



HULL CONSERVATION COMMISSION

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June 24, 2014

Members Present: Sheila Connor, Chair, Paul Paquin, 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 P. Epstein **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to: Approve the Minutes of June 10, 2014

7:40pm 1133 Nantasket Ave, Map 7/Lot 025 (SE35-1241) Opening of a Public Hearing on the Notice of Intent filed by John Gilbert for work described as elevate home, add deck and front and back egress.
Owner/Applicant: John Gilbert
Abutters/Others: Ed Sartell
Documents: Plan Showing Proposed Deck – Hoyt Land Surveying – dated 8/26/07
Existing First Floor Plan

Mr. Gilbert presented the project that is to elevate the existing home and construct a new FEMA compliant foundation. With the exception of the addition of stairs, the existing footprint will be used. The plans reviewed were of the first floor layout. There are no property boundaries indicated on the plans. The Commission requested clarification of the plans.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to 7/22/2014 at a time to be determined.

7:52pm 119 Edgewater Road, Map 30, Lot 015 (SE35-1242) Opening of a Public Hearing on the Notice of Intent filed by Barbara Murphy for work described as additions, decks & porch.
Owner/Applicant: Edward & Barbara Murphy
Representatives: David Ray, Steve Meyers
Documents: Existing & Proposed Conditions Plan – Nantasket Survey Engineering – dated 3/26/2014
Foundation Plan – Anderson Structural Engineering – dated 5/20/2014

Mr. Ray presented the project that is to demo the existing house down to the foundation and construct a new home on the existing foundation. There will be two small additions at the rear of the home. Flood vents will be added to all sides except for the Edgewater Road side. Utilities will be elevated and there will be over 4' of freeboard. A new deck will be constructed that will be 10' from the seawall. Haybales will be used for erosion control and to indicate the limit of work area.

Ms. Herbst suggested that Mr. Ray look into the location of utilities in regard to freeboard incentives.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

P. Epstein recused himself

7:50pm 17 O Street, Map 14/Lot 134 Opening of a Public Hearing on the Request for Determination filed by Tonna McCall for work described as extend porch and close in.

Representative: Paul Epstein

Documents: Plot Plan – Robert C Bailey Co., Land Surveyors – dated 9/28/2012
Construction Detail Plan

Mr. Epstein presented the project that is to include extending the existing 3' x 7' porch and closing it in to become a 5' x 14' room. The room will be on footings that will be located on the existing pavement.

- Upon a **motion** by M. Horn **2nd** by P. Paquin 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**.

P. Epstein returned

8:14pm 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.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 6/0/0;

It was **voted** to:

Continue the Public Hearing to 7/8/2014 at a time to be determined.

Request for Certificate of Compliance

54 B Street – P. Epstein **Motion**, M. Horn **2nd**, vote 6/0/0; CoC **issued**

New Business:

The Commission discussed enforcement of walls and fences being constructed in various zones and areas of Town. The Commission's concern is that they do not want any structures that would redirect water to any neighboring properties.

P. Epstein made a Motion, M. Horn **2nd** that walls over 6", solid fences or other structures that divert water cannot be built on Beach Ave. or the first properties along the beach in order to prevent redirection of water and erosion to neighbors and for public safety reasons. Voted 6/0/0.

12 Sunset Ave should file a Notice of Intent for construction of a wall.

N Truro Planning Board application – A. Herbst will respond to the Planning Board on the Commission's behalf stating that the Commission denied the Order of Conditions and was overturned by DEP.

A. Herbst has informed the Commission that she has had a discussion with residents and that they may put temporary mats on top of the rocks where there is no vegetation at the north end of the beach.

Clifton Ave. question – A. Herbst will send a letter to a Clifton Ave. resident that a permit is not necessary to place gravel at the rear of the home.

The dune at the A St. handicap access has grown into the space that was allocated for access and must be cut back. The work is considered regular maintenance and will be done with A. Herbst present.

There are nesting piping plovers in the area between Revere and Kenberma Streets. There are signs from Mass Audubon however the Town has not been contacted as yet.

A. Herbst would like the Commission to think about signage for Conservation Land as there are some funds that can be used for that purpose.

A. Herbst will schedule an inspection at 7 Bay Street regarding concerns with the elevation of the foundation.

A. Herbst reported that a resident is donating approximately 12 granite benches for installation at the Hull Gut.

The blocks that hold the wave attenuator at Spinnaker Island were supposed to be jettied below the mud line and were not. K. Bornheim and A. Herbst will be following the progress of this project.

9:09pm Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to: Adjourn