: Anne Herbst

Documents: Plan - Sample Beach Opening – dated 7/31/2007

Photographs of cobble on beach submitted by Maxine Nash

Abutters/Others: Maxine Nash, Joanne Marshall, Bruce Mauer

Ms. Herbst presented the project for the Town of Hull that is to include adding sand to the existing access paths at street endings from Phipps to X Street. The sand to be used will be sand removed from Beach Ave. or purchased sand. The sand will be placed at depths of approximately 4 to 5 inches deep and 48 inches wide from the opening to the high tide line. The work is proposed to take place at the end of May to early June.

Ms. Nash submitted photographs of cobble on the beach. An Abutter asked if leveling of the existing rocks would be done prior to adding sand. Ms. Herbst stated that sand would be placed over the rocks. Pertaining to the area at the end of V Street, Ms. Herbst stated that she would work with the DPW to ensure the best possible placement of the sand.

- Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 5/0/0;
It was **voted** to:
Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

8:19pm Nantasket Beach at Phipps St., (SE35-1208) Opening of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as create access pathway and rebuild dune to the south.

Applicant: Anne Herbst

Abutters/Others: Fulvia Quilici Matteucci

Documents: Existing Conditions Plan – Nantasket Survey Engineering – dated 1/20/2013
Project Sketch – dated 1/30/2013

Ms. Herbst presented the project for the Town of Hull that is to include creating an access pathway at the Phipps Street entrance to the beach. The pathway will be constructed in the same manner as the existing access pathways. Temporary fencing will be added as well as purchased sand. Beach nourishment and dune restoration will take place on both sides of the path. The sand will contain cobble and will then be planted with

beach grass. Ms. Herbst will coordinate the work with the DPW. The existing jersey barrier on the beach will be removed.

The Commission suggested using two rows of fencing to aid in trapping the sand. The Commission also suggested the possibility of planting salt tolerant shrubs in addition to the beach grass.

Ms. Quilici Matteucci requested that additional sand also be placed in front of the homes along the beach in an attempt to rebuild the dune. Ms. Quilici Matteucci is willing to work with area homeowners to request that the town undertake the work.

- Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 5/0/0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

Requests for Certificates of Compliance

Pump Station #9 sewer line replacement – No action pending site visit post storm.

202 N. Truro - The walkway on the original plans was not paved. The homeowner must provide a surveyed plan indicating the location of the gangway. If indicated by the survey that a Chapter 91 license is necessary, no CoC shall be issued until an application has been filed.

49 Western Avenue – A. Herbst will contact owner regarding vegetation that has been removed from the coastal bank on Town property.

49 Edgewater Road - S. Connor **Motion**, P. Epstein **2nd**, vote 4/0/0; CoC **issued** (P. Paquin recused himself)

Other Business

Storm update – As a result of the storm, the DEP is allowing emergency repairs to be completed without issuing permits. A list indicating work must be submitted to the DEP and work must be completed by March 8.

Conference grant – A. Herbst will be attending a seminar on climate adaptation paid for by a scholarship grant.

Beach grass planting date – Beach grass planting will take place on March 23, 2013

The Commission requested that A. Herbst look into having a vehicle and power boat removed from the water on Ocean Ave.

Regarding 7 Bay Street – Steve Buckley apologized for a worker that had gone beyond the limit of work area that resulted in a complaint to the Commission. Hay bales have since been placed on the site.

9:15pm Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 5/0/0;
It was **voted** to: Adjourn