



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

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October 14, 2014

Members Present: Sheila Connor, Chair, Max Horn, Sean Bannen, Elizabeth Fish

Members Not Present: Paul Paquin, Paul Epstein,

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 S. Bannen and a **vote** of 4/0/0;
It was **voted** to: Approve the Minutes of 9/09/2014

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 9/23/2014

7:35pm 1 Marina Drive, Map 60/Lot 900 Opening of a Public Hearing on the Request for Determination of Applicability filed by Spinnaker Island Association for work described as trim vegetation on northeast side of island.

Applicant: Jack Drinkwater

Documents: Spinnaker Vegetation Plan 9/30/2014

Mr. Drinkwater presented the project that is to include cutting back/lowering the height of vegetation on the east side of the property from #27 to the bridge. There will be no removal of any vegetation that will cause any disturbance to the ground. Work will be done from above, on the roadway.

Mr. Drinkwater mentioned that he is seeing some erosion on the coastal bank and would like to bring in crushed stone and compact it on the bank. The Commission advised Mr. Drinkwater that this action should not be done.

A Special Condition was added as follows:

- Prior to undertaking any work, the contractor must meet with the Conservation Administrator on site to determine the limits of work.
- 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 **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:45pm 35 Hampton Circle, Map 36/Lot 157 Opening of a Public Hearing on the Request for Determination of Applicability filed by Stephen Curtin for work described as 12' by 21' sun deck.

Applicant: Steve Curtin

Documents: Porch Framing and Footing Layout Plan – 2 pages

Mr. Curtin presented the project that is to include construction of a deck utilizing diamond pier footings. Mr. Curtin stated that the diamond pier footings will cause less disturbance on the ground than other types of footings. There will be nothing going under the deck.

- 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 **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:55pm 249 Nantasket Road, Map 32/Lot 037 Opening of a Public Hearing on the Request for Determination of Applicability filed by Allan Blacker for work described as 12' by 7' cantilevered addition.

Owner/Applicant: Allan & Linda Blacker

Documents: Existing & Proposed Conditions Plan with notations
Plan – Blacker Residence Sheets A-02, 03

Mr. Blacker presented the project that is to include construction of a cantilevered addition to the home. Mr. Blacker stated that all work would be done utilizing ladders and that no heavy equipment will be on the ground below.

- 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 **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

8:00pm 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 October 28, 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 October 28, 2014 at a time to be determined.

8:00pm 1133 Nantasket Ave, Map 7/Lot 025 (SE35-1241) Continuation of a Public Hearing on the Notice of Intent filed by John Gilbert for work described as elevate home.

The Applicant requested a continuance for four weeks.

- 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 November 13, 2014 at a time to be determined.

Request for Certificate of Compliance

77 Manomet – M. Horn **Motion**, S. Bannen **2nd**, **vote** 4/0/0; CoC **issued**

204 Nantasket Road - M. Horn **Motion**, S. Bannen **2nd**, **vote** 4/0/0; CoC **issued**

249 Nantasket Road - M. Horn **Motion**, S. Bannen **2nd**, **vote** 4/0/0; CoC **issued**

29 Clifton Ave - M. Horn **Motion**, S. Bannen **2nd**, **vote** 4/0/0; CoC **issued**

New Business:

51 Harborview enforcement discussion – Attendees Tom Fitzgerald, Owner; Mike Nash, Contractor and Yolanda DiMuzio. The Commission discussed construction of a deck that was permitted however not built according to the approved plans as well as the installation of pavers and removing of vegetation that was not permitted. Mr. Cash stated that although the deck is larger, there were no additional footings used other than those approved and the footing are no closer to the bank than was permitted. Mr. Fitzgerald stated that the vegetation at the top of the bank that had been removed during construction has filled back in or been replanted. The grass area beneath the deck had turned to a muddy area. Pavers were installed that pitch back toward the house. The Commission agreed that the pavers in this case do not appear to be causing

damage to the bank. The Commission also discussed seeing a drain pipe that was installed on the bank that could be a source of erosion. Mr. Fitzgerald stated that the pipe had been closed off approximately 2 ½ years ago and all roof runoff is now directed to the front of the home. The Commission suggested that Mr. Fitzgerald consult the CZM website for possible plants that may be grown from seed for future vegetation of the bank. The enforcement file will be closed.

Re-schedule meeting that falls on Veteran's Day – Meeting will be Thursday, November 13, 2014

Site visits will return to Sunday mornings beginning October 26th if necessary

Affirm 37 Bay Street violation - M. Horn **Motion**, S. Bannen **2nd**, **vote** 4/0/0

Bottle bill – S. Bannen motion, E. Fish **2nd**, vote of 3/0/1 to send letter of support to the Hull Times

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

It was **voted** to: Adjourn