



## HULL CONSERVATION COMMISSION

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

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**April 23, 2013**

**Members Present:** Sheila Connor, Chair, Paul Paquin, John Meschino (arrv'd 8:40), Paul Epstein, Max Horn, Sean Bannen, Elizabeth Fish

**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 3/26/2013 & 4/09/2013

**7:40pm 9 Moreland Avenue, Map 36/Lot 023; Opening** of a Public Hearing on the Request for Determination of Applicability filed by Thomas Sullivan for work described as addition to deck.

Owner/Applicant: Thomas Sullivan

Documents: Proposed Deck Addition – dated 4/1/2013

Mr. Sullivan presented the project that is to include constructing an addition to an existing deck utilizing 3 footings.

- 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 **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

**7:45pm 1 Breakers Lane, Map 12/Lot 073 (SE35-XXXX) Opening** of a Public Hearing on the Notice of Intent filed by Gerald Smith for work described as vegetate coastal bank.

Owner/Applicant: Gerald Smith

Abutters/Others: Jim Yacobucci

Documents: Portion of Site Plan, Photographs of existing conditions

Mr. Smith presented the project that is to include planting of vegetation on the coastal bank in two areas where he has noticed some erosion taking place. Mr. Smith would like to plant Cotoneasters. He has some existing Cotoneasters in an area on the bank that he describes as very healthy. No new soil will be brought in for planting. He will continue to trim back the sumac plants.

Mr. Smith will investigate roof runoff from the home. There is a question whether a 4" PVC pipe, shown on original building plans, coming from the south side of the home actually exists and whether that could possibly be adding to the erosion problems.

When the Commission issues an Order of Conditions they may add a special condition allowing a drywell for the PVC pipe, if needed, and specifying it's location.

The DEP has not yet issued a number for this project.

- 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 May 14, 2013 at a time to be determined.

**8:10pm 100 Main Street, Map 03/Lot 015 (SE35-1203) Opening** of a Public Hearing on the Request to Amend Orders of Conditions filed by Paul McCann for work described as extension of deck.

Owner/Applicant: Paul McCann

Representative: David Ray

Documents: Existing & Proposed Conditions – Nantasket Survey Engineering – dated 4-1-2013

Mr. McCann presented the project that is to include expansion of an addition that was approved under the original Order of Conditions. The total size of the addition will be 218 square feet. The addition will be constructed utilizing sonotubes.

- 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**.

**8:16pm Alsada Road, Map 43/Lot 083 (SE35-XXXX) Opening** of a Public Hearing on the Notice of Intent filed by Peter Comrack for work described as construct single family home, driveway & access.

Representative: David Ray, Brian McCarthy

Abutters/Others: Frank Coyman, 1 other not signed in

Documents: Proposed Conditions Plan – Nantasket Survey Engineering – dated 4/10/2013

Lucas Environmental Correspondence – dated 4/23/2013

Mr. Ray presented the project that is to include construction of a single family home, driveway and road extension. The proposed home would be constructed in resource areas that include the Riverfront Area, buffer to Salt Marsh, and Bordering Vegetated Wetlands. Excavation for the foundation will be to approximately 4' below the frost line for the footings and walls. There will be minimal changes to the exterior grades. An elevated deck is proposed of which approximately 43 square feet will be within the Riverfront Area. A gravel driveway is proposed that will lead off of the proposed gravel road extension. The proposed extension to the Private Way will be constructed by excavating the top soil then adding 6-8 inches of gravel. Drywells will be constructed to handle roof runoff. Utilities will be brought in through the driveway and a grinder pump will be necessary for the sewer. There are minor changes to the grade proposed in the driveway.

The Commission indicated that they had not had time to review the information submitted by Lucas Environmental concerning the Wetland Site Investigation as it was just received today prior to the meeting. The Commission discussed the alternatives analysis that is required for projects within the Riverfront Area. The Commission asked if the home could be relocated. Mr. Ray stated that house was located on the site to conform to the zoning setbacks that include a 25' setback for frontage plus 6 inches. When asked if there was an alternative to the location, Mr. Ray stated that there may be if a different house were planned. Applying to the Zoning Board of Appeals was discussed as another alternative that would remove the project from the Riverfront Area. Mr. Ray indicated that he would not recommend applying for relief from the Zoning Board of Appeals to relocate the house closer to the road.

The correspondence received from Lucas Environmental indicated that soil samples were taken, however the locations were not noted on the site plan. Mr. Ray will ask Lucas to add the locations to the plan. The Commission questioned an area on the plan where the slope appears to be greater than 4:1. Mr. Ray was asked to verify this information as it would change the location of the top of the coastal bank. When asked by the Commission about runoff that currently is following a gully down across the property, Mr. Ray stated that the proposed road would improve rain infiltration.

Abutters expressed concern with the effects the construction of a home would have on the wildlife in the area. They were informed that the property does not include areas designated as wildlife habitat protection.

The DEP has not yet issued a number for this project.

- 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 May 14, 2013 at a time to be determined.

**Request for Certificate of Compliance:**

9 Moreland Ave – No Action

**New Business:**

**64 Holbrook update** – Paul Gratta and Melissa Verrier attended the meeting to discuss the status of the on-going revetment work at 64 Holbrook Ave. Ms. Verrier is acting as the Agent for the property owner. Ms. Verrier and Mr. Gratta were informed that a special condition in SE35-1102 requires that the revetment permitted in SE35-1040 must be satisfactorily completed before work permitted in SE35-1102 can commence. Green Engineering and the Conservation Administrator must concur that the work under SE35-1040 has been satisfactorily completed before any work under SE35-1102 can commence.

**Avalon conservation path** – A. Herbst will investigate establishing a conservation path at the Avalon Estates.

**Straits pond path** – The Commission was informed that the WREP Committee is working to move ahead to create a walking path around Straits Pond.

**Internship question** – The Commission agreed that they would like to meet with the Hull resident that has asked to do an internship.

**DEP regulation revisions update** – A. Herbst informed the Commission that she attended a public hearing regarding the proposed DEP regulation revisions. She was informed that proposed changes in buffer zone exemptions that mention “banks” should be construed to include coastal banks. She will draft comments on the proposed regulations.

**49 Western Ave.** – The Commission signed the Enforcement Order that was issued for removing vegetation from the coastal bank.

**DPW – R Street** – Regarding the recent activity by the DPW of driving over newly planted beach grass, the Commission has requested that Joe Stigliani attend the next meeting to discuss the actions of the DPW staff.

**9:30pm** Upon a **motion** by M. Horn and **2nd** by S. Bannen and a **vote** of 7/0/0;  
It was **voted** to: Adjourn