



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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APPROVED – April 14, 2015

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

Members Absent: Elizabeth Fish

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

7:32 pm S. Connor called the meeting to order

Minutes: Upon a **motion** by P. Epstein **2nd** by P. Paquin and a **vote** of 5-0;
It was **voted** to: Approve the Minutes of March 24, 2015

7:40 pm **247 Beach Ave., Map 15/Lot 84** Public Hearing on the **Request for Determination of Applicability** filed by **Tim Clifford** for work described as **install ADA compliant ramp**.

Representatives: James Kenneway, builder

Abutters/Others: None present

Documents: "247 Beach Ave Hull, series of 3" – J. Kenneway Enterprises – dated 03/12/2015
"Plan of Land in Hull, MA" – Joseph E. Webby III (No. 48124) – dated 04/10/2015

C. Conway described the above plan. 247 Beach Ave. is a one story ranch and they are not changing the footprint of the house. The owners want to make their home wheelchair accessible. In order to do this, there is a need for footings for the deck. Instead of using sonotubes for the footings, precasts (pre-poured) will be used and will be placed using an excavation machine. They will use PVC material for the deck. They will also replace the roof and windows.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 5-0;
It was **voted** to:
issue a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:45 **0 Orleans St., Map 45/Lot 78 (SE35-xxxx)** Opening of a Public Hearing on the **Notice of Intent** filed by **David Rouleau** for work described as **construct single family home**.

Representatives: Christopher Cullen of DeSalle Burkes; David Rouleau (Owner); Daniel Rouleau (Owner)

Abutters/Others: Diane Johnston; Michael Massagli; Avner and Rayna Kedmi; Elizabeth Williams.

Documents: "Proposed Site Plan (2 Sheets)" – James W. Burke – 04/08/2015
"Future Rouleau Residence" – Patricia J. Fisher – 04/01/2015
"Proposed Site Plan" – James W. Burke – 04/08/2015

C. Cullen described the above project. The proposed house is on a vacant lot that is vegetated but extremely rocky. It is located in between Orleans Street and the bay and slopes down towards the bay. The proposed house is 2.5 stories and 2,700 square feet. The front yard setback will be 10 feet less than required by zoning because, as allowed under zoning, other houses nearby are located less than the minimum distance from the front lot line. C. Cullen mentioned that the house would still be 26.5 feet from the paved way. He noted that there were no additional comments from the DEP.

C. Cullen discussed the two delineations of the coastal bank on the plan he presented to the Commission. The survey data was collected between October and last week (week of 4/8/2015). Their delineation differs in some locations from the delineation automatically created by the CAD program. C. Cullen indicated that they are confident that their delineation takes into account actual conditions on the property and accurately indicates the

top of the coastal bank. The Commission asked to the applicant to mark the corners of the house and retaining wall. C. Cullen agreed and will mark the site within the next week and the Commission will schedule another site visit.

The owners propose a two foot retaining wall to create a small backyard area. Fill would be brought in to create a level yard. A fence, possibly chain link, would be attached to the retaining wall. Stormwater runoff will run off the back of the property directly into the bay due to the downward sloping of the property. It will not be directed anywhere else.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 5-0;
It was **voted** to:
Continue the Public Hearing to 4/28/15.

8:20 12 Sunset Ave., Map 16/Lot 11 (SE35-1264) Opening of a Public Hearing on the Notice of Intent
filed by **Kerrin Frank** for work described as **construct landscape wall**.

Representatives: None.

Abutters/Others: None.

Documents: "Kerrin Frank Landscape Wall Plan" – Bill Doyle, Construction – n.d.

A. Herbst described the above project. It is an after the fact filing. The project was a 2 foot landscape wall encasing the front of the house. The owners were having other work completed that had been approved, but this part of the project had not been presented to the Commission.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 5-0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

8:30 927 Nantasket Ave., Map 9/Lot 5 (SE35-1263) Continuation of a Public Hearing on the Notice of Intent
filed by **Michael Parks** for work described as **side addition and deck**.

The project was presented to the Commission on 3/24/2015. Since then, a DEP number had been issued.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 5-0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

Request for Certificate of Compliance

17-19 Massasoit– P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

67 Rowley – P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

63 A Street – P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

New Business:

315 Beach question – The house at 315 Beach wants to build a second floor addition and only need to install one post on the pavement. Should they file under a NOI or RDA? The Commission determined an RDA.

Piping Plovers – MA Audubon has found Piping Plovers on Nantasket Beach. They are currently located near the Coburn to Adams block. On Thursday, April 30th, Hull will have a Piping Plover Ambassador Program informational meeting.

Crescent beach update – A. Herbst had a meeting last night with the neighborhood to present design plans for the seawall and revetment. .

9:02 pm Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 5-0;
It was **voted** to: Adjourn