



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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APPROVED – April 28, 2015

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

Members Absent: Sheila Connor, Chair

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

7:33 pm M. Horn called the meeting to order

7:35 pm **315 Beach Ave., Map 13/Lot 57 Opening of** a Public Hearing on the **Request for Determination of Applicability** filed by **Mark Loughlin** for work described as **2nd floor addition**.

Representatives: Mark Loughlin, builder

Abutters/Others: None present

Documents: "Plot Plan for 315 Beach Avenue in Hull, MA" –Paul Joseph Mirabito– dated 04/01/2015

M. Loughlin described the above plan. The owners wish to build a second floor addition. There will be no footing needed as the structural engineer visited the site and determined the existing post is sound. The applicant was advised that no work, or storage of materials, is permitted on the vegetated coastal dune.

- Upon a **motion** by P. Paquin **2nd** by S. Bannen and a **vote** of 4-0;
It was **voted** to:
issue a negative Determination of Applicability. The Determination of Applicability was **signed**.

P. Epstein arrived at 7:40

7:40 **94 Salisbury St., Map 45/Lot 105 Opening of** a Public Hearing on the **Request for Determination of Applicability** filed by **Sandra Butler** for work described as **extension of existing deck**.

Owner: Paul Butler.

Abutters/Others: None present.

Documents: "94 Salisbury St"

P. Butler introduced the project. He and his wife want to add a 10x10 foot platform to their existing raised deck. The extension would be 4' elevation off the ground, while the existing deck is 7' off the ground. The approved plan locates a previously unpermitted extension to the deck.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen 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 (SE35-1265) Continuation 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); Theresa Rouleau

Abutters/Others: Diane Johnston; Avner Kedmi.

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 (for coastal bank questions)

"Filter Mitt™ by Groundscapes Express, Inc." (Introduced)

C. Cullen re-introduced the project opened on 4/14/2015. As requested, the lot was staked out so the Commission was able to see the proposed project on site. The Commission did a return site visit. Concern was raised about the accuracy of the delineation of the top of the coastal bank. C. Cullen explained the coastal bank delineation. The Commission discussed a 10 foot buffer from the bank that is not to be disturbed.

A. Herbst noted the receipt of an email from Mike Massagli which included the amount of rainfall on his property nearby. M. Massagli emailed the data because he was concerned about what would be done to retain water on 0 Orleans Street, as he believes little of the current rainfall runs off the property. C. Cullen stated that they do not have a plan for stormwater runoff.

A. Herbst asked about landscaping plans. C. Cullen said that due to the rocky nature of the property, not much has grown there. The Commission disagreed, noting the multiple large stumps as well as bushes on the site. C. Cullen stated that most of this is poisonous sumac and other unsightly vegetation. The owners plan to have the lot cleared and then sod the property. The Commission noted that vegetation is critical to controlling erosion. In particular the ten foot buffer closest to the top of the bank needs on-going protection. T. Rouleau re-stated that their intent, outside of the ten foot buffer area, is to install grass. The Commission reminded the applicant that a change in their landscaping plans would require a request for an amendment to the Orders of Conditions. C. Cullen mentioned they would be installing the FilterMitt™ by Groundscapes Express, Inc. to control erosion.

Two special conditions were added as follows:

All roof runoff shall be directed to rain barrels to minimize the amount of overland runoff from the house. This condition is ongoing and will not expire at the end of three years.

The ten-foot buffer landward of the top of the coastal bank shall be allowed to re-vegetate naturally. The ten-foot buffer must be maintained as an undisturbed “no-touch” area. This condition is ongoing and will not expire at the end of three years.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 4-0;
It was **voted** to:

Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

Request for Certificate of Compliance

19 J Street – P. Epstein **Motion**, S. Bannen **2nd**, vote 5-0; CoC **issued**.

51 O Street: – P. Epstein **Motion**, S. Bannen **2nd**, vote 5-0; CoC **issued**.

20 Summit (2): John and Bill Cavanaro came before the Commission regarding their requests for CoC's. The Commission discussed that the stairs are not in compliance with the plans. The applicant agreed to consider alternatives to come into compliance and return to the Commission for further discussion.

71 C Street – P. Epstein **Motion**, S. Bannen **2nd**, vote 5-0; CoC **issued**.

42 Duck Lane – P. Epstein **Motion**, S. Bannen **2nd**, vote 5-0; CoC **issued**.

12 Sunset Ave – P. Epstein **Motion**, S. Bannen **2nd**, vote 5-0; CoC **issued**.

New Business:

Conservation land questions: A. Herbst consulted with the Commission regarding downed trees on

Conservation Land. Straits Pond Island: The Commission discussed the status of the property.

Olney Street request for a Certificate of Compliance: The Commission agreed to schedule a site visit.

Plover update: A pair of piping plovers has nested near Coburn Street.

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

9:15 pm Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0;
It was **voted** to: Adjourn