



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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March 11, 2014

Members Present: Paul Paquin, Paul Epstein, Max Horn, Sean Bannen, Elizabeth Fish

Members Not Present: Sheila Connor

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

7:30pm M. Horn called the meeting to order

Minutes: Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5/0/0;
It was **voted** to: Approve the Minutes of 02/18/2014

7:40pm 128 Atlantic Avenue, Map 53, Lot 28A (SE35-1234) Opening of a Public Hearing on the Notice of Intent filed by Kevin St. George for work described as elevate home and enlarge deck.

Owner: Ann Connors

Representatives: Bob Crowell, PE, Kevin St. George, Contractor

Abutters/Others: Connie Stevens, Marie Tobin, Bill Oliver, Bill Caldwell

Documents: Conservation Plot Plan – Crowell Engineering – dated 2/19/2014

Mr. Crowell and Mr. St. George presented the project that is to include moving the existing home, install piles then locate the home on the pile foundation system. The first floor elevation will be 3 ½ feet higher than it is currently. A new deck at the rear of the home will be constructed on piles. The stairway at the front of the home will be relocated. There are no changes to the ground surface proposed. The only construction planned for beneath the house is for the utilities. Mr. Crowell will forward structural plans.

A Special Condition was added as follows:

- The Commission finds that the property is located on a coastal dune. The building must be built in compliance with building code requirements for building on a coastal dune. No enclosure may be constructed around the pilings.
- Upon a **motion** by P. Epstein **2nd** by E. Fish 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**.

P. Epstein recused himself and left the meeting

7:45pm 9 Montana Avenue, Map 51, Lot 1 (SE35-847) Continuation 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: Thomas Hagstrom

Representatives: John Cavanaro, PE, Alan Kearny, Architect, Henry Levin

Documents: Site Plan – Cavanaro Consulting – dated revised 3/03/2014

Landscape Master Plan – Amy Martin – dated 3/03/2014

Mr. Cavanaro reviewed the revised plans that show that the deck and walkway will be a pile supported structure which eliminates the need for any fill to be brought in. The generator pad has been relocated. The landscaping plan was reviewed. Walkways and a patio area will be constructed utilizing stepping stones with vegetation in between the stones. At this time, there are no plans to perform any landscaping on the coastal bank. When asked if fill will be brought in for planting, Mr. Cavanaro stated that there would only be enough material brought in to allow the plants to sustain. There is no blasting of the ledge proposed.

A Special Condition was added as follows:

- No heavy equipment is permitted on the coastal bank.
- Upon a **motion** by P. Paquin **2nd** by S. Bannen and a **vote** of 4/0/0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Amended Order of Conditions was **signed**.

8:30pm 135 Atlantic Avenue, Map 53, Lot 23 (SE35-xxxx) Continuation 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 April 12, 2014.

- Upon a **motion** by P. Paquin **2nd** by S. Bannen and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to April 22, 2014 at a time to be determined.

Request for Certificate of Compliance

68 Salisbury – The Commission will conduct a site visit on 3/18/14. A. Herbst will request information from the Owner regarding the geothermal system that will include where it is located and what is inside the system.

New Business

Annual update of Peddocks Island work – The Commission received a copy of the Annual Report from Susan Kane of the DCR. The Commission noted that the required planting along the top of the bank has not been done. A. Herbst has followed up.

Confirm enforcement order – P. Epstein motion, E. Fish 2nd, vote 5/0/0 to confirm the Enforcement Order issued for 161 Beach Ave.

Annual Report – The Commission received and reviewed the 2013 Annual Report for the Commission/Department.

Beach grass planting – Scheduled for Saturday, March 29th

Conservation land update – New information has been located regarding two parcels on Long Beach Ave. that were designated as Conservation Land

Coastal Commission appointment – A. Herbst informed the Commission that she has been appointed to the newly formed state Coastal Erosion Commission.

Site visits – Site visits were scheduled for Tuesday, March 18, 2014 at 6:30pm

Communication from Weir River Estuary Park Committee regarding N Truro property – The Commission received correspondence from the Committee expressing their concern with protecting the right-of-way to the Weir River Woods

9:00pm Upon a **motion** by M. Horn **2nd** by S. Bannen and a **vote** of 4/0/0;
It was **voted** to: Adjourn