



## HULL CONSERVATION COMMISSION

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**APPROVED – August 25, 2015**

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

**Members Absent:** Elizabeth Fish

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

**7:39 19 & 21 Burr Rd., Map 51/ Lot 91&112 (SE35-1281) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Michael Collins and Paul Mahoney** for work described as **remove 1,700 sq ft of asphalt and replace with 470 sq.ft. of gravel and 1,195 sq.ft. of sod.**

Representatives: Michael and Tracy Collins (applicants); Paul and Robin Mahoney (applicant)

Abutters/Others: Jim Lampke; Richard Kaufman (6 Sea View Ave); Klaus Gensheimer (5 Sea View Ave); Jeff Pinkus (0 Burr Rd); Glen Kelly (177 Atlantic Ave); Leslie and Chuck Tuplin (10 Sea View Ave)

Documents: "Site Plan for 19 and 21 Burr Road" – Paul J. Mirabato – 7/22/2015

Since the last hearing, DEP issued a number. P. Paquin signed form saying that he listened to a recording of the hearing of 19 & 21 Burr Rd from 8/11.

M. Collins briefly re-introduced the proposed project.

J. Lampke suggested that the plan should note that the delineation shown is not accepted and this should also be included in the Orders of Condition.

C. Tuplin mentioned that if the project is approved, it will create a dead-end street and cars will turn around in abutters' driveways. The Commission responded by saying that the issue does not fall under the Commission's jurisdiction.

L. Tuplin raised a drainage issue at the end of Sea View Avenue. She said currently water pools in this area and she wants to make sure that the applicants do not make matters worse by changing the elevations when replacing asphalt with sod. The Commission requested additional spot grades along the current roadway to establish existing elevations. If the project is approved, the applicants must provide spot grades in the same locations after work is completed, showing that the elevation has not changed. The applicants agreed to provide additional spot grades.

- 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 8/25/15 at a time to be determined.

**7:47** S. Bannen arrived

**8:10 149 Kenberma Rd., Map 23/ Lot 155 (SE35-1283) Opening** of a Public Hearing on the **Notice of Intent** filed by **David Vance** for work described as **demolish and remove single family house.**

Representatives: David Vance (applicant)

Abutters/Others: none present

Documents: "Site Plan for 149 Kenberma St in Hull, MA" – Paul J. Mirabato – 8/11/2015

D. Vance introduced the project which is demolishing a home, which will include removing the existing foundation. The driveway and sidewalk will remain. Matching fill will be brought in for the foundation area. The project will be completed quickly and D. Vance will then file a separate Notice of Intent to build a new home.

- 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**.

**8:20 57 Coburn St., Map 21/Lot 33 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Edward Bornstein** for work described as **rebuild rear porch and add 10' x 10' deck**.

Representatives: Edward Bornstein (applicant)

Abutters/Others: None present

Documents: Floor Plans (A1); Elevations and Section (A2) — David A Burke LLC – 7/20/2015

E. Bornstein introduced the above project. The proposed project consists of rebuilding a 9'2 x15'2 rear sun room. The sun room will have the same footprint, but new footings. Underneath the existing sunroom, there is a below grade concrete slab. E. Bornstein proposes leaving the concrete slab in the ground, drilling new sonotubes into the slab, and then bringing in matching fill to bring the area up to grade. The 10' x 10' deck will have stairs down to the backyard.

The Commission noted that the plans show a “new stone patio.” E. Bornstein said that the stone patio currently exists. He marked the plan accordingly.

One Special Condition was added as follows:

The applicant may remove the below grade concrete, or may choose to leave it in place.

- 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**.

**8:22 138 Atlantic Ave., Map 52/Lot 59 (SE35-1188) Opening** of a Public Hearing on the **Request to Amend Orders of Conditions** filed by **Mary Lockhart** for work described as **bring in fill to replace scoured areas**.

Because the abutter notices were not delivered on time, the hearing could not be opened.

**8:25 126 Samoset Ave., Map 23/Lot 92 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Sean Ryan** for work described as **patio and side yard landscaping**.

Representatives: Sean Ryan (applicant)

Abutters/Others: Marlene Earl (Power of Attorney for 124A Samoset Ave)

Documents: “126 Samoset Road (annotated)” – n.d

Introduced: Plan of Subdivision of Lots No. 155 and 156 as shown on Plan B—Walter Foster—March 1914.

A. Herbst noted that this is an after the fact filing.

S. Ryan introduced the project which included a 200 sq ft permeable paver patio in the rear of the yard. In the side yard, seashells were placed over an existing dirt area.

An abutter presented information that pertained to an existing easement of S. Ryan's property and was advised that it was not a matter within the Commission's authority.

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

*P. Paquin recused himself.*

**8:35 53 Edgewater Rd., Map 29/ Lot 18 (SE35-1282) Opening** of a Public Hearing on the **Notice of Intent** filed by **Farouk Youssef** for work described as **repair existing seawall with stone and sealant**.

Representatives: Farouk Yousseff (Applicant); Audrey Botros (family of applicant)  
Abutters/Others: Patricia and Stephen Collins (60 Edgewater Rd)  
Documents: "Seawall Maintenance/Restoration Site Plan"; East Elevation/Profile" – Farouk Yousseff — 8/11/2015  
Introduced: "Ready Mix Concrete Design Worksheet – P.A. Landers, Inc. – n.d.  
"Letter from Jason D. Wimberly" – Jason D. Wimberly — 8/20/2015

F. Yousseff introduced the project. The seawall located in front of his house has fallen into disrepair. He proposes restoring it. His Chapter 91 License gives him the right to maintain and repair the wall. F. Yousseff then introduced informational specs for his project and a recommendation letter from Jason D. Wimberly, PE about rehabilitating the sea wall.

P. Collins asked that all of the work be completed on F. Yousseff's property and not in the right of way located next to his house. F. Yousseff agreed.

The original Notice of Intent was for repairing the seawall with stone and sealant, but the information presented at the hearing provided for pumping the cavities with cement. The Commission was concerned that they did not have sufficient information about the newly proposed method and whether it would be appropriate in this location. The Commission reviewed the newly presented materials and requested a document, stamped by a registered engineer, describing the process and its applicability in this location. The applicant agreed to continue the hearing.

- 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 9/08/15 at a time to be determined.

*P. Paquin returned.*

**8:05 1083 Nantasket Ave., Map 8/Lot 29 (SE35-1271) Continuation** 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.**

Requested a continuance.

- 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 9/08/15 at a time to be determined.

#### **Request for Certificate of Compliance**

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

#### **New Business**

Update on 1 Clifton: A. Herbst identified an engineer to complete the requested peer review.

Violations: The Commission was advised of a few potential violations.

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