



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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September 24, 2012

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

Members Not Present:

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

7:30pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by M. Horn and **2nd** by S. Bannen and a **vote** of 6/0/0;
It was **voted** to: Approve the Minutes of September 11, 2012

7:35pm 37 & 39 Bay Street, Map 34/Lots 014, 015, Opening of Public Hearing on the Request for Determination of Applicability filed by the Town of Hull for work described as asphalt apron and berm, processed gravel, level and grade.

Owner/Applicant: Joseph Stigliani

Documents: Locus & Site Plan - dated 9/12/2012

This is an after-the-fact filing for work completed and not permitted under an Emergency Order to replace a drain pipe.

Mr. Stigliani presented the project that included construction of the driveway area that was disturbed during work to replace a Town drain pipe. The area was graded and leveled then gravel was applied for a finish coat. An asphalt apron and berm were created at the end of the driveway and along the front of the property to direct stormwater into the nearby catch basin.

The Commission expressed concern regarding vehicles parking too close to the seawall.

- Upon a **motion** by M. Horn and **2nd** by S. Bannen and a **vote** of 6/0/0;

It was **voted** to:

Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

7:43pm 38A Revere Street, Map 26/Lot 104 (SE35-1194) Opening of a public hearing on the Notice of Intent filed by Georgina Farina for work described as widen driveway, install patio, french drain, replace paving.

Owner/Applicant: Georgina Farina

Abutters/Others: Rich Farina, Joseph Farina, Jr., Linda Varreso, Richard Farina, Sr., Diane Mina

Documents: 38A Revere Plan – dated 9/12/2012

Mr. Joseph Farina presented the project that is to include expansion of an existing driveway that will be paved. The driveway will be pitched to drain into the lawn area. An existing concrete area will be repaired with new poured concrete. A new 24' x 24' patio area will be constructed utilizing patio blocks that will drain into the lawn area. A french drain will be constructed utilizing a perforated drain pipe that will run approximately 30 feet into the lawn area. A downspout will be relocated to connect into the french drain as was noted on the plan.

An Abutter expressed concern that the new french drain may drain too close to a neighboring home.

A Special Condition was added as follows:

- The new driveway area will be pitched to drain toward the lawn area.
- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

8:02pm 20 Channel Street Map 2/Lot 21 (SE35-1193) Opening of a public hearing on the Notice of Intent filed by Curt Coggon for work described as construct single family home.

Owner/Applicant: Curt Coggon

Representative: David Ray, PLS

Abutters/Others: Steve Coggon, Jeanne McCann, Paul McCann, Mary O'Brien, David Irwin, Ernest Minelli, III, James Monahan

Documents: Existing & Proposed Conditions – Nantasket Survey Engineering – dated 9/06/2012
Pier Foundation Plan – Robert Therrien, AIA – dated 8/23/2012

Mr. Ray presented the project that is to include construction of a new home on a pier foundation system. The lowest horizontal member will be two feet above the flood zone. There are two sets of open stairs proposed. No landscaping has been proposed for under the home. Although the foundation plan did not indicate the location of cross bracing, the Commission suggested that if structurally possible, it is preferred that they run perpendicular to the seawall.

An Abutter expressed concern that the waves may hit the home, thereby directing water to adjacent properties. Mr. Ray stated that it is the spray from waves that people see going over the tops of homes in that area. With the proposed height of the home, waves should go beneath the home with no change in the pattern of stormwater.

It was also noted that Town maintained stairs over the seawall are currently located on this property. Ms. Herbst indicated that the DPW had been notified. It appears that in the past, the stairs were located within the road layout of Town Way that abuts this property.

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

8:20pm 1 Clifton Avenue, Map 31/Lot 64 (SE35-1118) Continuation of a public hearing on the Request to Amend Orders of Conditions filed by Thomas Burns for work described as 3' by 20' excavation along south side of house under existing deck.

The applicant requests a continuance to October 9, 2012.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to October 9, 2012 at a time to be determined.

8:21pm 138 ½ Atlantic Avenue Maps 52/Lot 59 (SE35-1188) Continuation of a Public Hearing on the Notice of Intent filed by Kevin St. George for work described as relocate and elevate structure on piles.

The applicant requests a continuance to October 9, 2012.

- Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 6/0/0;
It was **voted** to:
Continue the Public Hearing to October 9, 2012 at a time to be determined.

Discussion of compliance issue for 35-1040, Holbrook revetment.

Present for the Discussion – Paul Gratta, Ernest Minelli, III, Bryan Jones, PE, Ocean & Coastal Consultants

This discussion is a result of an inquiry from the contractor, Paul Gratta, regarding the compliance of the revetment with approved plans. After the initial site inspection, the Commission did not feel that the revetment and required nourishment had been constructed and completed according to the approved plans. Mr. Gratta agreed to have Ocean & Coastal Consultants perform a peer review of the construction.

Mr. Jones went over his "Peer Review of 64 Holbrook Revetment Construction" dated September 21, 2012.

From his report, non-compliance includes:

- Vertical dry-stacked cobble wall located on this property and on the neighboring property (parcel 10-102) was not in approved plans
- The south end of the revetment extends 7 feet into the 10 foot setback from property line,
- the 55 cubic yard cobble transition berm was not constructed
- the annual 20 cubic yards of sand/gravel nourishment has not been placed and
- the slope of the revetment is significantly steeper than the 1.5H: 1V maximum slope in the approved plans.

Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 6/0/0;

It was voted to issue an Enforcement Order to the Owner and Mr. Gratta with instructions as follows:

- remove unauthorized dry-stacked cobble wall
- remove portion of revetment that extends into the 10 foot buffer area
- install cobble berm as designed
- place beach nourishment that should have been placed in 2010 and 2011
- re-build the revetment in compliance with the 1.5H: 1V slope and plans. (With regard to this item, the Owner may elect to provide engineering calculations provided by a geotechnical engineer to demonstrate that the existing slope will be stable as constructed. If such an engineer certifies the stability of the slope, the Conservation Commission will review the certification and may revise this item of the Enforcement Order.)

The Commission was advised of a complaint letter.

9:35pm Upon a **motion** by S. Bannen and **2nd** by M. Horn and a **vote** of 6/0/01;

It was **voted** to: Adjourn