



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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APPROVED – May 24, 2016

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

Members Absent: Sean Bannen

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

Minutes: Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 6-0;
It was **voted** to: Approve the Minutes of May 10, 2016 as amended

7:32 Call to order

7:43 **29 Edgewater Rd., Map 29/Lot 005 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Peter Vanderweil** for work described as **deck at rear of home**.

Representatives: Peter Vanderweil (owner)

Abutters: none present

Documents: "Deck Project (annotated)" – David G. Ray – 05/11/2016
"Construction Detail" – Robert W. Dennis Jr. – 04/25/2016
"Conceptual Sketch, 6 ft. Deck Addition" – n.d.

P. Vanderweil described the proposed project. He stated that on the exterior, on the main floor, there is a staircase which will be removed and a deck will be installed in its place. He said the deck will be cantilevered. He stated that a structural engineer examined the existing footings and determined that they are stable enough to bear the weight of the porch.

- Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 6-0;
It was **voted** to:
issue a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:48 **119 Edgewater Rd., Map 30/Lot 015 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Barbara Murphy** for work described as **repair and reface existing wall**.

Representatives: Barbara and Ed Murphy (owners); David G. Ray (representative)

Abutters: none present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 04/29/2016

D. Ray presented the proposed project. He said that it is a newer home and the project would involve refacing the existing retaining wall along the beach. He stated that it will be higher, because during a high spring tide, water overtops the seawall. He then stated that all work will be done landside and no machinery will be on the beach. The Commission suggested spreading the existing large stone along the wall to give it more protection. The Commission also asked that the cement and metal on the beach be removed, to which B. and E. Murphy agreed.

- Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 6-0;
It was **voted** to:
issue a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:53 **100 Clifton Ave., Map 32/Lot 051 (SE35-1317) Opening** of a Public Hearing on the **Notice of Intent** filed by **Donald Ranney** for work described as **garage addition**.

Representatives: Don and Pat Ranney (owners); David Ray (representative)
Abutters: none present
Documents: "Garage Found'n"– Don Ritz – 05/02/2016
"Existing and Proposed Conditions Plan" – David G. Ray – 04/22/2016

D. Ray presented the proposed project. He said that the site is an interesting one, with a man made hill and bank. He said that a garage will be built where the existing deck is. On top of the proposed garage, a deck will be installed and planters will be installed surrounding the garage. In order to construct the garage, a large mounded hill must first be removed. D. Ray stated that the soil is from the excavation of the land where the house is.

D. Ray then stated that a permeable paver driveway and two parking spaces are proposed. A spec sheet for the permeable pavers was introduced. D. Ray said that the proposed pavers are technically in a V Zone, but said that he believes the flood maps are incorrect in this area. He then went on to state that because it is VE19, coming from the south and that the neighbors' elevation is higher, it is not feasible for the area to be considered a V zone. He then said the maps are being contested; the Commission responded that the current maps will continue to be used until new ones are completed. D. Ray then asked if the Commission would consider the pavers on the proposed driveway and parking area, to which the Commission stated that the installation of pavers, in this location is acceptable. D. Ray marked the plan accordingly.

The Commission asked if there were any plans for the existing boathouse at the edge of the property, to which D. Ranney said that there is no foundation work planned at this time. A. Herbst asked about the zoning requirement for a 3 foot setback for the driveway. D. Ray stated that a driveway can be on the property line, but parking spots need to be three feet from the property line.

A. Herbst stated that, particularly at this site, erosion control is extremely important. She then reminded the owners that she must meet with the contractors on site prior to construction commencing.

- Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 6-0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

8:10 32 Manomet Ave., Map 25/Lot 096 (SE35-1318) Opening of a Public Hearing on the Notice of Intent filed by Mitchell Silver for work described as permeable paver driveway, trench drain, fence, and landscaping.

Representatives: Mitchell Silver (owner); Michael Taylor (contractor); David Ray
Abutters: none present
Documents: "L1.0 Site Plan"– Carney Design – 04/04/2016, rev. 04/27/2016

D. Ray presented the proposed project. He stated that this site had come before the Commission recently, but the permit expired before all of the work was able to be completed. Currently, landscaping plans and a larger permeable paver driveway than was presented on the previous plan are proposed.

He then stated that originally, the permitted house was to have gutters and drywells. Four drywells will still be installed in a small area where there will be gutters. But french drains are now proposed for the rest of the perimeter of the house. The Commission agreed the change is permissible; D. Ray signed and dated the annotated plan. D. Silver said that before the drainage system is installed, the gas line must be installed.

The Commission asked D. Silver about fence surrounding the generator. D. Silver said it would be a 5' pvc white vinyl fence. He also stated that there will be a picket fence around the property.

One additional Special Condition was added as follows:

S12. The applicant cannot begin work on the driveway until the Conservation Commission, or their agent, confirms that drainage for the house is complete and a Request for Certificate of Compliance is submitted for permit #SE35-1198.

- Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 6-0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

7:20 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 26, 2016.

- Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 6-0;
It was **voted** to:
Continue the Public Hearing to 06/26/2016 at a time to be determined.

Requests for Certificate of Compliance

Phipps St. beach access (SE35-1208) – P. Epstein **Motion**, L. Sorgi **2nd**, vote 6-0; CoC **issued**.

Beach Ave. dune repair (SE35-1210) – P. Epstein **Motion**, L. Sorgi **2nd**, vote 6-0; CoC **issued**.

21 Mt. Pleasant St. (SE35-1196) – P. Epstein **Motion**, L. Sorgi **2nd**, vote 6-0; CoC **issued**.

65 Harborview Rd. (SE35-1221) – P. Epstein **Motion**, L. Sorgi **2nd**, vote 6-0; CoC **issued**.

New Business

32 Ocean Avenue: A. Herbst said that as part a special condition, property owners have tried planting along a no disturb area, but have had no success. The Commission agreed that signs on posts would be permissible instead.

109 Hampton Circle Violation/17 Marginal Rd.: The Commission received an update on the violation.

8:47 Upon a **motion** by P. Epstein and **2nd** by L. Sorgi and a **vote** of 6-0;
It was **voted** to: Adjourn