



HULL CONSERVATION COMMISSION

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April 22, 2008

Members Present: Sheila Connor, Chair, Judie Hass, Vice Chair, Sarah Das, Paul Paquin, Paul Epstein

Members Not Present: John Meschino, Jim Reineck

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

7:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by P. Paquin and **2nd** by J. Hass and a vote of 5/0/0;
It was **voted** to:
Approve the Minutes of March 11, 2008 as amended.

Upon a **motion** by P. Epstein and **2nd** by S. Das and a vote of 5/0/0;
It was **voted** to:
Approve the Minutes of March 25, 2008 as amended.

7:40pm **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.

Owner/Applicant: Kevin Mooney, DCR

Representative: Russell Titmuss, PE

Consultant for the Commission: Roy Okurowski, PE, (Coastal Engineering Co.)

Abutters/Others: Tom Callahan, Chris Belezos, Mark Ostroff, Janet Gilmartin

Mr. Okurowski (Consultant for the Commission) presented his comments and the responses of Bourne Consulting as provided by the peer review.

General Comments – the access point at #64 Holbrook Ave transitions from a rock revetment to a gabion walkway which would become the access point since the staircase would be taken out. Mr. Okurowski questioned whether the gabions would be suitable in that environment. The applicant stated that the gabions would be constructed at a point above where the major waves would be at elevation 24. Mr. Titmuss responded that the idea was to allow for a ten foot wide stone crest as a walkway and beach access stairs would be relocated to the end of this walkway. Mr. Okurowski indicated that based on the information, the gabions would be providing a small shim of support with a minor amount of fill in between the house and the gabion. Mr. Okurowski is fine with the design.

Mr. Okurowski stated that he feels that the 6:1 slope of the proposed cobble berm is adequately designed and will be stable enough to prevent the stones from being lost to the system. The Commission asked what size the stone for the berm would be. Mr. Titmuss stated that the stones would be approximately 8 inches for median size and up to 18 inch and will weigh approximately 35 to 45 pounds. The Commission expressed concerns that the cobble berm would just be washed away during a storm. Mr. Titmuss stated that the berm is designed to allow it to move somewhat freely, it would form its own shape and would break the big waves prior

to them hitting the revetment. Ms. Herbst asked Mr. Titmuss which way he thought that the stones would move. Mr. Titmuss again stated that he feels there will be very little movement.

Mr. Okurowski indicated that he did not agree that the proposed 2,000 cubic yards of sand will fill the voids and will not allow for sand to be transported back into the system. Mr. Titmuss stated that it was not their intent to fill every void in the revetment with sand which would make for a solid surface and would also allow for sand to move within the structure and displace stones. After receiving calculations and explanations from Bourne Consulting, Mr. Okurowski agreed that the amount of sand proposed for nourishment was sufficient for a repair project and agreed with the design.

Mr. Okurowski suggested that the Commission request that the applicant monitor the beach each year and should there be a differential greater than 20%, the applicant must fix or replace materials that have been lost to the system or moved.

Mr. Okurowski suggested that the Commission list a special condition that construction should be completed with interlocking blocks with pointed edges of the stones facing out (seaward). Mr. Titmuss stated that this was their intent.

Mr. Okurowski also suggested that the Commission request a trial construction area for review and approval of approximately 100 feet.

Mr. Okurowski expressed concerns with how the water that had overtopped the ten foot wall would drain back into the revetment. Mr. Titmuss stated that a 1 inch perforated pipe will be run continuously behind the wall on the landward side with a gravel base, similar to a french drain. A detail must be provided.

The existing storm drain will be increased in size and indicated on the revised plans.

Access areas for the project will be on Beacon Ave and Holbrook Ave. It will be necessary to have both a crane and excavator on site. Work on the seaward side would have to be completed during low tide cycles. The Commission is concerned with the truck traffic throughout the town with only one stone per truck. When asked about the duration of the project, Mr. Titmuss responded approximately 9 months.

Mr. Mooney assured the Commission that the contractor would be responsible for any repairs necessary to return the access areas and work site to its preconstruction condition. Mr. Mooney will also provide a construction plan that includes the truck route and a calculation on the number of trucks that will be used.

A Special Condition should be added that a copy of the NPDES report must be submitted to construction.

The Commission questioned what would happen to any materials brought in and not used. Mr. Mooney responded that any materials not used will be removed from the site.

- Upon a **motion** by P. Paquin and 2nd by S. Das and a **vote** of 4/0/1; (P. Epstein abstained)
It was **voted** to:
Continue the Public Hearing to May 13, 2008 at a time to be determined.

9:05pm 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.

Owner/Applicant: Mark Ostroff

Representative: Bryan Jones, PE, (Ocean & Coastal Consultants)

Consultant for the Commission: Roy Okurowski, PE, (Coastal Engineering Co.)

Abutters/Others: Chris Belezos, Janet Gilmartin

Mr. Okurowski (Consultant for the Commission) presented his comments and the responses of Ocean & Coastal Consultants as provided by the peer review.

The proposed cobble berm will be constructed below mean high water. If approved, the Applicant will seek any other necessary licenses and approvals. Additionally, the Town should be listed as an Owner if any work will be done on Town property.

Mr. Okurowski pointed out that the plans show the house as is on the plans. He is concerned that any work completed on the revetment with the house as it is, will exacerbate the situation of the bank and could possibly destroy the foundation. Mr. Jones stated that after further review, it was decided that the existing foundation will be removed prior to construction of the revetment. Additionally fill would be required to prepare the revetment subgrade once the foundation has been removed. Mr. Jones will revise the plans.

Mr. Okurowski expressed concern about the size of the stone being used as the intermediate layer. The Applicant will revise the plans to utilize the 1 to 2 ton stone as recommended by CEC.

Mr. Okurowski stated that he felt that the slope of the revetment should be consistent with that being proposed by the DCR for ease in matching up. Mr. Jones explained that the design was developed to minimize the foot print of the structure on the beach and to construct the revetment completely on the Applicant's property. Additionally, it is anticipated that the DCR revetment, when constructed will go over the revetment proposed at 64 Holbrook. After discussion, Mr. Okurowski is satisfied that this design is suitable for a residential property.

Stairs are not included as part of this project.

Mr. Okurowski is very concerned about the return of the revetment. The Commission has requested that the revetment terminate 10 feet from the end of the applicant's property line. Discussions have taken place with the abutter, and they were not able to come to an agreement to include the adjacent property in this project. Mr. Jones will revise the plans to indicate the termination point.

It was decided that the condition relating to hay bales can be removed from the Standard Conditions and any plans.

Relating to sand mitigation, Mr. Okurowski estimated that the Applicant should place 1/40th of the amount of sand anticipated that to be lost. A monitoring system such as marking holes in stones, and when the sand goes below those lines, sand should be replaced. The sand should be placed at the end of the revetment. This could be handled as an ongoing condition.

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

It was **voted** to:

Continue the Public Hearing to May 13, 2008 at a time to be determined.

10:00pm Adjacent to Nantasket Avenue, Map 7, 8 and 56 /old Railroad Bed (SE35-1046) Continuation of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as reconstruct Stoney Beach seawall

Owner/Applicant: Kevin Mooney, DCR
Representative: Forrest Lindwall
Abutter/Other: Steven Tedeschi

Mr. Lindwall and Mr. Mooney presented the changes made to the plans that primarily indicate the staging areas for materials and equipment. Mr. Mooney reiterated that the term "smooth faced" does not mean a flat faced wall. All rocks will be placed in the same manner as the other revetment projects that would be with interlocking blocks or stones with the pointed edges facing seaward.

Ms. Herbst reported back that she had a discussion with the Town Manager about the possibility of increasing the height of the revetment in the center area. It appears that due to financial constraints and a concern from the engineers to increase the height in only portions of the revetment that this is not a viable option.

An abutter expressed his unhappiness about not being able to increase the height.

Special Conditions will be added as follows:

- Prior to the start of any activity on site, the Responsible Parties (Property Owner and/or Agency and Contractor) shall submit a detailed Construction and Staging Sequence Outline to the Conservation Administrator/Conservation Commission for approval.
- Prior to the start of any activity on site, the Responsible Parties (Property Owner and/or Agency and Contractor) shall schedule an onsite pre-construction meeting with the Conservation.
- At the end of the project, all travel ways and parking lots (roads, boulevards, etc.), shall be restored to their original condition. Photos of site conditions prior to the start of the project must be provided to the Commission before the start of any work.
- The applicant must obtain advance approval from the Hull Department of Public Works for the project plan for the trucking of materials to the project site.
- Upon a **motion** by S. Das and **2nd** by P. Epstein and a **vote** of 4/0/1 (P. Paquin abstained);
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**.

10:30pm 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. The Applicant has asked for a continuance to May 13.

- 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 May 13, 2008 at a time to be determined.

10:31pm 0 Main Street, Map 1/Lot 002 (SE35-1047) Continuation 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. The DEP # has now been issued and approval from the Division of Fisheries and Wildlife has been received.

Special Conditions were discussed and will be added as follows:

- The Commission must be provided with copies of all required state and federal permits before work can commence.
- Dredged sand can be stored at the town landfill prior to use above the high tide line at Nantasket Beach. If the Town wishes to store dredged sand at another location above the high tide line, the Conservation Administrator must approve the location in advance.
- The Conservation Commission must be notified in advance of any beach/dune nourishment project using dredge material, so that the Commission can determine whether the activity is covered under a current wetlands permit, does not require a permit, or whether a new wetlands permit is required.
- Upon a **motion** by S. Das and **2nd** by S. Connor 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**.

11:00pm S. Das motion, 2nd by S. Connor and a vote of 5/0/0; voted to Adjourn