



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

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September 9, 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

7:35 182 Spring Street, Map 03/Lot 079 (SE35-1251) Opening of a Public Hearing on the Notice of Intent filed by Jacqueline O'Loughlin for work described as rear addition to home.

Owner/Applicant: Jacqueline O'Loughlin

Abutters/Others: Jane Roth, Andre Levin

Documents: First & Second Floor Plans – J. O'Loughlin, Inc. – dated 8/11/2014

Ms. O'Loughlin presented the project that is to include construction of a 2 story addition at the rear of the home. The addition will be constructed on 8 sonotubes.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen 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**.

7:40 2-4 A Street, Map 18/Lot 150 (SE35-955) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by Folsom Development Corp. for work described as relocate power wash system.

Representative: David Ray

Documents: Plan of Land – Nantasket Survey Engineering – dated 8/27/2014

Mr. Ray presented the project that is to relocate the power wash system adjacent to the existing metal building. A new system will be utilized that involves laying down a pad and positioning the boat over the pad for washing. A self contained catch basin will be installed at the left front corner of the pad. The catch basin will collect water and solids. The water is then captured and filtered back through the system for re-use. When necessary, a disposal company will take the old water off the site. The system will be stored under the deck.

The location of the catch basin is not shown on the plan. The Commission will conduct another site visit at which time they will be able to see how the system would work.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5/0/0;

It was **voted** to:

Continue the Public Hearing to September 23, 2014 at a time to be determined.

7:55 88 Atlantic Avenue, Map 53/Lot 54 (SE35-1124) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by William and Gail Izbicki for work described as relocate and extend retaining walls, install pavers in the driveway.

Owner/Applicant: Gail Izbicki

Representatives: David Ray, Gerry Perera

Documents: Proposed Conditions – Revised by William Izbicki – dated 8/27/2014

Verti-Block retaining walls brochure

Ideal Pavers brochure

Mr. Ray presented the project that is to include relocating and adding to the approved wood retaining walls and changing the material for the driveway. Mr. Ray stated that the original intention was to park cars under the home. The purpose of the retaining walls was to keep material from moving onto the driveway. They are proposing a new 2 x 2 x 4 concrete block wall system that will have some blocks buried. The slope of the wall will change with the grade and will be 2 feet high. They would like to add a new horizontal wall at the rear of the proposed driveway area. The left side wall would now be on the outside of the footprint of the home. The originally proposed concrete walkway has been eliminated from the project. The wall on the right side would be located to the right of the concrete walkway. This wall would be at grade and would be used as the walkway.

Mr. Ray stated that they would like to change the proposed driveway surface from gravel to 80lb permeable pavers. The Commission discussed their issues with having pavers directing overwash. The Commission discussed the use of a grid or open style paver system that could possibly be vegetated.

Special Conditions were added as follows:

- The retaining walls must not exceed the grades immediately adjacent to the walls outside of the driveway area. As detailed on the plans, the only changes in grade permitted are in the driveway area inside the retaining walls.
- The Commission approved Ideal Turfstone pavers. Any substitution must be approved in advance by the Conservation Administrator.
- Upon a **motion** by P. Epstein **2nd** by S. Bannen 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**.

8:35 77 Manomet Avenue, Map 23/Lot 113 (SE35-1253) Opening of a Public Hearing on the Notice of Intent filed by John Pini for work described as permit existing paver patio.

Owner/Applicant: John Pini

Documents: Patio Plan – underlying plan by Nantasket Survey Engineering with notations by John Pini

Mr. Pini presented the project that is an after the fact filing for a paver patio. Mr. Pini stated that the patio was installed by a previous homeowner.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen 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**.

8:42 Burr Rd., Map 51/Lot 113 (SE35-1245) Continuation of a Public Hearing on the Notice of Intent filed by Jeffrey Pinkus for work described as construct single family home.

The Applicant requested a continuance to September 23, 2014.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to September 23, 2014 at a time to be determined.

8:43 24 T Street, Map 13/Lot 029 (SE35-1252) Continuation of a Public Hearing on the Notice of Intent filed by Steve Rosen for work described as demolish existing home and construct new single family home.

This project was presented at the meeting of August 26, 2014 however the DEP had not issued a number at that time.

A Special Condition was added as follows:

- Driveway drainage must not be directed to neighboring properties. All efforts should be made to contain driveway runoff on the property, if that is not possible driveway runoff may be directed to the street.
- Upon a **motion** by P. Epstein **2nd** by S. Bannen 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**.

Request for Certificate of Compliance

73 Manomet - **P. Epstein** Motion, **M. Horn 2nd**, **vote 5/0/0; CoC** issued

96 Salisbury - **P. Epstein** Motion, **M. Horn 2nd**, **vote 5/0/0; CoC** issued

New Business:

The Commission discussed the use of drainage special conditions. The standard special conditions do include a special condition that is ongoing. It is preferable that drainage be kept on a property to infiltrate and not be directed to storm drains. Each property is different and will be reviewed as such. Standard Conditions will be forwarded to the Commission for review.

9:05pm Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 5/0/0;
It was **voted** to: Adjourn