



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

August 13, 2013

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

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 P. Epstein and a **vote** of 7/0/0;
It was **voted** to: Approve the Minutes of June 25, 2013 as amended

Upon a **motion** by M. Horn and **2nd** by E. Fish and a **vote** of 7/0/0;
It was **voted** to: Approve the Minutes of July 23, 2013

7:40pm 201 Beach Avenue, Map 17/Lot 73 (SE35- xxxx) Opening of a Public Hearing on the Notice of Intent filed by Adam and Claudine Grossman for work described as walkway pavers.

Representative: John Boyd

Documents: Plan of Land with notations

Mr. Boyd presented the project that is to include removing large stepping stones and installation of approximately 368 square feet of pervious pavers. The pavers will be the brand "Ideal" with sand in the gaps.

The Commission requested that a Special Condition be added that states that the pavers must be porous. No sand dust or other non-porous material can be used as a base for the pavers.

The DEP had not yet assigned a project number.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 7/0/0;
It was **voted** to:
Continue the Public Hearing to August 27, 2013 at a time to be determined.

7:45pm 49 C Street, Map 17/Lot 63 (SE35- 1222) Opening of a Public Hearing on the Notice of Intent filed by Doris Davis for work described as driveway pavers.

Representative: John Boyd

Documents: Existing and Proposed Conditions Plan with notations

Mr. Boyd presented the project that is to include the installation of pavers to create a parking area and walkway. The existing area is grass and dirt and is approximately 450 square feet. Mr. Boyd was informed that he must contact the DPW and the Police Department for their approval regarding curb cut issues.

A Special Condition was added as follows:

- The pavers must be porous. No stone dust or other non-porous material can be used as a base for the pavers.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 7/0/0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

7:50pm 161 Beach Avenue Map 19/Lot 66 (SE35-1204) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by Frank Frazier for work described as minor changes to single family home and driveway.

Owner/Applicant: Frank Frazier

Abutters/Others: Rene Gaber, Susan Gaber

Documents: Existing & Proposed Conditions Plan – Nantasket Survey Engineering – dated 8/12/2013
Pile Plan & Roof Plan – Berdi Consulting – dated 7/29/2013

Mr. Frazier submitted new plans that indicated changes in the deck on the front (east) of the home with stairs being located at the side of the home. The previously proposed stairs located under the center of the home have been removed from the plans. A deck with stairs has been added on the rear of the home.

The abutters expressed regret that they would be losing their view.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 7/0/0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Amended Order of Conditions was **signed**.

8:10pm 58 Lynn Avenue, Map 22/Lot 57; Opening of a Public Hearing on the Request for Determination of Applicability filed by Richard Laws for work described as above ground swimming pool.

Owner/Applicant: Richard Laws

Documents: Hand drawn plan of back yard area

Mr. Laws presented the project that is to include the installation of an 18' diameter by 36" deep above ground pool. An existing concrete pad and tree will be removed from the yard area.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 7/0/0;
It was **voted** to:
Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

8:15pm 119 Hampton Circle, Map 35/Lot 143 (SE35-xxxx) Opening of a public hearing on the Notice of Intent filed by Boyd Fulton for work described as install 6' by 25' by 2' cement patio at front of home and 12' by 36' by 4' patio at rear of home.

Owner/Applicant: Boyd Fulton

Representative: John Spink

Abutters/Others: Eleanor Destito, Frances Andruskiewicz, Pat & Vin Dolan, Pamela & Richard Sanderson, Chris & Mary Meyers, Karen Loughlin, Cynthia Bauman

Documents: Proposed Site Plan with Notations

Mr. Fulton and Mr. Spink presented the project that is to include construction of a 6' by 25' by 2' cement patio with stairs at the front of the home that would extend under the deck. At the rear of the home, a 12' by 36' by 4' cement patio with stairs under the deck is proposed. The rear patio would have a solid wall foundation with no fill behind it for use as storage.

The Commission expressed concern that the rear cement patio would cause water to be shed to abutting properties. Water would go through the deck and onto the cement where now it percolates into the ground. The Commission does not find that the patio at the front of the home is problematic. Mr. Fulton agreed to change the rear patio to an open wood deck.

Abutters expressed concern regarding flooding in the neighborhood on a regular basis. Abutters also questioned whether fill has been brought onto the site in conjunction with the previous project to elevate the home. The Commission informed the abutters that they could not solve the flooding problems however they will investigate whether the grade has changed as a result of the recent home elevation project.

Chris Meyers wanted to go on record that he witnessed dirt being dumped on the site and also that he received an empty envelope that should have contained the Public Hearing Notice and that no signature was obtained for the delivery.

The Commission requested that Mr. Fulton provide a survey prior to moving forward on this project that showed all spot grades for the site that would insure that there was no change in grade during the previous project.

The DEP has not yet assigned a project number.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 7/0/0;
It was **voted** to:
Continue the Public Hearing to August 27, 2013 at a time to be determined.

8:55pm 5 X Street, Map 12/Lot 44 (SE35- xxxx) Opening of a Public Hearing on the Notice of Intent filed by Marvin Ziskin for work described as fill in and plant eroded area.

Owner/Applicant: Marvin & Dotty Ziskin

Documents: Landscape Plan – dated 7/23/13

Correspondence Jean Mumford – dated 8/08/2013 – read by all in attendance

Mr. Ziskin presented the project that he stated is to fill in an area that was eroded in the winter storms. He would like to level off the area, fill with large rocks and stones. Then fill in with soil and plant with ground cover.

The Commission expressed concern that the plan provided does not indicate property lines. They requested more documentation such as how much material was being used and where it is going. They would like a plan that is to scale.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 7/0/0;
It was **voted** to:
Continue the Public Hearing to August 27, 2013 at a time to be determined.

9:05pm 18 and 23 Harborview Road, Map 57/Lot 8; Opening of a Public Hearing on the Request for Determination of Applicability filed by James and Ruth Block for work described as trim and remove trees.

Owner/Applicant: James Block

Documents: Portion of Site Plan of Jacobs School

Mr. Block presented the project that is to include removing and trimming of trees on his property and property at 18 Harborview Road which is the Town of Hull, Jacobs School property. Mr. Block stated that he has been working with Matt Gillis, the Business Manager for Hull Public Schools regarding this project. Mr. Block has not received permission from the Town or School Department to remove the trees on their property. Mr. Gillis will contact Mr. Block after the School Committee has met. Mr. Block will work with a certified arborist for this project.

Mr. Block will provide a site plan that indicates the property lines and the location of the coastal bank. Mr. Block will have the 100' buffer area to the coastal bank staked out. Mr. Block may proceed to remove any trees that are outside the buffer area. Mr. Block must return with authorization from the Town and a certified arborist for the tree removal work that is within the 100 foot buffer to, or on the coastal bank.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 7/0/0;
It was **voted** to:

Continue the Public Hearing to August 27, 2013 at a time to be determined.

9:20pm Atlantic Ave, Map 54/Lot 040 (SE35- 1219) Continuation of a Public Hearing on the Notice of Intent filed by Dana Sceviour for work described as construct single family home.
The Applicant requests a continuance to August 27, 2013

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 7/0/0;
It was **voted** to:
Continue the Public Hearing to August 27, 2013 at a time to be determined.

9:20pm 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 requests a continuance to August 27, 2013

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 7/0/0;
It was **voted** to:
Continue the Public Hearing to August 27, 2013 at a time to be determined.

Request for Certificate of Compliance:

DCR – Nantasket Seawall and Revetment - P. Epstein **Motion**, M. Horn **2nd**, vote 7/0/0; CoC **issued**
48 N Street - P. Epstein **Motion**, M. Horn **2nd**, vote 7/0/0; CoC **issued**
68 Cadish Avenue - P. Epstein **Motion**, M. Horn **2nd**, vote 7/0/0; CoC **issued**

New Business:

125 Atlantic Avenue violation – Doreen & Steve Smith along with their neighbor William Caldwell attended the meeting to discuss work that has been done on the Smith’s property without a permit. Mrs. Smith stated that she thought they were able to restore their property to what it was prior to experiencing damage from the winter storms. The owners said they replaced what was already there and planted grass. The Commission will conduct a site visit to determine what steps should be taken.

135 Atlantic Avenue violation – it was determined that no action would be necessary at this location.

Warren St. beach opening – The Commission was informed that the Police had conducted an investigation into the matter. A. Herbst will follow up with a letter.

9:50pm Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 7/0/0;
It was **voted** to: Adjourn