



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

**APPROVED – October 27, 2015**

**Members Present:** Sheila Connor, Chair, Elizabeth Fish, Paul Paquin, Paul Epstein, Sean Bannen

**Members Absent:** Max Horn

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

**7:30** Call to order

**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 October 13, 2015

**7:39 22 Gun Rock Ave. Map 52/Lot 070 (SE35-1293) Opening** of a Public Hearing on the **Notice of Intent** filed by **Corina Harper** for work described as **detached garage and driveway**.

The applicant requested a continuance to November 24<sup>th</sup>.

- 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 11/24/15 at a time to be determined.

**7:40 16 Summit Ave. Map 55/Lot 003 (SE35-1292) Opening** of a Public Hearing on the **Notice of Intent** filed by **Gregory & Michelle Hoffmeister** for work described as **enclose porches, expand porch, add ramp and stairs, remove dog run and minor landscaping**.

Representatives: Paul Mirabito (Engineer); Greg Hoffmeister (Applicant)

Abutters/Others: Christopher Cherry (12 Summit Ave); Elizabeth Bates (18 Summit Ave); Betsy and Rob Gilman (15 Summit Ave);

Documents: "Site Plan for 16 Summit Avenue in Hull, Mass" – Paul Mirabito – 9/24/2015

P. Mirabito presented the project on behalf of the owner. The only resource area that may be affected would be the coastal bank, but the work is far enough from the bank, that it should not negatively impact the resource area, as the closest work on the house to the coastal bank is roughly 50' (except for removal of the dog run). Because it is an older home, the owners wish to complete a few renovations. They wish to replace the existing fence and dog run on the west side of the property with grass. The owners would then like to construct a small shed on the left side of the house. The owners also want to rebuild the existing wrap-around porch and expand it by 2 feet and expand the rear porch by 4x26'. An outdoor shower would be placed on the porch. Additionally, minor landscaping would be completed on the right of the house.

The Commission asked the owner when work would start, to which G. Hoffmeister responded that he hoped to complete the project prior to winter. He had intended to seed the lawn, but mentioned that he could sod part of, or the entire area. The Commission mentioned that the sod should be planted ASAP and if it does not take, haybales should be placed along the closest area to the bank to lessen any chance of erosion during the winter. The Commission decided that because removing the fence and dog run and re-seed the lawn would be most beneficial if completed quickly and is considered to be minor work that could be exempt from the act, the owner could commence that part of the project immediately.

E. Bates asked where the handicap ramp would be, to which P. Mirabito responded on the right side of the house. B. Gilman asked about the roofline and if it is changing. G. Hoffmeister said there would be minor changes in the roofline on the porch overlooking the ocean, but the rest will remain the same. R. Gilman asked about a past project to address blowouts/erosion/run off in the area and if the Town will continue that work. A. Herbst responded that in the Wetlands Protection Act, there is language about protecting the bank and the

Commission will vote on the project with that in mind. Any further questions regarding Town projects and involvement should be directed to the Board of Selectmen.

- 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 96 Salisbury St. Map 45/Lot 103 (SE35-1294) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Stuart Bengner** for work described as **addition to single family home**.

Representatives: Greg Morse (Engineer); Elizabeth Bengner (owner)

Abutters/Others: Bob Burwick (117 Salisbury St.)

Documents: "Site Plan (2pgs)" – Gregory Morse – 10/27/2015

G. Morse introduced the project by first introducing a newly revised plan. The addition would be 47' across the front of the house and off of the back of the addition there would be an 11' deck. A pervious driveway, able to hold two cars, located in the front of the house was also proposed. The addition and parking would be four feet from the coastal bank. G. Morse then stated that in 2011, the Commission had approved a project at 96 Salisbury that would have allowed a garage less than 10 feet from the coastal bank. The proposed parking spaces would have less impact than what was previously proposed. Along the driveway, a retaining wall would be constructed. The wall would be constructed to elevation 53 and would be graded down towards the street. G. Morse then said that per the building code, a small fence or railing would be placed along the top of the retaining wall. No heavy equipment would be placed in the rear of the house.

The Commission asked if the deck could be cantilevered instead of on sonotubes, to which G. Morse responded that he looked into it, but it would not be possible. However, the sonotubes will be installed a few feet in from the edge of the deck. The Commission then asked about the existing pathway that runs from the front of the house to the stairs down the coastal bank and if the pathway would be removed, as the new addition is located over most of the path. G. Morse said the part that is not covered by the addition would remain and would be accessible by stairs leading to the rear deck. The Commission then noted that the location of the stairs was not shown on the plan. G. Morse said that the stairs would be located within the footprint of the deck. After examining the plan, E. Bengner said that she would like an additional walkway that would go from the driveway to the house.

The Commission requested a revised plan that shows the location of the addition's sonotubes, the location of the deck stairs, the location of the 4' walk ways to the house and street, and the location of the stairway to the house.

- 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 11/10/15 at a time to be determined.

A. Herbst asked E. Bengner to stay and speak with the Commission about a previously issued Enforcement Order. While on site the Commission had noticed that vegetation had been removed and the vegetation was dumped on the coastal bank. A. Herbst said that the vegetation that had been dumped has since been cleared by hand, as per requested, but a remediation plan is still needed.

E. Bengner said that her husband had been exploring and discovering what was on his property and did not know that by removing vegetation along the coastal bank, he was affecting its stability. She agreed that her husband had removed what he had said to be saplings. She also said that mowing had taken place.

The Conservation Commission requested a planting proposal and bank restoration plan. A status report should be provided in two weeks.

**9:00 202 N. Truro St. Map 47/Lot 36 (SE35-1285) Continuation** of a Public Hearing on the **Notice of Intent** filed by **James Headley** for work described as **construct 75 ft. of block wall along coastal bank.**

The applicant requested a continuance to November 24<sup>th</sup>.

- 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 11/24/15 at a time to be determined.

**9:00 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 November 10<sup>th</sup>.

- 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 11/10/15 at a time to be determined.

**9:00 1 Clifton Ave., Map 31/Lot 64 (SE35-1280) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Thomas Burns** for work described as **extend previously permitted wall 5' to the south, excavate 15" x 7' x 28' of dirt to place removable permeable mats, and install privacy board on the east.**

The applicant requested a continuance to November 24<sup>th</sup>.

- 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 11/24/15 at a time to be determined.

**Request for Certificate of Compliance**

8 G Street – no action. The Commission indicated that the project does not comply with the Special Condition that stormwater cannot be directed to neighboring properties. The Commission requested that A. Herbst relay to the homeowner the need to repair the driveway berm.

1 Dighton Street – no action. The Commission noted that the Special Condition requiring vegetation on the coastal bank has not been completed. The Commission requested that A. Herbst relay to the homeowner the need to seed the coastal bank.

**New Business:**

Light plant inquiry: The light plant would like to pave a driveway from the rear garage to the road.

Approve issuance of Enforcement Order to A St. Marina A. Herbst reported that the marina was witnessed power washing boats in an area not served by the power washing treatment system.

Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 4-0; (P. Paquin recused)

It was **voted** to:

**Issue** an Enforcement Order for A St. Marina.

35 Rockaway update: The Adjudicatory appeal has been settled and the Superseding Order issued by MA DEP is now final.

*S. Connor recused herself*

Violation updates: The Commission discussed a violation on Spring St.

*S. Connor returned*

Next meeting at Senior Housing: Because large attendance is expected for the meeting on 11/10 the meeting will be held in the Senior Housing Community Room in building #6.

**9:27** Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 5-0;

It was **voted** to: Adjourn