



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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APPROVED – March 24, 2015

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

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

7:40 pm Max Horn called the meeting to order

Minutes: Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 6-0;
It was **voted** to: Approve the Minutes of March 10, 2015

7:40 pm 45 Cadish Ave., Map 16/Lot 20 (SE35-1261) Opening of a Public Hearing on the **Notice of Intent** filed by **John and Judith McDonald** for work described as **rear addition and deck**.

Representatives: David Ray from Nantasket Survey Engineering

Abutters/Others: None present

Documents: "Plan Details"; "Sections"; "Floor Plans" – Whitney Wood Designs – dated 3/14/2015

D. Ray described the plan to add a rear addition and deck to the house. The addition will be small (14'1 x 14'11); the deck will be attached to the new addition. The work will be on sonotubes. There will also be a skirt wall, but instead of lattice square, it will have vertical slats and they will be breakaway walls. Breakaway walls are not a requirement in this location, because it is not in a V zone.

A Special Condition was added as follows:

The Commission finds that the resource area is Land Subject to Coastal Storm Flowage. Although the property is shown to be on a barrier beach, the Commission finds that this location is not a coastal dune due to the evidence presented regarding the historic drumlin in this area.

- Upon a **motion** by P. Paquin **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**.

P. Epstein arrived at 7:42 pm; S. Connor arrived at 7:45 pm.

7:45 927 Nantasket Ave., Map 9/Lot 5 (SE35-xxxx) Opening of a Public Hearing on the **Notice of Intent** filed by **Michael Parks** for work described as **side addition and deck**.

Representatives: Kimberley Parks (owner), David Ray (Nantasket Survey Engineering)

Abutters/Others: None present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 2/6/2015
"Foundation Plan & Details New Garage Addition" – Walter A. McKinnon – 3/23/2015
"Renovations to Existing Residence" – Doug Friesen – 3/5/2015

K. Parks described the above project. The addition will be a garage with a bedroom and a third floor observation area. The addition will be on the left side of the house. It will be 12 feet from the top of the coastal bank. The Commission expressed concern about the closeness of the new addition to the bank; The Commission indicated that the hay bale line should also be a no-disturbance line located no more than five feet from the proposed foundation. The Commission suggested a special condition stating that the owners cannot build within 10 feet of the coastal bank. The Commission suggested that the owners keep the area as vegetated as possible. The owner agrees. Due to no number being assigned by the DEP, the Public Hearing was continued to the next meeting.

- Upon a **motion** by P. Paquin **2nd** by M. Horn and a **vote** of 6-0;
It was **voted** to:
Continue the Public Hearing to 4/14/15.

7:55 361 Beach Ave., Map 12/Lot 48 (SE35-1262) Opening of a Public Hearing on the **Notice of Intent** filed by **Mike Kramer** for work described as **raze existing home and construct new home**.

Representatives: Mike Kramer (owner); Don Ritz (Architect); David Ray (Nantasket Survey Engineering); Steve Marsh (Builder); Jim D'Acostine (Builder)

Abutters/Others: Adam Feire (Neighbor; 22 Bradford Ave)

Documents: "Details for job 14.731" – Don Ritz – 3/12/2015

"Existing and Proposed Conditions Plan" – David G. Ray – 3/11/2015

"Timber Pile Foundation Plan;" General Notes and Specifications;" "Typical Details" – Peter Falk – 3/10/2015

D. Ray presented the project as described above. The new house will be on driven piles set 2 feet above the velocity zone in compliance with the building code. There will be a cantilevered deck facing the water. The deck will extend to the edge of the property. The deck will have gaps to allow water to drain. Because the house is on a dune, the Commission suggested open decking, as this would encourage vegetation to grow underneath the deck. Vegetation will help strengthen the dune which would help protect the house. The owner said he would look into it, but is hesitant as larger gaps can be a tripping hazard. A. Herbst suggested that a mat can be rolled out and up as needed. M. Kramer said he would consider this.

D. Ritz said the front of the house is in a velocity zone, but the rear of the house is an AE zone, at elevation 10. They propose a secondary deck to the rear, which will have stairs so one can reach the front door of the house. The deck would be 5 feet above grade for zoning purposes. Instead of driven piles, they are leaning towards a concrete pier (sonotubes) or cutoffs from wooden piles for the deck and two sets of stairs. The Commission noted that the building code requires driven piles in a dune. The applicant stated that they may use cable for the bracing of the piles. The Commission stated that cable would be preferable as it will cause less deflection of flood waters. There are two existing parking spots; they are not located under the house. The Commission asked about utilities. D. Ritz and D. Ray said that utilities and parking easements still need to be negotiated. According to the plans, there will be no additional paved surface anywhere on the property.

The Commission strongly recommends a deck with spaces to support the survival of vegetation to stabilize the dune.

A Special Condition was added as follows:

The Commission finds that the property is located on a coastal dune. The building must be built in compliance with building code requirements for building on a coastal dune. No enclosure may be constructed around the pilings. The applicant may use helical piles or driven pile cut-offs for the decks.

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

8:30 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**.

Representatives: J. Gilbert (owner)

Abutters/Others: None.

Documents: "Plot Plan of Land in Hull, MA" – Peter G. Hoyt – 2/23/2015

"New Ground Floor"

The Commission did a site visit in June of 2014. Since then, J. Gilbert has been going through the Zoning Board of Appeals process for permission to exceed the 35 foot zoning height limit. The footprint changed slightly since the initial Commission hearing. The stairs that currently extend onto town property will be moved

to the driveway.

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

8:40 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 May 26, 2015.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 6-0;
It was **voted** to:
Continue the Public Hearing to May 26, 2015 at a time to be determined.

8:41 17 Pt. Allerton Ave., Map 09/Lot 053 (SE35-1260) Continuation of a Public Hearing on the **Notice of Intent** filed by **Karen Walsh** for work described as **replace existing driveway and install bluestone patio**.

A DEP number was issued.

Two Special Conditions were added as follows:

S12. Notwithstanding Special Condition 12 from permit NE35-759 for this property, the driveway and patio as detailed in the Plan of Record is approved. No further impervious surface shall be allowed on this property. This condition is ongoing and will not expire at the end of three years.

S13. Any work involving disturbance to the ground requires advance notification to the Commission to determine whether a permit is required and whether the proposed activity is in compliance with S12.

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

Request for Certificate of Compliance

30 Cadish Avenue – M. Horn **Motion**, P. Epstein **2nd**, vote 6-0; CoC **issued**.

100 Atlantic Avenue – M. Horn **Motion**, P. Epstein **2nd**, vote 6-0; CoC **issued**.

New Business:

3 weeks to the next meeting – because there are three Tuesdays in March, there will be three weeks until the next meeting on April 14th.

Beach grass planting – is planned for this upcoming Saturday, March 28th.

9:01 pm Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 6-0;
It was **voted** to: Adjourn