



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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June 11, 2013

Members Present: Sheila Connor, Chair, John Meschino, Paul Epstein, Max Horn, Sean Bannen,

Members Not Present: Paul Paquin, Elizabeth Fish

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

7:30pm Chair Connor called the meeting to order

7:40pm 150 George Washington Blvd, Map 45/Lot 121; Opening of a Public Hearing on the Request for Determination of Applicability filed by Hull Garden Club for work described as Construct Community Garden.

Applicant: Judy Dorner

Abutters/Others: Allan Stein (Hull Times)

Documents: Hull Community Garden Plan – dated 5/22/2013

Ms. Dorner presented the project that is to include construction of approximately twenty raised garden beds on the site, approximately 150' from the coastal bank. A new fence will be installed. Ms. Dorner does not anticipate that there will be any additional drainage on the site as the plants will absorb water. The raised beds will sit right on top of the ground. All planting will be outside the 100' buffer. A line of reflectors will delineate the parking area. It is possible that an area may be set aside for composting. A shed will also be installed on the site.

A Special Condition was added as follows:

- The parking area must be delineated to ensure that parking is contained in the identified area. If the permit holder wishes to use a method of delineation other than plastic delineators they should gain permission from the Conservation Administrator for an alternate method.
- Upon a **motion** by P. Epstein and **2nd** by M. Horn 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**.

7:55pm 11 K Street, Map 14/Lot 061 (SE35- 1217) Opening of a Public Hearing on the Notice of Intent filed by Jeffrey Schiffman for work described as construct in ground pool, patio area and remove driveway and lawn; replace with stone.

Owner/Applicant: Jeffrey Schiffman, Anita Dovidio

Abutters/Others: Elaine Sandanato, Roberta Luse, Paul Luse

Documents: Site Plan – 2 sheets

Mr. Schiffman presented the project that is to include construction of an in-ground pool, installation of permeable pavers for the area around the pool and patio area. A 3' concrete deck will surround the pool. The driveway and lawn area will be removed and replaced with ¾" stone. The ground level at the fence line is the

highest spot on the site. Gravel will be installed on the inside of fence sloping toward the pavers. The pavers will all be pitched toward the pool area. All runoff shall remain on this property.

Abutters expressed concern that existing flooding will be made worse.

A Special Condition was added as follows:

- No part of the backyard area shall be at a higher elevation than the neighboring properties. The backyard land must slope to direct rainwater runoff toward the interior of the property. The purpose of this special condition is to ensure that the approved changes to the property do not cause rain water to be directed off the property to neighboring properties. This condition is ongoing and will not expire at the end of three years.
- Upon a **motion** by P. Epstein and **2nd** by M. Horn 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**.

8:25pm 810-814 Nantasket Avenue, Map 13/Lots 31 and 32 (SE35- 1218) Opening of a Public Hearing on the Notice of Intent filed by Vinny Harte for work described as construction of a new addition on a single story building.

Owner/Applicant: Vinny Harte

Representatives: David Ray, Vcevy Strekalovsky

Abutters/Others: Barbara Meschino, Doug May, Janice Sousa, Nancy Plotkin

Documents: Existing Conditions Plan – Nantasket Survey Eng. – dated revised 3/11/2013
Proposed Conditions Plan – Nantasket Survey Eng. – dated revised 6/11/2013
Foundation Plan – Strekalovsky Architects – dated 5/17/2013
LEC Correspondence – Stan Humphries – dated 12/21/2012
Proposed Flood Control Door Panels – submitted by Strekalovsky

Mr. Ray presented the project that is to include demolition of the existing single family home and garage at 810 Nantasket Ave. and construction of an addition to the existing building located at 814 Nantasket Ave. Four gravel parking spaces will be located at the rear of the addition. One handicap accessible parking space will be constructed with a concrete pad. The remaining area in the rear of the building will be gravel. A 4' wide landscaped buffer is proposed at the property line at the rear of the addition. Green space is proposed at the front and S Street side of the addition. A small landscaped area is also proposed at the T Street entrance to the driveway.

Mr. Strekalovsky provided information regarding flood proofing of the building that included photographs of proposed flood control door panels. The addition will be constructed on a concrete slab on grade with a 3' concrete foundation wall. There will be no exchange of drainage between the existing building and the addition. Roof runoff for the addition will be handled through the roof membrane to roof leaders directed to drain at the rear of the building.

Abutters expressed concerns regarding parking, traffic flow and other matters that are not within the jurisdiction of the Commission.

A Special Condition was added as follows:

- 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 5/0/0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

9:00pm Atlantic Ave, Map 54/Lot 040 (SE35- 1219) Opening of a Public Hearing on the Notice of Intent filed by Dana Sceviour for work described as construct single family home.

Owner/Applicant: Dana & Donna Sceviour

Representative: George Collins

Documents: Proposed Single Family Home Site Plan – Collins Engineering Group – dated rev. 6/04/13
Foundation/Footing Plan – GEV Design Inc. – dated 6/07/2013

Mr. Collins presented the project that is to include construction of a single family home and associated site work. The proposed foundation would be a concrete wall with smart vents. A crushed stone driveway leads to the garage which is under the house. Mr. Collins referred to a previous report completed by LEC Environmental for the adjacent property and stated that he believes that the topography is similar on this site. The LEC report made a finding that the dune on that site was not significant to the interests of storm damage prevention and flood control. Drainage swales have been designed for the left and right side of the proposed home.

The Commission expressed concern that the topography for this site is much different than the adjacent property due to the fact that the home across the street has been recently elevated. The potential for movement from the ocean is greatly different.

The Commission also expressed concern that the proposed swales would act to channel the flow of water toward Straits Pond and that the proposed changes in grade would shed more water to adjacent properties.

When asked what was planned for the rear of the home along the pond, Mr. Collins stated that he would look into a vegetated buffer to the pond with an opening.

Mr. Collins will contact LEC and request a letter certifying that the topography is the same for this site as with the adjacent property. He will also submit a planting plan, add downspouts to direct roof runoff toward the back of the home and review the drainage swales.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to June 25, 2013 at a time to be determined.

9:00pm N. Truro Street, nearest Map 47, Lot 22 (SE35-1216) Continuation of a Public Hearing on the Notice of Intent filed by William Horne for work described as extend roadway.

The Applicant requested a Continuance to June 25, 2013.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to June 25, 2013 at a time to be determined.

New Business:

62 L St. enforcement - Sandra Fromm, Homeowner and Michael Taylor her contractor attended the meeting to discuss work that she has done on her property and the adjacent railroad bed without a permit. Ms. Fromm will file an after the fact Request for Determination of Applicability.

94 Salisbury enforcement – George Burke did not attend the meeting to discuss removing vegetation from the Coastal Bank.

64 Holbrook update – A. Herbst informed the Commission that she believes that the revetment work has been completed.

9:30pm Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to: Adjourn