



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

APPROVED – January 26, 2016

Members Present: Sheila Connor, Chair, Sean Bannen, Paul Epstein, Elizabeth Fish, Christopher Olivieri, Paul Paquin, Lou Sorgi

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

7:30 Call to order

7:31 Introductions: with two new members, the Commission introduced themselves.

7:40 **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.**

Representatives: Tom and Penny Burns (applicants)

Abutters/Others: none present

Documents: "Plan for 1 Clifton Avenue (annotated)" – 07/28/2015

"#1 Clifton Avenue, Hull, Ma." – Patrick Roseingrave – 10/29/2009

"Review of Excavation behind Seawall" – Russell Titmuss – 12/21/2015

Since the last hearing, the peer review has been completed. A. Herbst directed the Commission to a letter submitted by R. Titmuss of Bourne Consulting Engineering, which states that the work would not harm the coastal bank. The Commission then reiterated R. Titmuss' recommendation that water not be funneled towards the excavated area.

T. Burns thanked the Commission for their understanding and time. He then asked if he could use a rug on the ground instead of a mat. The Commission said a rug would work, but suggested placing something under the rug to keep it off the ground to help keep it dry.

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

It was **voted** to:

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

7:45 *P. Paquin recused himself.*

7:45 **28 Samoset Ave., Map 27/Lot 25 (SE35-1301) Opening** of a Public Hearing on the **Notice of Intent** filed by **John Burke** for work described as **16' x 18' rear addition.**

Representatives: John Burke (Contractor)

Abutters/Others: none present

Documents: "Rowe Family Addition (7 pages)" – HOMESTYLEdesigns – 12/07/2015

"Plan Showing Proposed Addition in Hull, MA" – Peter G. Hoyt – 12/28/2015

J. Burke presented the proposed rear addition. The existing deck will be demolished along with a small part of the backside of the house. In their place, J. Burke proposes a new addition that follows nearly the same footprint as the demolished sections. The addition will require a 4 concrete 12" sonotubes. Additionally, a small deck will be located off of the new addition. This new deck will have 4 concrete 12" sonotubes.

The Commission asked if the addition would be elevated. J. Burke said the addition would be elevated about four feet. The Commission then asked if any fill would be brought in to raise any part of the yard. J. Burke said that no fill would be used. The Commission then asked how drainage from the addition will be handled, to

which J. Burke answered that there would be a couple of downspouts on the backside of the addition. The Commission requested that drywells be added to capture the roof runoff. J. Burke agreed that the dry wells would be beneficial.

Three Special Conditions were 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.

S13. The applicant shall install a drywell to capture roof runoff from the new addition.

S14. No fill is permitted as part of this project.

Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 6-0;

It was **voted** to:

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

7:53 *P. Paquin returned.*

7:53 **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 2/23/2016.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 7-0;

It was **voted** to:

Continue the Public Hearing to 2/23/2016 at a time to be determined.

Request for Certificate of Compliance

163 Beach Ave. (SE35-1158) - P. Epstein **Motion**, S. Bannen **2nd**, vote 7-0; CoC **issued**.

70 B St. (SE35-1231) - P. Epstein **Motion**, S. Bannen **2nd**, vote 7-0; CoC **issued**.

New Business:

P. Paquin recused himself

Violation: 2A Street: power washing: A. Herbst gave a brief summary of the violation; she had received an anonymous tip of power washing occurring in a non-permitted area. A. Herbst confirmed that power washing had indeed occurred on a property that the marina is renting. All parties were informed with an Enforcement Order. Bob Folsom, owner of 2A Street Marina, said that power washing normally takes place in a designated, permitted area. However, a new seasonal employee was not properly informed of the correct procedure and power washed in a prohibited area. B. Folsom said that in order to ensure that this does not happen again, he will provide each employee with the written procedure and require them to sign it. The Commission asked to be provided with the form that the employees will sign, to which B. Folsom agreed. David Ray then advised the Commission that they will be seeking an amendment in the Orders of Conditions to complete revetment work.

P. Paquin returned

Bay Ave. East: A. Herbst advised the Commission that the Town will be seeking an amendment to their Orders of Conditions for the Bay Avenue East project. The Commission said they would do site visits individually.

8:35 Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 7-0;

It was **voted** to: Adjourn