



## HULL CONSERVATION COMMISSION

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**March 25, 2008**

**Members Present:** Sheila Connor, Chair, Judie Hass, Vice Chair, Sarah Das, John Meschino, Paul Epstein

**Members Not Present:** Jim Reineck, Paul Paquin

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

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

**7:40pm 180 Nantasket Avenue, Map 37/Lot 010** Opening of a Public Hearing on the Request for Determination of Applicability filed by the Department of Conservation and Recreation for work described as repair staircase to beach at Murray Bathhouse.

Ms. Herbst presented the project for the DCR that involves repairing the stairs in the area of the Murray Bathhouse that are damaged and create a safety hazard.

- Upon a **motion** by S. Das and **2nd** by J. Hass 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 0 Main Street, Map 1/Lot 002 (SE35-xxxx)** Opening of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as maintenance and improvement dredging of 1,800 cubic yards at Pemberton Pier and the town boat ramp.

Ms. Herbst presented the project for the Town of Hull. The project would include dredging in the area of the commuter boat float at Pemberton Pier. Sand accretes in this area, as a result the float is resting on sand at low tides which makes access difficult for boat passengers and damages the bottom of the float. The area of the boat ramp will also be dredged as it also fills up with sand and causes difficulty for launching boats. This will be done on an as needed basis when requests are made for boat access.

All work will be done from land and the sand removed will be designated for use above the high tide line along Nantasket Beach.

- Upon a **motion** by S. Das and **2nd** by J. Hass and a **vote** of 5/0/0;  
It was **voted** to:  
**Continue** the Public Hearing to April 8, 2008, at a time to be determined.

**7:55pm Adjacent to Nantasket Avenue, Map 7, 8 and 56 /old Railroad Bed (SE35-xxxx)** Opening of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as reconstruct Stoney Beach seawall.

Representative: Forrest Lindwall

Abutters/Others: Janice Esdale, Jack White, Lenore Schneider, Bill Smyt, Genevieve Sartell, Ernest Sartell, Robert Simon, Jeaneen Hayes, J. D. Hayes, Robert Platka, Steven Tedeschi

Mr. Lindwall presented the project that will include complete reconstruction of some areas and repair work in other areas of the Stoney Beach Seawall. According to Mr. Lindwall, the wall is in a failure state due to the loss of stone during various storms. An area of the wall consisting of 1625 feet will receive complete renovation with the top of the wall being at elevation 22; that is approximately 8 to 9 inches higher than the existing wall. It is proposed to work only on the foreslope or waterside for an estimated area of 895 feet where the backside and top are in good condition.

The wall will be reconstructed utilizing a base of small stone wrapped in filter fabric, then a layer of medium size or 600 pound stone that will then be covered with 1 to 3 ton stone that will be finished in a relatively smooth or flat surface. Stones that have been displaced will be utilized for this project.

The concrete head wall for an existing 24-inch diameter steel pipe that handles road drainage that protrudes through the wall will be repaired. A 12-inch drainage pipe will be cut to eliminate the damaged portion and a new duck valve (tide gate) will be installed.

The Commission asked if the existing scour on the landside of the wall was due to waves topping over. Mr. Lindwall stated that he believed that the scour is caused by the large voids that currently exist.

The Commission asked Mr. Lindwall to explain the plans for staging areas and performing the work. Mr. Lindwall stated that equipment and materials would be stored on town land located along Nantasket Ave. This area is to be approved by the Town. To perform the work, cuts would be made in the wall for access points. All work done from the beach will be conducted at low tides. An orange fabric fence would be placed behind all homes where work is to take place. No staging of materials or travel will take place on the Railroad Bed.

In response to concerns from abutters, the Commission suggested that abutters contact the Town Manager and Selectmen with their ideas to increase the height of the wall in certain areas for greater protection. It was explained to the abutters that in order to go higher, the wall would also extend further landward. Ms. Herbst will also research the height request and a possible cost analysis to do the work.

- Upon a **motion** by J. Hass and 2nd by S. Das and a **vote** of 5/0/0;

It was **voted** to:

**Continue** the Public Hearing to April 22, 2008, at a time to be determined.

J. Meschino Recused

**9:00pm 317 Beach Ave., Map 13/Lot 55, (SE35-1036)** Continuation of a Public Hearing on the Notice of Intent filed by Kevin Karlberg for work described as raze and reconstruct two-family home.

Owner/Applicant: Kevin Karlberg

Abutter/Other: J. Meschino

Ms. Herbst updated the Commission and Mr. Karlberg of her conversations with the DEP in discussing possible solutions and suggestions for a project with dynamics similar to those at 317 Beach Ave. As the Commission had previously discussed, it appears that removal of the seawall and the concrete strip along the front of the proposed home could serve as mitigation for the use of some hardscape in this resource area. Additionally the construction of a manmade secondary dune under the proposed decking would also serve as added protection.

Mr. Karlberg expressed willingness to change the direction of the stairs so that they do not lead directly to the dune. He also discussed decreasing the size of the garage, which would eliminate some of the requested hard surfaces. Mr. Karlberg's major concern at this time was that he did not want his project held up waiting for approval from the Town to allow for the removal of the seawall and concrete pad. Mr. Karlberg wanted to clarify that the wall that runs parallel to his property and the adjacent home would not be removed. The project is still pending zoning board of appeals approval.

- Upon a **motion** by S. Das and 2nd by P. Epstein and a **vote** of 4/0/0;

It was **voted** to:

**Continue** the Public Hearing to April 22, 2008, at a time to be determined.

**9:20pm 179 Spring Street, Map 3/Lot 37 (SE35-1044)** Opening of a Public Hearing on the Notice of Intent filed by Thomas Albert for work described as install foam for frost protection of foundation.

Owners: Stephen & Deborah Foley

Representative: Thomas Albert

Mr. Albert presented the project that involves digging a trench around the existing foundation to allow for the installation of an insulated frost wall to protect the existing foundation. The 4 inch insulation will be installed on the outside foundation vertically and then terminate away from the foundation at a slope to prevent any moisture from undermining the foundation. The trench will then be filled back in.

- Upon a **motion** by J. Hass and **2nd** by P. Epstein 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**.

**9:35pm Seawall Boulevard revetment, (SE35-1026)** Continuation of a Public Hearing on the Notice of Intent filed by the Department of Conservation and Recreation for work described as repair of the existing revetment from 67 to 79 Point Allerton Ave. and expansion of the revetment from 79 Point Allerton Ave. to 64 Holbrook Ave.

This project is out for peer review.

- Upon a **motion** by J. Has and 2nd by S. Das and a **vote** of 5/0/0;

It was **voted** to:

**Continue** the Public Hearing to April 22, 2008, at a time to be determined.

**9:35pm 64 Holbrook Avenue, Map 10/Lot 103 (SE35-1040)** Continuation of a Public Hearing on the Notice of Intent filed by Mark Ostroff for work described as construct a 100-foot stone revetment.

This project is out for peer review.

- Upon a **motion** by J. Has and 2nd by S. Das and a **vote** of 5/0/0;

It was **voted** to:

**Continue** the Public Hearing to April 22, 2008, at a time to be determined.

**9:37pm 35 Manomet Ave., Map 25/Lot 104, (SE35-1016)** Continuation of a Public Hearing on the Notice of Intent filed by Carson Lu-Marques for work described as repair and restore existing garage and expand by 5 ft, 3 in.

This project was opened on July 24, 2007 as an after the fact filing following an enforcement order. Mr. Lu-Marques had stated that he needed to also go before the zoning board of appeals for this project. Due to the fact that Mr. Lu-Marques has not filed a request for an appeal from the zoning board, and has not made sufficient attempts to settle this violation the Commission voted as follows:

- Upon a **motion** by J. Meschino and **2nd** by S. Connor and a **vote** of 4/0/1 (P. Epstein abstained;

It was **voted** to:

**Issue** an Enforcement Order directing Mr. Lu-Marques to remove the non-permitted wall that was constructed. The Order was **signed**.

**9:38pm 5 Fitzpatrick Way, Map 9/Lot 44A, (SE35-1045)** Continuation of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as replace 8 rotted pilings on existing pier and install 8 new pilings.

This project was reviewed at a previous meeting and was awaiting a project number from the DEP.

- Upon a **motion** by J. Hass and **2nd** by S. Das 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**.

**Request for Certificate of Compliance:**

44 Clifton Avenue – **Motion** S. Das, **2<sup>nd</sup>** J. Meschino, **vote** 5/0/0; Certificate of Compliance was **signed**

**9:45pm** S. Das **motion**, **2nd** by P. Epstein and a **vote** of 5/0/0; **voted** to Adjourn