



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

April 22, 2014

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

Members Not Present: Paul Epstein, Elizabeth Fish

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

8:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by M. Horn **2nd** by S. Bannen and a **vote** of 4/0/0;
It was **voted** to: **Approve** the Minutes of April 8, 2014

8:30pm 15 Berkley Road, Map 38/Lot 012 (SE35-1235) Opening of a Public Hearing on the Notice of Intent filed by Tiffany DaSilva for worked described as **construct patio**.

Owner/Applicant: Tiffany DaSilva, John DaSilva

Documents: 15 Berkley Patio Plan – Lawrence DeCelle, Jr.
Cross Section of Patio, Patio layout Plan

Ms. DaSilva presented the project that includes the construction of a patio approximately 250 sq. ft. utilizing Techo-Bloc permeable pavers. The base will be crushed stone and choke stone. The existing concrete pads will be left in place.

- Upon a **motion** by M. Horn **2nd** by S. Bannen and a **vote** of 4/0/0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

8:33pm 10 G Street, Map 16/Lot 071 (SE35-1236) Opening of a Public Hearing on the Notice of Intent filed by Karen McDonough for worked described as **construct 12' x 12' sunroom**.

Owner/Applicant: Karen & Sean McDonough

Abutter: Maureen O'Brien

Documents: Plot Plan of Land – David Terenzoni, PLS – dated 7/08/2013
Foundation Plan, Floor Framing Plan – hand drawn

Ms. McDonough presented the project that is to include construction of a 12' x 12' sunroom. The foundation will be sonotubes. An existing concrete patio will be removed.

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 M. Horn **2nd** by S. Bannen and a **vote** of 4/0/0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

8:35pm 69 H Street, Map 15/Lot 060 (SE35-1237) Opening of a Public Hearing on the Notice of Intent filed by Gary Stilphen for worked described as **14' x 16' addition on footings**.

Applicant: Gary Stilphen

Documents: Site Plan of Land – Hoyt Land Surveying – Dated – March 21, 2014
Side Elevation – Gary Stilphen

Mr. Stilphen presented the project that is to include construction of a 14' x 16' addition. The addition will be constructed on footings and will have a lattice skirt.

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 M. Horn **2nd** by S. Bannen and a **vote** of 4/0/0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

8:40pm 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 May 27, 2014.

- Upon a **motion** by M. Horn **2nd** by S. Bannen and a **vote** of 4/0/0;
It was **voted** to:
Continue the Public Hearing to May 27, 2014 at a time to be determined.

Requests for Certificates of Compliance

68 Salisbury Street – The Commission received a copy of correspondence drafted by A. Herbst to Mr. & Mrs. Fairclough dated April 22, 2014 regarding the previous installation of a geothermal system. The Faircloughs must work to satisfy the regulations of the DEP and the Commission reserves the right to institute enforcement proceedings if the geothermal system is not brought into compliance in a timely manner.

DCR SE35-1071 – M. Horn **Motion**, S. Bannen **2nd**, **vote** 4/0/0; CoC **issued**

New Business:

55 Hampton Circle enforcement question – construction for a deck has been stopped. The Homeowner must file for a Chapter 91 License in addition to filing with the Commission.

DEP regulation changes – The DEP has formed a committee to study potential performance standards for Land Subject to Coastal Storm Flowage. They will be using CZM recommendations from 1995 as a starting point. A. Herbst will forward a copy to the Commission for review and future discussion. Additionally, DEP updated their proposed revisions to the WPA regulations and removed the proposed exemption of certain house additions in the buffer to a coastal bank as suggested by the Commission.

Gun Rock grant – A. Herbst reminded the Commission that part of the project to be completed under the CZM Grant includes community outreach by the Commission.

National Grid notice – The Town has received notice that National Grid will be replacing gas lines in Town. Utility companies are exempt from filing for WPA permits. They do, however, need street opening permits from the Town. A. Herbst will consult with the DPW Director to ensure that protective measures are in place.

9:15pm Upon a **motion** by M. Horn **2nd** by S. Bannen and a **vote** of 4/0/0;
It was **voted** to: Adjourn