



HULL CONSERVATION COMMISSION

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DRAFT – June 23, 2015

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

Members Absent: Paul Paquin

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

7:30 pm S. Connor called the meeting to order

Minutes: Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 4-0;
It was **voted** to: Approve the Minutes of June 9, 2015

7:36: M. Horn arrived

7:36: **154 Cadish Ave., Map 13/Lot 80 (SE35-1269) Opening** of a Public Hearing on the **Notice of Intent** filed by **Peter Jerome** for work described as **foundation repair and addition**.

Representatives: John Boyd, contractor

Abutters/Others: None present

Documents: "Site Plan of Land" – Peter G. Hoyt – dated 01/23/2015

"New Foundation" Series Sk1-Sk4 – Paul D. Smith – 04/23/2014

J. Boyd described the above plan. The house is on the corner of Cadish and S Street and is currently FEMA compliant. The owners want a foundation enhancement and would like to build a small addition. The foundation is currently on block piers and they would like new piers to support it. They will elevate the house on steel beams while work is being done.

The plan is to enclose a section of the porch to be used partly for a restroom and partly for a pantry. The owners also wish to replace the existing asphalt driveway with gravel.

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. Epstein **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**.

7:45 **49 C St., Map 17/Lot 63 (SE35-1272) Opening** of a Public Hearing on the **Notice of Intent** filed by **Doris Davis** for work described as **4' x 6' one-story addition**.

Representatives: Susan Bartlett, John Boyd

Abutters: None present

Documents: "Existing and Proposed Conditions Plan" – David Ray – Dated 12/08/2014

John Boyd introduced the project. The owners wish to build a 4.5 x 5.5 addition which would square off the house. The addition will match the existing foundation.

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. Epstein **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**.

7:45: 353 Beach Ave. Map 12/Lot 40 (SE35-1268) Opening of a Public Hearing on the **Notice of Intent** filed by **Christa O’Leary** for work described as **9’x 3’ cement pad for propane tanks**.

Representatives: Christa O’Leary (owner); Leif O’Leary (owner); James Lamparelli (propane supplier)

Abutters/Others: Carolyn A. Cohen (10 W Street)

Documents: “Cement Pads and Propane Tanks”

“Mortgage Inspection Plan (annotated)” – James Patrick Smith – Dated 04/22/2015

L. O’Leary and C. O’Leary are new owners. They would like to install heating and want to install two, possibly 3 propane tanks. The proposed 3’ x 9’ cement pad allows for three tanks which would be anchored to the cement pad. The cabling would be 1/2 inch galvanized wire rope, and would be triple clamped to the pad.

The Commission raised concerns of propane tanks in a flood zone. J. Lamparelli, the propane supplier, responded to commission concerns describing that the design will anchor the tanks. While the plans call for a 3 foot thick cement pad, Mr. Lamparelli indicated that 2 feet is sufficient. There are two options for the amount of concrete to be used, both are equal in effectiveness. The O’Learys would like to pour less cement into the property, but do not want to hold up the hearing. The proposed cement pad would be 3 feet thick and 2 feet deep, into the ground which is significantly thicker than needed. If the pad is only one foot thick, it would be 4,000 pounds and three full tanks would be an additional 2,000 pounds. The pad would still be raised one foot off of the ground.

C. Cohen, a neighbor mentioned multiple concerns, most about the fire code; the Commission suggested that she contact the Fire Inspector within the Fire Department. She also asked if the cement pad and tanks would affect the flow of flooding water and what would happen if the tanks became dislodged. J. Lamparelli indicated that the location of the cement pad and tanks would be located behind the house, so it would not affect the flow of flooding water. He said that if by chance the tanks become dislodged and one is punctured, the propane will dissipate.

One special conditions was added as follows:

S12. The depth of the concrete pad should be understood as a maximum. If approved by the fire department, the depth of the pad can be reduced.

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

8:02: 353 Beach Ave. Map 12/Lot 40 (SE35-1270) Opening of a Public Hearing on the **Notice of Intent** filed by **Christa O’Leary** for work described as **install shed on sonotubes**.

Representatives: Christa O’Leary (owner); Leif O’Leary (owner)

Abutters/Others: Carolyn A. Cohen (10 W Street)

Documents: “Mortgage Inspection Plan (annotated)” – James Patrick Smith – Dated 04/22/2015

The O’Learys want to install a 8’ x 14’ shed on sonotubes to serve as a storage area in their backyard. Location is still TBD, but would be placed in the back of the house. According to zoning regulations, a shed this size must be placed 6ft off of all property lines. They want it to be FEMA compliant and do not want it attached to the back of the house because eventually, they wish to raise the house and make that FEMA compliant

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

8:15: 39 Gun Rock Ave. Map 52/Lot 34 (SE35-xxxx) Opening of a Public Hearing on the **Notice of Intent** filed by **Mary Powers** for work described as **demo garage and construct new**.

Representatives: Richard Powers (owner); Mary Powers (owner)

Abutters/Others: None present.

Documents: "Proposed Addition" – Sean Barry – 5/19/2015
"Figures A, B & C" – Sean Barry – 5/26/2015

Owners purchased home and want more storage and a structurally safe garage. Existing garage is at 14 feet maximum height. The Powers' would like to demolish existing garage and build a two car garage. The old garage is 20x20 feet and the new one would be 24x32. The proposed garage would have living space on the second floor. The driveway would still be asphalt.

Due to no number being assigned by the DEP, the Public Hearing was continued to the next meeting.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0;
It was **voted** to:
Continue the Public Hearing to 7/14/15.

8:20: 1083 Nantasket Ave., Map 8/Lot 29 (SE35-1271) Opening of a Public Hearing on the **Notice of Intent** filed by **Dean Doty** for work described as **new garage, expand kitchen, raise sea wall on bay side porch.**

Representatives: Dean Doty (owner); Robert Therrien (architect)

Abutters/Others: Christine and Stephen Hendricken (1084 Nantasket Avenue);

Documents: "Plot Plan in Hull Mass., Map 8, Lot 29" – Bryan G. Parmenter – Dated 5/26/2015
"Series: S1, A2, A-3, A-4, A-5, A-9, A-13, A14" – Robert Therrien – no date.
letter of support from William Nicholson (1079 Nantasket Avenue)

R. Therrien introduced the above project. The owner wants to extend the kitchen that is in the rear of the house and add a family room. The home is currently structurally sound. All additions total 1056sq feet. The main floor addition would use the location of one existing footing on the existing seawall, but a new structural post would be put in place. The proposed raising of the seawall was overdesigned by FEMA standards and is supposed to withstand 130mph hurricane. It is also designed to resist impact from debris from other homes.

A number of corrections and concerns were raised regarding the plans. The proposed plans showed a wall that did not exist as well as a drain that the applicant intends to remove from the plan. The Commission questioned whether the additions on the plan matched the square footage listed.

A. Herbst asked whether the property has a Chapter 91 license. The applicant wasn't certain. The Commission recommended that the applicant contact DEP as they have proposed a new deck that extends over mean high water and it is apparent that the entire property is on filled tidelands.

A. Herbst and abutter S. Hendricken had concerns about building over the water. The Commission asked how the work would be conducted and whether equipment or activity would be on the beach.. R. Therrien and D. Doty explained that there is plenty of surface area on lot, but even so, R. Therrien is not sure how the contractor would construct it and he would touch base to find out.

R. Therrien mentioned that although the property is technically on a dune, it does not function as a dune. They have a letter from a coastal geologist that addresses the functioning of the dune..

- 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 7/14/15.

9:00: 86 Atlantic Avenue Map 54/Lot 41 (SE35-1136) Opening of a public hearing on the **Request to Amend Orders of Conditions** filed by **Timothy and Teresa Connor** for work described as **install stone driveway and 5 feet of pavers at street entrance.**

Representatives: Teresa Connor (owner); David Ray (representative)

Abutters/Others: None.

Documents: "Proposed Conditions Plan" – David Ray – Dated 06/22/2015

“Pictures of pavers” (introduced)

“Job Description” – J. Aiello Trucking – 6/16/2015 (introduced)

T. Connor introduced the proposed changes. The original project was for a stone driveway which allows for parking under the house. When the original project was permitted, it was in a V Zone, but now it is in an AE15 Zone. The Commission asked for more information on how the stones would be installed, what the size of the block would be, and what the weight would be, as not much information was provided in the filing. T. Connor introduced pictures of pavers for the Commission to look at. D. Ray suggested that the introduced pictures were not of the best quality and would require using stone dust (prohibited), so instead suggested that unilock turfstone pavers be used instead. T. Connor agreed. D. Ray said he would submit the turfstone specs and the pavers would be used in all areas where pavers are indicated.

Additionally, the Commission brought up violations from the original permitted work. The rear deck that was proposed and then became a plan of record had inconsistencies with what was built. The Commission stated that even if a change in the permitted plan is approved by the Building Department, it must be reviewed by the Conservation Commission. Because the changes were not brought before the Commission, Special Conditions on the original permitted work were violated. The Commission made it clear that T. Connor must appear the Commission again to clear up all violations. T. Connor agreed.

One special conditions was added as follows:

S12. All paver areas will utilize the paver stone described at the hearing (Unilock Turfstone). Installation materials must maintain permeability, including no use of stone dust.

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

9:23 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 September 22, 2015.

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

It was **voted** to:

Continue the Public Hearing to September 22, 2015 at a time to be determined.

Request for Certificate of Compliance

34 Kingsley Road – P. Epstein **Motion**, S. Bannen **2nd**, vote 4-0; CoC **issued**.

130 Manomet Avenue – P. Epstein **Motion**, S. Bannen **2nd**, vote 4-0; CoC **issued**.

169 Atlantic Avenue – P. Epstein **Motion**, S. Bannen **2nd**, vote 4-0; CoC **issued**.

49 C Street – P. Epstein **Motion**, S. Bannen **2nd**, vote 4-0; CoC **issued**.

New Business:

Rockaway Decision: DEP issued a superseding order and it has been appealed by a neighbor.

0 Orleans St; Montana Ave. questions: A. Herbst provided updates and requested feedback on permitting and enforcement issues for the listed properties.

Straits Pond Island: The Commission agreed that the land known as “Straits Pond Island” should be transferred to the care and custody of the Conversation Commission as voted by Town Meeting in 2007.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 5-0;

It was **voted** to: grant A. Herbst permission to speak to the Selectmen about moving Straits Pond into conservation land.

9:55 pm Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 5-0;

It was **voted** to: Adjourn