



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor

Hull, MA 02045

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**September 25, 2007**

**Members Present:** Sheila Connor, Chair, Sarah Das, Vice Chair, John Meschino, Jim Reineck, Paul Paquin

**Members Not Present:** Judie Hass,

**Staff Present:** Anne Herbst, Conservation Administrator  
Ellen Barone, Clerk

**7:35pm** Chair Connor called the meeting to order

**Agenda Approved:** Upon a **motion** by S. Das and **2<sup>nd</sup>** by J. Reineck and a **vote** of 4/0/0;  
It was **voted** to:  
**Approve** the Agenda for 9/25/07.

**Minutes:** Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Reineck and a **vote** of 5/0/0;  
It was **voted** to:  
**Approve** the Minutes of 8/14/07 as amended.

Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by S. Das and a **vote** of 5/0/0;  
It was **voted** to:  
**Approve** the Minutes of 8/28/07.

Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by S. Connor and a **vote** of 5/0/0;  
It was **voted** to:  
**Approve** the Minutes of 9/11/07.

**7:40pm** **73 Highland Avenue, Map 5 and 6 /Lot 78**, Opening of a public hearing on the Request for Determination of Applicability filed by Louis and Harriet Hoffman for work described as repair and install 16' of foundation wall.

Applicant: Louis & Harriet Hoffman

Mrs. Hoffman presented the project as repair to 16 ft. of the foundation wall at the rear of the house. The work is in the buffer to the coastal bank. Digging under a concrete slab that was installed after the foundation will be necessary to secure the foundation wall that has deteriorated over time.

- Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by S. Das and a **vote** of 5/0/0;  
It was voted to:  
**Close** the Public Hearing, and **issue a negative** Determination of Applicability. The Determination of Applicability was **signed**.

**7:45pm** **James Avenue, Map 5 and 6 /Lot 96 (SE35-1024)** Continuation of a public hearing on the Notice of Intent filed by the Town of Hull for worked described as repair of storm drains and build seawall.

Applicant: Marc Fournier

Abutters/Others: William Weiser, Bob Dalton

Mr. Fournier presented this project that includes six (6) tasks to address flooding near James Avenue. Mr. Fournier presented a locus map indicating where the various repairs would take place. These repairs are necessary to allow the area to drain quicker and to prevent water from flowing into the area. A summary follows:

- a. 25 James Ave: A new outflow pipe that is 12 inches will replace a broken 6 inch existing pipe. A neoprene flapper valve will be installed at the out end of the outflow pipe.
- b. It was proposed to repair an existing flapper valve. It was determined that this is a maintenance issue and would not need to be permitted. The Commission questioned what currently exists to capture the runoff in this area. Mr. Fournier explained that currently there is nothing at that location. After discussion it was decided that Mr. Fournier would add a catch basin with a cascade grate. The new catch basin will link to the existing outflow pipe.
- c. 11 James Ave: Install a new 12" outflow pipe, flapper valve and 24" x 24" catch basin frame and cascade grate. The outflow pipe would extend 8" beyond the face of the seawall. It was determined that some of this would fall below mean high water and will require a Chapter 91 license.
- d. It was proposed to raise the steps 8 inches at the Pier so that the top step is at the same level as the top of the seawall. After discussion, it was decided that the steps would not be raised and instead a flasher board system would be installed.
- e. It was proposed to build concrete wall along the western edge of the pier parking lot to the northwest corner, parallel to the existing wall. It was determined that the existing wall at the northwest corner was not permitted and the Town should not add an additional wall. A post will be installed to support flood control boards that can be used to close the 8 foot wide opening during coastal storms.
- f. It was proposed to grout the existing seawall where required. This work will require a Chapter 91 license.

Abutters expressed thanks that something was being done to correct their flooding issues and agreed to work with the Town on the issue. The abutters also stated that they believe the stairs at the pier are there only for the launching of boats as is the 8 foot opening at the end of the parking lot. The abutters also expressed interest in having rip rap in the area of 2 James Ave.

It was determined that the work which requires a Chapter 91 license cannot commence until that license is presented to the Commission. A Special Condition to this effect will be added.

- Upon a **motion** by P. Paquin and **2<sup>nd</sup>** by J. Meschino and a **vote** of 5/0/0;

It was voted to:

**Close** the Public Hearing, **approve** the project and to **discuss** the Draft Order of Conditions. The Order of Conditions was **signed**.

**8:27pm 13 ½- 15 Nantasket Ave, Map 41/Lot 013, (SE35-1013)** Continuation of a Public Hearing on the Notice of Intent filed by John Riley for worked described as demolish existing building and construct 25 ft. x 60 ft. commercial building.

Applicant: John Riley

Representatives: Mike Neusse, Attorney, Asa Minte, Sitec Environmental, Inc.

Mr. Neusse gave an update of the project status. The existing building will be demolished and a smaller building will be constructed on a concrete slab that will be used as a repair garage for

construction vehicles. The area of the new building was staked out for the Commission for a site visit. New plans were submitted that included the oil/water separator and maintenance plan noted on the plans. Mr. Neusse spoke with Ed Petrilak, Hull Water and Sewer Dept. and discussed the construction of the drain and the oil and water separator. The drain will be inside the building at an elevation of 12.33. Materials entering the drain will be separated and the water will enter into the Town sewer system.

The Commission expressed concern that the drain inside the building was connected to the Town sewer system. Mr. Neusse stated that this was how Mr. Petrilak informed him to do it.

The Commission questioned what areas were to be covered in gravel. Mr. Neusse stated that the driveway and half way around the building would be gravel. A stamped foundation plan was not presented, however an architectural drawing was and indicated a four foot concrete apron at the front of the building and two concrete landings at doorways that was not shown on the site plan. Mr. Riley updated the plans to show these concrete areas.

It was determined that project improvements to the site include improved drainage (rooftop infiltration) and a smaller building.

- Upon a **motion** by S. Das and **2<sup>nd</sup>** by J. Meschino and a **vote** of 5/0/0;

It was voted to:

**Close** the Public Hearing, **approve** the project and to **discuss** the Draft Order of Conditions. The Order of Conditions was **signed**.

**Nantasket Beach Reservation**, Continuation of a public hearing on the Request for Determination of Applicability filed by Northern Tree Service for work described as application of herbicides.

The Applicant withdrew this RDA.

Discussion of Violation: 939 Nantasket Ave. Mr. Barry Brophy attended the meeting to discuss an enforcement order that was issued for sand placed in a salt marsh area. Mr. Brophy stated that he did not place the sand there; it was there when he bought the house. He also stated that some of it has since blown away and rock is now being uncovered. After discussion, it was decided that a new enforcement order will be issued that states that Mr. Brophy must remove any sand and rocks used as a border by hand before October 31, 2007.

**Requests for a Certificate of Compliance:**

21 A Street, P. Paquin motion, S. Connor **2<sup>nd</sup>**, Vote 5/0/0 - signed

**10:10pm** S. Das **motion**, **2<sup>nd</sup>** by J. Meschino and a **vote** of 5/0/0; **voted** to Adjourn