



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

April 14, 2009

Members Present: Sheila Connor, Chair, John Meschino, Paul Paquin, Paul Epstein, Max Horn

Members Not Present: Jim Reineck, Judie Hass

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. Meschino and a vote of 4/0/0;
It was **voted** to:
Approve the Minutes of March 24, 2009.

7:40pm 48 George Washington Boulevard, Map 37/Lots 6, 6B-D, 7 (SE35-991) Opening of a Public Hearing on the Request to Amend Orders of Conditions filed by the Steamboat Wharf Marina, Inc. for work described as modifications to location of boat washing facility.

Applicant: Justin Gould

Representative: Carmen Hudson

Ms. Hudson presented the project that includes installing an additional pressure washing pad that will be located at the rear of the building. The location of this pad was included in the original Notice of Intent and then deleted. Restrictions put on the Applicant by other Town boards necessitated this change.

Runoff from storms will be directed into a catch basin, treated and released into the bay. The outlet pipe for the catch basins will be closed off during pressure washing activities to allow for all materials to be collected and treated prior to disposal of solids.

- Upon a **motion** by J. Meschino and **2nd** by P. Paquin 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 Amended Order of Conditions was **signed**.

7:55pm 9 X Street, Map 12/Lot 46 Opening of a public hearing on the Request for Determination of Applicability filed by the Ronald Goldstein for work described as add four feet to existing deck.

Applicant: Ronald Goldstein

Mr. Goldstein presented the project to include the installation of three new sonotubes to support a four foot addition to the length of the existing deck. New stairs leading to the beach and to the back yard will also be added.

- Upon a **motion** by J. Meschino and **2nd** by P. Paquin 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**.

8:00pm 94 Clifton Avenue, Map 32/Lot 53 (SE35-1083) Opening of a public hearing on the Notice of Intent filed by Richard Harold for work described as replace existing retaining wall.

Applicant: Richard Harold

Representative: David Ray

Mr. Ray presented the project that includes removing and replacing the existing retaining wall that is located 9 to 10 feet from the coastal bank that is deteriorating with a new block versa-lock wall. The walls will be removed and replaced simultaneously with the work expected to take approximately one week.

The foundation for the wall will include crushed stone and two blocks below grade. The final finished wall will be 8 feet high and will slope back approximately 1 to 1 ½ feet into the yard. Any soils removed behind the wall will be replaced with crushed stone. Filter fabric will be added between layers of the blocks. The existing stairs will be rebuilt as part of this project. The blocks are built with weep holes for drainage. The work is to be performed utilizing a small backhoe from above and by hand.

In addition, the Applicant would like to replace the wooden walls that are located at the front of the property.

The Commission discussed erosion and sediment control and determined that silt fencing and hay bales must be placed along the top of the riprap.

- Upon a **motion** by J. Meschino and **2nd** by M. Horn 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**.

8:20pm Rockland Circle and Dump Access road, Map 43/Lot 001 and Map 38/Lot 044 (SE35-1082)

Opening of a public hearing on the Notice of Intent filed by Two A Realty Trust and Town of Hull for work described as grading and drainage improvements.

Applicants: John Riley, Town of Hull; Raymond Vinton, Brad Vinton, Ernesto Caparrotta

Representatives: Dan Orwig, Lenore White

Abutters/Others: Kathy Luggelle, Joanne Haraden, Trevor Nelson

Mr. Orwig and Ms. White presented the project that is located on two Town owned lots and one private lot. The project will consist of making changes to the existing drainage patterns on the property. The proposal includes adding fill and regrading sections of the properties. By making the changes, it is believed by the Applicants that there will be a reduction in erosion and flooding, stormwater will be treated and cleaned of sediments prior to discharge into the bay.

According to the applicant, there are no easements for the existing drainage pipes on the site. There is an existing 36-inch discharge pipe that drains into the bay. Water from the bay enters the drainage pipe and fills a basin on the properties at high tide. The Applicant does not believe that the site contains natural wetlands and there are areas believed to be filled tidelands. The Applicant was advised that a Chapter 91 license may be required for work done on this site. A. Herbst provided a photo provided by DEP that indicated what is considered the presumptive historic mean high water line.

The project would rework the drainage systems and regrade areas of the site to address flooding problems and provide stormwater treatment. Portions of the site would be filled to elevation 12.0' to restrict flooding and redirect water flow. The proposal includes installation of Stormceptor treatment systems and water quality swales. In addition the applicant proposes constructing a rock berm between the identified saltwater and freshwater wetlands to prevent flooding to neighboring properties.

Ms. Herbst pointed out that the narrative indicated that there was salt marsh vegetation but Ms. White argues that it is not salt marsh area because other salt marsh characteristics are lacking. Ms. White did not delineate this area as such because she is charged with delineating where the wetlands are and it is her professional opinion the other characteristics were not present.

Ms. White indicated that her data sheets for 2 test plots were for flag 8 and flag 54. At flag 54 you can see that the vegetation was similar on both sides but it was the fill and the soil that caused her to say that it was not really a true wetlands or not functioning in terms of prevention of pollution or ground water protection because you don't have peat.

The Commission asked if this area was fill, where would you estimate the peat line to be because there obviously is a historic line. Ms. White is not sure that there was any salt marsh originally. She looked at the old soils map for Plymouth County and it classifies this area as "unconsolidated fill" and looked at the old topo map from 1936 and that also did not indicate any salt marsh. Ms. White feels that this salt marsh vegetation was created as a result of the tidal flow that is allowed to enter the site through the 36" pipe to the bay. Ms. White stated that she did not look at the historic shoreline maps.

Ms. White stated that her test plots were approximately 2 to 3 feet deep. The Commission suggested that since there is known fill, if the tests were performed deeper they may have different results regarding the salt marsh and the need for a Chapter 91 license. Ms. White will further investigate this issue.

Ms. Herbst pointed out that the Town owned parcel includes a portion of the former railroad bed. Mr. Riley stated that Mr. Lampke was investigating the need for permission for use of the railroad bed.

Abutters expressed concern about additional flooding of their properties.

The Commission and the Applicant discussed sending the project out for a peer review. The Applicant requested that the proposals for the peer review divide the project into a separate wetlands review and a stormwater management review.

Ms. Herbst will forward information to three firms when received from the Applicant. The final decision on who will conduct the peer review will remain the responsibility of the Commission.

- Upon a **motion** by J. Meschino and 2nd by P. Paquin and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to April 28, 2009 at a time to be determined.

10:15pm Dune along North Nantasket Beach, Opening of a public hearing on the Request for Determination of Applicability filed by the Town of Hull for work described as fertilize beach grass.

Anne Herbst presented the project on behalf of the Town that would allow for options for applying environmentally safe fertilizers to the beach grass on the Town dunes as needed. Some possible applications would include nitrogen, liquid seaweed, or seaweed.

- Upon a **motion** by P. Paquin and **2nd** by J. Meschino 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**.

10:28pm 67 Rowley St., Map 45/Lot 089 (SE35-1081): Continuation of a Public Hearing on the **Notice of Intent** filed by **Kevin Bell** for work described as construct a 25 by 8 foot porch.

The projected was presented on March 24, 2009; however, no number had been issued by DEP.

- Upon a **motion** by P. Paquin 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**.

10:30pm North Truro St., Map 47/Lot 22 (SE35-1065) Continuation of a public hearing on the Notice of Intent filed by William Horne for work described as single family home and driveway.

The Applicant requested a continuance.

- Upon a **motion** by P. Paquin and 2nd by P. Epstein and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to April 28, 2009 at a time to be determined.

10:31pm 49 Edgewater Road, Map 29/Lot 15 (SE35-1063) Continuation of a public hearing on the Notice of Intent filed by Adam Russo for work described as addition to a single family home. The Applicant requested a continuance.

- Upon a **motion** by P. Paquin and 2nd by P. Epstein and a **vote** of 5/0/0;
It was **voted** to:
Continue the Public Hearing to June 23, 2009 at a time to be determined.

Requests for Certificate of Compliance

843-845 Nantasket Avenue – no action

17 Pt. Allerton Avenue –letter to be sent, concrete slab under house was prohibited in Orders of Conditions C, D and Central Ave. (Hull Housing) – no action

62 F Street – P. Paquin **motion**, S. Connor **2nd**, **vote** 5/0/0 - **issued**

10:45pm J. Meschino **motion**, **2nd** by S. Connor and a **vote** of 5/0/0; **voted** to Adjourn