



HULL CONSERVATION COMMISSION

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February 18, 2014

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

Members Not Present: Paul Epstein

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

7:35pm Vice Chair Horn called the meeting to order

Minutes: Upon a **motion** by P. Paquin **2nd** by S. Connor and a **vote** of 5/0/0;
It was **voted** to: Approve the minutes of 12/10/2013 as amended

Upon a **motion** by P. Paquin **2nd** by S. Connor and a **vote** of 5/0/0;
It was **voted** to: **Approve** the minutes of 01/14/2014

S. Connor recused herself

7:45pm **9 Montana Avenue, Map 51, Lot 1 (SE35-847) Opening** of a Public Hearing on the Request to Amend Orders of Conditions filed by Thomas and Susan Hagstrom for work described as single family house.

Applicant: Susan Hagstrom

Representatives: John Cavanaro, Alan Kearney, Henry Levin

Documents: Site Plan – Cavanaro Consulting – dated 01/20/2014
Foundation Plan – Alan Kearney Architect – dated 01/22/2014

Abutter: Sheila Connor

Mr. Cavanaro presented the project that is a request to Amend Orders of Conditions to construct a single family home and garage. Mr. Cavanaro stated that the proposed home has a smaller footprint and there is less impervious area planned. The previously approved walkway to the Coastal Bank has been removed.

The existing Order of Conditions was issued in 2004 and since then the flood maps have changed. Mr. Cavanaro stated that since this is a request to amend, they are using the Coastal Bank delineation that was established and approved with the original approval although the new Coastal Bank delineation is shown on the plans. Ms. Herbst stated that due to the fact that the flood maps have changed, the delineation of the Coastal Bank has changed and it would be appropriate for the Commission to use the new delineation as it represents the present existing conditions.

The Commission expressed concern with the proposed use of fill with a retaining wall to construct a patio on the Coastal Bank. They do not want material brought in that may over time be deposited on the Coastal Bank and into the pond. The Applicant has agreed that the design can be changed to incorporate a structure on sono tubes. The Commission also questioned the construction of the pervious walkway where there is a significant change in grade. The Applicant will review and submit a plan for an elevated walkway. The Applicant was informed that there is an existing plan approved for landscaping and that if they wish to do other landscaping a new plan must be submitted. The Applicant stated that they will submit a new landscaping plan. The foundation will be pinned to the ledge with only minimal removal. The Commission added that all work shall be done from the street side of the property.

An Abutter asked if blasting will be done for the construction of the foundation system. Mr. Kearney stated that blasting is not planned; removal of ledge will be done by chipping. An abutter questioned the location of the generator pad. The Applicant will consider relocating the generator pad.

- Upon a **motion** by P. Paquin **2nd** by M. Horn and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to March 11, 2014 at a time to be determined.

S. Connor returned

8:20pm 135 Atlantic Avenue, Map 53, Lot 23 (SE35-xxxx) Opening of a Public Hearing on the Notice of Intent filed by Joanne A. Lannin for work described as dry fit 40-45' stone wall using 3' to 4' stone. The Applicant requested a continuance to March 11, 2014.

- Upon a **motion** by P. Paquin and **2nd** by S. Connor and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to March 11, 2014 at a time to be determined.

Request for Certificate of Compliance

68 Salisbury – the Commission will conduct another site visit after the snow has melted and additional information pertaining to the geothermal system will be requested

New Business

Question regarding Nantasket Pier – the Commission determined that a RDA would be the appropriate application for a proposed concrete pad

N Truro update – the site visit with DEP has taken place, DEP stated that they hoped for a decision within 30 days

Gun Rock grant application – the Commission agreed that a letter of support will be submitted with the application for design and permitting of repairs to the seawall and revetment along Crescent Beach.

8:45pm Upon a **motion** by S. Connor **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to: Adjourn