



HULL CONSERVATION COMMISSION

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August 12, 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 M. Horn **2nd** by P. Epstein and a **vote** of 6/0/0;
It was **voted** to: **Approve** the Minutes of July 22, 2014

7:35 448 Nantasket Ave., Map 28/Lot 012 (SE35-1244) Opening of a Public Hearing on the Notice of Intent filed by Sharon Mazurek for worked described as addition to rear of home.

Owner/Applicant: Sharon Mazurek

Documents: Site Plan – Hoyt Land Surveying – dated 3/10/2014

Footing Plan – dated 7/28/2014

Ms. Mazurek presented the project that is to include constructing an addition to the rear of the home on big foot footings with sonotubes.

- 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**.

7:40 24 T Street, Map 13/Lot 029 (SE35-XXX) Opening of a Public Hearing on the Notice of Intent filed by Steve Rosen for worked described as demolish existing home and construct new single family home.

Documents: Existing & Proposed Conditions Plan – Nantasket Survey Engineering – dated 5/14/2014

Foundation Plan – Yoder & Tidwell – dated 5/7/2014

Abutters/Others: Nancy Plotkin, Robert DeTullio, Steve Greenberg, Laurie Sprague

The DEP had not yet issued a number for this filing. Neither the Applicant nor a representative was present. The abutters were informed that the project included demolishing the existing home and constructing a new home on a new foundation that will contain flood vents.

- 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 August 26, 2014 at a time to be determined.

7:45 161 Beach Avenue Map 19/Lot 066 (SE35-1204) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by Frank Frazier for worked described as change deck surface and driveway material.

Owner/Applicant: Frank Frazier

Abutters/Others: Elaine Blaustein, Beverly Greenwold, Susan Gaber, R. Gaber, Karen Ferency

Documents: Correspondence from Mr. & Mrs. Edward Murphy

Photographs: Submitted by F. Frazier

S. Connor read the correspondence from Mr. & Mrs. Murphy for the record.

Mr. Frazier has requested relief from Special Condition 16 that reads as follows "The deck material must allow 40% sunlight to pass through in order to encourage the survival of the beach grass beneath the proposed house." Mr. Frazier did not like the appearance of the materials (grating) that are being used at a different location in Hull. He feels that the holes are too large and are dangerous. It is his opinion that the beach grass is surviving even after the deck has been entirely covered with plywood during construction. The Commission expressed concern that there is also beach grass under the home that must survive.

Mr. Frazier was also requesting to change the driveway surface from crushed shells to some other type of stone such as river bed stone. Mr. Frazier feels that the crushed shells are extremely sharp and were a danger to people and animals.

One of the issues raised in the Murphy correspondence related to fill being added to the yard during construction. Mr. Frazier stated that they found a buried concrete foundation and stairs that were removed from the site. Fill was brought in to fill the void. The Murphy correspondence alleges that the fill may be causing runoff to enter their property or that the storage of building materials may also be redirecting runoff. The Commission expressed concerns that fill was brought in and was not permitted. Any fill material should be compatible with the existing material. Mr. Frazier stated that he had not stockpiled building materials on the side of the property that the Murphy's referred to. He stated that the fill was the same type of material that is on the site. The Commission made it clear to Mr. Frazier that the grade levels on the site must be the same as they were prior to construction. A survey is required for the Certificate of Compliance that must show the elevations.

Ms. Blaustein stated that she has water at her garage and wondered if it was related to the construction. The Commission will visit the site to review.

Dr. Greenwold asked what does she do if in 3 to 5 years she experiences flooding on her property. The Commission explained that the required survey would ensure that all grades have remained the same.

R. Gaber expressed concern regarding the driveway material.

Mr. Frazier will review substitute material for the deck and submit information. Mr. Frazier will also submit information for materials for the driveway. The Commission will conduct another site visit.

- 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 August 26, 2014 at a time to be determined.

At this time, the meeting was relocated to the Selectmen's room.

7:50 Burr Rd., Map 51/Lot 113 (SE35-XXX) Opening of a Public Hearing on the Notice of Intent filed by Jeffrey Pinkus for worked described as construct single family home.

Applicant: Jeffrey Pinkus

Abutters/Others: Klaus Gensheimer, Tracy Collins, Michael Collins, Paul Mahoney, Robin Mahoney, Jan White, Jennifer McCreedy, Peggy & Scott Daniels, Edward Smith, Dorothy Smith, Jim Kennedy, Jean Snow, Bob McCarthy, Katelyn Collins, Michael Domina, MaryAnne Beakes, Pamela Smith Coffman, Mary McDowell, Fred White, Sal Vento, Rob Lacy, Rick Kaufman, Richard Freda

Documents: Proposed Conditions Plan – Nantasket Survey Engineering – dated 7/08/2014

Mr. Pinkus read from a prepared statement that was submitted for the record. The project will include construction of a single family home with a garage that will be pinned to the ledge. There will be a steel ramp to access the garage. There will be a farmer's porch on some sonotubes however they were not shown on the plans. There is no landing pad proposed for the stairs. Sewage is available on the street and would come in under the home.

Mr. Pinkus stated that he is waiting for information from FEMA in answer to a study that was done by The Woods Hole Group requesting a revision to the existing flood map. If approved, the flood elevation could change from VE 36 down to VE 30. This change would prompt a design change.

Given the discussion, Mr. Pinkus requested a continuance to wait for the outcome of the flood map revision request from FEMA. This would allow the Commission to review the project after the elevation is confirmed.

Mr. Collins asked if Mr. Pinkus had received the Owner's signature. Mr. Pinkus responded that he did and he did have a Purchase & Sale Agreement.

The Commission requested that Mr. Pinkus stake out the house and garage and cut back the vegetation enough to allow for a proper view of the layout of the project.

- 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 September 9, 2014 at a time to be determined.

Enforcement Discussions:

9 Montana Ave – John Cavanaro, PE, Sean Ford and Susan & Tom Hagstrom were present to discuss work that was done on the coastal bank while chipping ledge for the footprint they went too far. They were looking for bearings for the deck. They also removed loose rock that was on the coastal bank and which has been stockpiled on the site. They have agreed to use the stockpiled rock to create a wall as restoration for the coastal bank. Footings will be installed then rocks replaced.

201 Beach Avenue violation discussion was rescheduled to 8/26/14.

1 Dighton violation discussion was rescheduled to 9/9/14.

Request for Certificate of Compliance

132 Bay Street The Conservation Administrator reported that a corrected plan is needed before approval can be considered.

10:07pm Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to: Adjourn