



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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APPROVED – March 10th, 2015

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

Members Not Present: Paul Paquin, Elizabeth Fish

Staff Present: Anne Herbst, Conservation Administrator
Sarah Clarren, Clerk

7:45pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 4-0;
It was **voted** to: Approve the Minutes of February 10th, 2015 as amended

7:47pm 130 Cadish Ave., Map 13/Lot 171 (SE35-1258) Opening of a Public Hearing on the Notice of Intent filed by Gregory Howard for work described as elevate home and add deck.
Owner/Applicant: Gregory Howard
Abutters/Others: None

G. Howard described the plan to elevate the home and add a deck. There will be no change to the footprint of the foundation. A deck will be added in the back, and most of the porch removed in the front of the house. The house will be elevated 6 feet. When the house is raised, they will put in a new foundation; remove the current cinder blocks and put in a slab foundation. There will be flood vents on each side of the house and there will be openings, possibly to be used for windows at a later time. The foundation under the porch, facing the bay, will be open along 17 feet of the house. The porch will be supported by three columns; 1 on each side and the third will be to support the new deck extension.

The Commission asked about current water and flooding issues. G. Howard stated that he has owned the home since the 1980s and since then, there has been minimal, if any flooding. However, during big storms, there can be some water debris, but G. Howard believes most comes from the drain down the street. The Commission had concerns about future waves and storms, as they are projected to increase in severity and frequency. G. Howard explained that is why much of the front of the foundation will be open.

The proposal also includes an extension of the gravel driveway.

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

8:08pm 17 Pt. Allerton Ave., Map 09/Lot 053 (SE35-1260) Opening of a Public Hearing on the Notice of Intent filed by Karen Walsh for work described as replace existing driveway and install bluestone patio.
Owner/Applicant: Karen Walsh
Abutters/Others: Maria Turchinets and Robert Steinberg (13 Pt. Allerton Ave); Linda and David McDougal (18 Pt. Allerton Ave); Paul Gratta (Contractor)

K. Walsh described the project; the original 13x19 ft driveway was failing and causing flooding in the garage. Without filing a permit, K. Walsh removed the existing turfstone paver driveway and installed a new one with 'Belgard old world cobbles' (stone pavers). Underneath the original driveway, a drain was found, which was clogged with clay. The drain was repositioned and a perforated pipe was installed with filter fabric and above 4" of ½" stone. The pipe extends along the side of the house to ensure adequate drainage. The drain is approximately 6 inches below ground.

A failing knee wall (20x3 ft), which was located next to the garage, was demolished. It was then replaced with a circular blue stone patio which was connected to the existing front entry walkway.

The Commission reminded K. Walsh of an existing Order of Conditions (OoC) set in place in 2001 on her property which states that "There shall be no additional impervious surface added to this property. This condition is ongoing and will not expire at the end of three years." The work that K. Walsh completed, without seeking a permit, was in violation of the existing OoC. K. Walsh acknowledged this and stated that she understood that if she wants to complete any more work on her property, she must first file for a permit. The Commission let her know that failure to do so could result in an order to remove any additional work.

K. Walsh indicated that the only further work she has planned is to plant vegetation.

The abutter D. McDougal stated he believes the work has improved the property and the property values of abutters.

Due to the fact that the DEP had not issued a permit number, the Commission continued the hearing.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 4-0;
It was **voted** to:
Continue the Public Hearing to 3/24/2015.

Requests for Certificates of Compliance

245 Nantasket Ave – P. Epstein **Motion**, M. Horn **2nd**, vote 4-0; CoC **issued**.

New Business:

Review Annual Report: approved.

Beach grass planting: Scheduled for March 28.

Piping plovers: It is unknown whether the plovers will return this year, but to prepare for that possibility, the town has contracted with MA Audubon to provide monitoring and guidance. Mailings were sent out to beach abutters and there will be an insert about plovers in the upcoming light bill.

35 Rockaway update: At 35 Rockaway, owners were permitted to build a new house. It is a vacant property near the entrance of the dump. It was protested and appealed by the neighbors and now it is going through a superseding order, but because it needs a superseding order and it's on a coastal bank, it had to go through Massachusetts Environmental Protection Act (MEPA) review. MEPA completed a site visit the week of 3/2.

Coastal Erosion Commission: The Coastal Erosion Commission had their South Shore hearing and A. Herbst suggested that while the comment period is still open, the Commission should draft some suggestions and comments. The Commission agreed.

Gun Rock grant update: A plan to improve the revetment and seawall at Crescent Beach should be available soon. There is a community meeting scheduled for 4/13.

Site visits: Planned for 3/17 at 6:30 pm.

8:50pm Upon a **motion** by M. Horn **2nd** by P. Epstein and a **vote** of 4-0;
It was **voted** to: Adjourn