



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

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APPROVED – May 26, 2015

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

Members Absent: Paul Epstein

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

7:33 pm S. Connor called the meeting to order

Minutes: Upon a **motion** by P. Paquin **2nd** by E. Fish and a **vote** of 5-0;
It was **voted** to: Approve the Minutes of May 12, 2015

7:35 pm **172 Atlantic Avenue, Map 52, Lot 13 Opening of a Public Hearing on the Request for Determination of Applicability** filed by **Richard Hulverson** for work described as **footing for addition.**

Representatives: Richard Hulverson, contractor

Abutters/Others: None present

Documents: "Chipman Residence" – Alan Kearney – dated 12/18/2014
"Existing and Proposed Conditions Plan (DRAFT)" – David Ray – 11/06/2014

R. Hulverson described the above plan. The owners wish to build over an existing deck. In order to build the new deck, they must have one additional footing for one post. This new footing would be in the front of the house. R. Hulverson mentioned that the owners were also interested in moving existing underground utilities and also adding a new bulkhead roughly 6x6. The plans were amended to show these two additions.

Upon a **motion** by P. Paquin **2nd** by E. Fish and a **vote** of 5-0;

It was **voted** to:

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

7:45 **52 Salisbury Street, Map 45/Lot 116 (SE35-1266) Opening of a Public Hearing on the Notice of Intent** filed by **Paul Cutcliffe Jr.** for work described as **construct a driveway with parking and extend deck.**

Representatives: Paul Cutcliffe Jr (owner), Paul Cutcliffe III (owner), David Ray (representative)

Abutters: None present

Documents: "Proposed Bed and Breakfast Site Plan" – David Ray – Dated 07/23/2014

D. Ray introduced the project. The Cutcliffes are in the process of opening a bed and breakfast and in order to obtain licensing, more parking is required. Three parking spots and a driveway are proposed and all will be made of crushed seashells. They also want a sign for the establishment in the front lawn and a fire pit in the back. The Cutcliffe's also proposed extending the deck located in the back of the deck.

D. Ray indicated that in the future the Cutcliffe's want to place a float adjacent to the property in Hull Bay. The Commission pointed out that the float was not advertised in the newspaper as it was not included in the narrative of the filing. Therefore it could not be considered by the Commission without proper notice. The Commission also pointed out that the approach area to the float has been delineated as salt marsh and no proposal for passage over the salt marsh is included. The Commission also questioned whether a float can be allowed because the Cutcliffe's property does not extend to the waterfront. D. Ray stated that the project would be permitted through the Harbormaster and the wetlands are legally traversable because they belong to the Commonwealth of Massachusetts, The Commission indicated that passage through wetlands to the float is

subject to Commission review. D. Ray crossed the float proposal out on the "Proposed Bed and Breakfast Site Plan" and indicated it will be filed separately in the future.

- Upon a **motion** by P. Paquin **2nd** by S. Bannen and a **vote** of 5-0;

It was **voted** to:

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

8:05: 33 O Street, Map 15/Lot 179 (SE35-1267) Opening of a Public Hearing on the **Notice of Intent** filed by **Tommasino Taurasi** for work described as **second floor addition**.

Representatives: Robert Therrien (Architect), Tommassino Taurasi (owner)

Abutters/Others: None present.

Documents: "Site Plan (Series S1; A1-A4)" – R. Therrien – 05/07/2015

R. Therrien presented on behalf of T. Taurasi. R. Therrien described the proposed project which would involve a small ground level expansion on the right side of the house. The addition would be an enclosed staircase to get to a new upper level where a family room would be built. A deck is also proposed over the existing porch. The expansion would be on sonotubes. 12 inch round sonotubes would be used for the porch, 8 inch sonotubes would be used for the enclosed stairs.

One special conditions was added as follows:

S12. 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. Paquin **2nd** by S. Bannen and a **vote** of 5-0;

It was **voted** to:

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

8:10: 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 June 23, 2015.

- Upon a **motion** by P. Paquin **2nd** by S. Bannen and a **vote** of 5-0;

It was **voted** to:

Continue the Public Hearing to June 23, 2015 at a time to be determined.

8:11: Alsada Road, Map 43/Lot 083 (SE35-1214) Opening of a Public Hearing on the **Request to Amend Orders of Conditions** filed by **Peter Comrack** for work described as **install cement pad, and footings for deck in the rear of the house**.

Representatives: Brian McCarthy (Broker)

Abutters/Others: None present.

Documents: "Proposed Conditions Plan" – David Ray – 05/29/2015

"Foundation Plan" – Westchester Modular Homes, Inc. – 03/16/2013

B. McCarthy began by apologizing for the location of the house. Due to its proximity to the vegetated coastal bank, there is an extremely small backyard. B. McCarthy said he should have followed the Commission's advice to apply for a variance to relocate the home further landward.

B. McCarthy then went on to describe the amended project which is to include a cement pad and footings for the cantilevered deck, both in the rear of the house. The original permitted project was for a cantilevered deck with the footings attached to the house, but during construction, it was determined that it would be unstable.

The original Orders of Condition had a special condition that "4" by 4" wooden posts must be permanently installed and maintained along this line on both sides of the dwelling and affixed with a wetlands resource area marker as provided by the Conservation Commission. The Commission must approve the wetlands resource area markers. This condition is ongoing and will not expire at the end of three years." B. McCarthy suggested that markers may not be sufficient for protection. He suggested a fence and the Commission agreed.

The Commission also required that three new trees be planted to replace the three trees that were planted during construction and have since died. B. McCarthy agreed.

A new Special Condition 13 was adopted follows:

S13. A fence must be installed no further from the rear of the house foundation than the deck currently extends from the foundation. The fence must extend to the north and south property lines. The fence must be maintained in perpetuity for the purpose of creating a “no disturb” area to protect the wetlands south of the fence. A minimum of three wetland resource markers provided by the Conservation Commission shall be permanently affixed to the fence. The Commission reserves the right to inspect the fence for on-going compliance. This condition is on-going and will not expire at the end of three years.

- Upon a **motion** by P. Paquin **2nd** by S. Bannen and a **vote** of 5-0;

It was **voted** to:

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

8:39: Upon a **motion** by S. Connor to move into Executive Session to discuss litigation strategy then to reconvene in an Open Meeting, and **2nd** by P. Paquin; a Roll Call Vote by E. Fish, S. Bannen, M. Horn: the Commission moved into Executive Session

9:55: The Commission reconvened in Open Meeting.

Request for Certificate of Compliance

448 Nantasket Ave – P. Paquin **Motion**, S. Bannen **2nd**, vote 5-0; CoC **issued**.

159 Beach Ave – P. Paquin **Motion**, S. Bannen **2nd**, vote 5-0; CoC **issued**.

New Business:

Olney Street – A. Herbst confirmed with the Commission that all owners of the houses on Olney Street were to be informed of the Certificate of Compliance that was issued at the last meeting.

1 Dighton Street – A. Herbst provided an update: 1 Dighton Street was resurveyed by Peter Hoyt who came up with a new coastal bank delineation.

Atlantic Avenue road work – A. Herbst said there will be upcoming road work from Town Hall to Cohasset. They will be milling down 2 inches and repaving.

10:06 pm Upon a **motion** by M. Horn **2nd** by P. Paquin and a **vote** of 5-0;

It was **voted** to: Adjourn