



## HULL CONSERVATION COMMISSION

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

Phone: 781-925-8102

Fax: 781-925-8509

**March 26, 2013**

**Members Present:** Sheila Connor, Chair, Paul Paquin, John Meschino, Sean Bannen, Elizabeth Fish

**Members Not Present:** Paul Epstein, 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 S. Connor and **2nd** by S. Bannen and a **vote** of 5/0/0;  
It was **voted** to: **Approve** the minutes of March 12, 2013 as amended

**7:40pm 134 Atlantic Avenue, Map 53/Lot 026 (SE35-XXXX) Opening** of a Public Hearing on the Notice of Intent filed by Kevin St. George for work described as elevate home on pilings.

Owner: Anne Lynch

Representatives: Kevin St. George, Bob Crowell

Abutters/Others: William Caldwell, Bill Oliver, Ann Connors

Documents: Conservation Plot Plan – Crowell Engineering – dated 3/08/2013  
Foundation Plan – Design Concept of New England – dated 3/13/2013

Mr. Crowell presented the project that is to include elevating the existing home, temporary relocating it and replacing it back on a new pile foundation system within the existing footprint. A new deck with stairs is proposed at the rear of the home. The deck will be constructed utilizing composite material and grating. All concrete on site will be removed and disposed of off site. Mr. St. George is working with the Building Department for a solution to the building regulations that require stair risers to be closed. They will also look into utilizing removable stairs.

The Commission advised Mr. Crowell that the Homeowner must contact the property owner for permission to temporary relocate the home on their property. All abutters in attendance were in favor of the project.

The DEP has not yet issued a permit number.

- Upon a **motion** by J. Meschino and **2nd** by S. Bannen and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to April 9, 2013 at a time to be determined.

**7:55pm 110 Atlantic Avenue, Map 53/Lot 043 (SE35-1211) Opening** of a Public Hearing on the Notice of Intent filed by Daniel Daly for work described as remove and replace damaged deck.

Owner/Applicant: Daniel Daly

Documents: Proposed Deck – Richard Hulverson  
Mortgage Inspection Plan – Boston Survey – dated 5/2/1983

Mr. Daly presented the project that is to include replacement of an existing deck that was damaged in the recent storms. The portion of the pre-existing deck that went over to the sea wall will not be replaced. The

deck when replaced will be at least 10' off of the seawall at the closest point. Mr. Daly will be looking into grating material for use on the deck to allow water to pass through.

- Upon a **motion** by J. Meschino 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**.

**8:05pm 104 Atlantic Avenue, Map 53/Lot 046 (SE35-XXXX)** Opening of a Public Hearing on the Notice of Intent filed by Anthony Lambert for work described as replace damaged porch.

Representative: Richard Powers

Documents: Porch – Hand drawn plans – 3 sheets

Foundation Reinforcements – Hand drawn – 2 sheets

Mr. Powers presented the project that is to include replacement of a damaged porch. Three new footings will be installed for the foundation of the porch. The floor material will be Azek decking. The existing concrete block foundation along the house will be reinforced with rebar and a 6" concrete wall.

The DEP has not yet issued a permit number.

- Upon a **motion** by J. Meschino and **2nd** by S. Bannen and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to April 9, 2013 at a time to be determined.

**8:17pm Adjacent to 15-27 Beach Avenue, Map 27/Lots 4-5, 7-10 (SE35-1210)** Opening of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as restore eroded dune.

Owner/Applicant: Anne Herbst

Abutters/Others: Chuck Urdang, Majorie MacLeod, Stacey Urdang, Catherine Coccimiglio, Susan Aborn

Documents: Plan- Phipps Area Dune Project – dated 3/12/2013

Ms. Herbst presented the project that has already been completed through an emergency order issued due to the storms of March 6 and 7. The project included bringing in sand to restore the dune that was eroded from the storms. Six abutting homeowners have purchased beach grass and will plant on their own.

Abutters expressed concern that the owner of 31 Beach Avenue has a patio area that they maintain and no dune in front of the home. They feel this activity threatens neighboring homes. Another abutter from Manomet Ave. would like to see the jersey barrier moved to close off the entrance to the beach at Phipps Street and entrance relocated closer to the bathhouse.

- 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**.

#### **New Business:**

- Upon a **motion** by P. Paquin and **2nd** by S. Bannen and a **vote** of 5/0/0;  
It was **voted** to: Support the Town's use of a bond in the amount of \$800,000 for construction of the infrastructure for underground utilities as part of the Surfside Nantasket Avenue Rebuild project.

**X St. complaint** – The Commission will revisit the site

**49 Western Avenue** – The Commission will revisit the site

**DEP proposed regulation changes** – The DEP is proposing changes to the regulations that appear to be questionable pertaining to construction on a coastal bank. A. Herbst will continue to review and correspond with the DEP.

**Beachgrass/dune update** – Beachgrass planting was completed on March 23. Approximately 150 volunteers took part in the annual planting.

**Annual Report** – The Commission received a copy of the Annual Report for review. Any comments or suggestions should be sent to A. Herbst.

**Holbrook revetment** – Due to additional erosion of the coastal bank on Holbrook Avenue, there may be an emergency permit issued for construction of a revetment at 62 Holbrook Ave.

**Atlantic Avenue** – Regarding the request to bring in fill to restore a property that experienced erosion from the recent storms, the Commission determined that a permit must be filed for this work.

**North Truro test pit** – A. Herbst was on site when a contractor performed a test pit to obtain soil samples for a future project to construct a roadway.

- Upon a **motion** by J. Meschino and **2nd** by S. Bannen and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to April 9, 2013 at a time to be determined.

**9:20pm** Upon a **motion** by S. Connor and **2nd** by S. Bannen and a **vote** of 5/0/0;  
It was **voted** to: Adjourn