



HULL CONSERVATION COMMISSION

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March 12, 2013

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

Members Not Present: John Meschino

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

7:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by P. Paquin and **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to: Approve the Minutes of February 12, 2012

7:35pm Zoning presentation – R. Fultz

R. Fultz, Director of Community Development and Planning provided a presentation pertaining to the proposed Nantasket Beach Overlay District (NBOD) to the Commission. The Commission received copies of the draft Zoning, the Key Elements Reference and a schedule of public meetings and notices. The purpose of the NBOD is to stimulate mixed use redevelopment in the area from Phipps Street to Rockland House Road. The NBOD will offer incentives for construction that is adaptive to and resilient to the impacts of climate change and sea level rise. R. Fultz is asking each Board and Commission in the Town to offer support for the Zoning Article for the NBOD that will be on the Town Warrant. R. Fultz is also requesting that the Commission support another Article requesting the use of a bond for \$800,000 that will be used for the infrastructure to construct underground utilities in conjunction with the Nantasket Avenue Surfside Rebuild Project.

Upon a **motion** by M. Horn and **2nd** by S. Bannen and a **vote** of 5/0/1; (P. Epstein abstained)
It was **voted** to: Support the proposed Zoning for the Nantasket Beach Overlay District

The Commission discussed the request for the Bond to be used for the Nantasket Avenue Surfside Rebuild however did not take a vote.

8:15pm 32 Reef Point, Map 54/Lot 014 (SE35-1209) Opening of a Public Hearing on the Notice of Intent filed by William Devine for work described as demolish existing home and construct new home.

Owner/Applicant: William Devine

Representative: David Ray

Abutters/Others: Scott Berry, C. Anne Murray, John Dempsey

Documents: Existing & Proposed Conditions Plan – Nantasket Survey Engineering – dated 2/1/2013

Foundation Plan – Axiom Architects – dated 02/02/2013

Hull Times article 1/11/2007

Photograph of erosion on bluff

John P. Dempsey statement – dated 3/12/2013

Mr. Ray presented the project that is to include demolishing the existing home and construction of a new home. The foundation will be a concrete slab. Although the new home will be relocated 10 feet away from the landward lot line, it will remain in excess of 40' off of the coastal bank. The utilities will be buried. The plan called for a water collection system to hold all roof runoff in storage tanks to be constructed under the deck.

The tanks have an overflow dispersal system that would allow water to be dispersed at a slow rate in a soaker type hose across the lawn. Due to concerns raised by the Commission, the tank will be relocated to the side of the home, further away from the top of the coastal bank. The new location of the tank and the overflow dispersal line were noted on the plans. The driveway, parking area and walkways will be constructed utilizing a permeable surface.

Abutter Comments:

J. Dempsey and C. Anne Murray expressed their concern regarding the stability of the bluff and failures of recent stabilization work on the bluff. They expressed concern that building closer to the coastal bank could jeopardize its stability. A photograph and a previous article from the Hull Times were presented for the file.

Abutters also expressed concern that the footprint of the new home will be larger than the existing home and that the amount of lawn area for drainage is less. When asked by S. Berry if stormwater calculations had been completed, Mr. Ray informed him that the Wetlands Protection Act does not require such calculations for a single family home.

Mr. Dempsey read aloud a statement pertaining to an agreement between past owners regarding the location of homes in relationship to the "common" and wanted to go on record that he was opposed to this project because it relocates the home closer to the coastal bank.

A Special Condition was added as follows:

- Prior to installing the driveway and walkway (the areas designated as permeable) the owner must receive approval from the Commission or the Conservation Administrator for the materials and the method of installation.
- Upon a **motion** by P. Epstein and **2nd** by S. Bannen 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**.

Request for Certificate of Compliance

202 No. Truro Street – **P. Epstein** Motion, **M. Horn 2nd**, **vote 6/0/0**; **CoC** issued

Pump Station #9 sewer line replacement - **P. Epstein** Motion, **M. Horn 2nd**, **vote 6/0/0**; **CoC** issued

Other Business

Storm damage issues – A. Herbst informed the Commission that there was erosion on the coastal bank along Holbrook Avenue that has undermined at least one home. The dunes experienced significant damage. Sand will be placed at the weakest areas next week in areas just south and north of Warren St. and north and south of Phipps Street. The placement of sand will take place under a local Emergency Order. A Notice of Intent will be filed to rebuild the dune in the area of Phipps to Malta Streets, although work in this area will proceed under emergency permit.

X St. complaint – In response to a complaint received that landscaping work done by an abutter has caused flooding on another homeowner's property, the Commission will conduct another site visit due to storm related flooding on the site.

49 Western Avenue – The Commission received a copy of a string of emails regarding removal of vegetation on the coastal bank and installation of sprinklers on Town property. The Commission will conduct another site visit.

54 O Street – A. Herbst will send a letter regarding the request to install a picket fence.

Beach grass planting is scheduled for March 23, 2013.

9:50pm Upon a **motion** by H. Horn and **2nd** by P. Epstein and a **vote** of 5/0/0;
It was **voted** to: Adjourn