



HULL CONSERVATION COMMISSION

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APPROVED – February 10th, 2015

Members Present: Sheila Connor, Chair, Paul Paquin, Paul Epstein, Elizabeth Fish

Members Not Present: Max Horn, Sean Bannen

Staff Present: Anne Herbst, Conservation Administrator
Sarah Clarren, Clerk

7:35 pm Chair Connor called the meeting to order

Minutes: Upon a **motion** by P. Epstein **2nd** by E. Fish and a **vote** of 4/0;
It was **voted** to: Approve the Minutes of January 13, 2015

7:35 pm **Cadish Ave. (A-D St.) and Sunset Ave SE35-1257 Opening** of a Public Hearing on the Notice of Intent filed by Aquarion Water Company for work described as 2,260 feet of water main improvement

Owner/Applicant: Steve Olson consultant company and Jeff Farrell of Aquarion Water Company

Representative: Olson and Farrell

Documents: "Hull 2015 Water Main Improvements and Appurtenant Work Aquarion Water Company Hull, Massachusetts"

Steve Olson and Jeff Farrell presented the project. The project will replace 2,660 linear feet of existing water main, hydrants, valves and water service connections on Cadish and Sunset Avenues. The project is within a Barrier Beach System and the 100-year floodplain and is defined as Land Subject to Coastal Storm Flowage. In order to examine potential effects, the Aquarion Water Company installed a groundwater monitor to track groundwater levels and the tides. The monitor showed that groundwater levels rise with the tides. A. Herbst suggested that Aquarion Water Company plan the start date of construction around the lower tides of the month in order to lessen the need for dewatering during construction. S. Olson estimated that the replacement of the water main should take approximately 2 weeks. The entire project, including tie-ins to abutting homes, should be complete within 5 weeks.

A Special Condition was added as follows:

- All efforts shall be made to schedule the project to coincide with the neap tides in order to minimize the need for dewatering.
- Upon a **motion** by P. Epstein **2nd** by E. Fish and a **vote** of 4-0;
It was **voted** to:

Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

7:50 pm **7 Arthur Street, Map 1/Lot 22 (SE35-1259) Opening** of a Public Hearing on the Notice of Intent filed by Anne Barton-Irwin for work described as raze home and build new home.

Owner/Applicant: no appearance

Representative: Roger Hoyt

Abutter: Alyse Crane (resident of 9 Arthur St.)

Documents: "Existing and Proposed Conditions Plan;" "Alterations to the Barton Residence; Crawlspace & First Flr Plans;" Photos of site

Roger Hoyt, the architect working with the family, presented the project which will demolish the current home and rebuild a new one that will be on the same footprint. The foundation will be FEMA compliant and all services (gas, electric, etc.) will be placed in the attic and fed down. The current walkway and driveway are to remain. Construction is planned for the spring. The Commission noted that the grade of 7 Arthur is higher than neighboring properties and expressed concern about the potential for stormwater runoff. R. Hoyt responded by saying they will not be changing the grade of the property. Alyse Crane (resident of 9 Arthur) said there is no significant water that comes from 7 Arthur Street. Instead, the water mostly flows to nearby lot. She believes stormwater drains from Channel Street, not 7 Arthur. R. Hoyt noted that they will be putting in a drywell system to capture runoff from the house.

The Commission mentioned that having a concrete floor foundation may cause flood waters to remain stagnant and in turn, become contaminated. Hoyt said he would consider placing stone instead in order to allow water to infiltrate.

The house, as proposed, would have 0.7 foot of freeboard. The Commission recommended increasing the freeboard to at least one foot for safety and to achieve significant flood insurance savings. R. Hoyt said he would review the matter with the homeowner.

A Special Condition was added as follows:

- Drywells shall be provided for all roof runoff.
- No changes to existing drainage patterns are permitted. No additional fill and/or loam that would increase the topographical elevation of the property and/or change the existing drainage patterns are permitted. This condition will be ongoing and not expire at the end of three years.
- Upon a **motion** by P. Epstein **2nd** by E. Fish and a **vote** of 4-0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

8:20 130 Cadish Ave., Map 13/Lot 171 (SE35-1258) Continuation of a Public Hearing on the **Notice of Intent** filed by **Gregory Howard** for work described as **elevate home and add deck**.

- Upon a **motion** by P. Epstein **2nd** by E. Fish and a **vote** of 4-0;
It was **voted** to:
Continue the Public Hearing to February 24th, 2015 at a time to be determined.

8:20 190 Spring St., Map 3/Lot 78 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by Andrew Levin for a 12' by 20' porch addition.

Owner/Applicant: no appearance

Documents: "Existing and Proposed Conditions Plan"

A. Herbst presented the project as described above on behalf of A. Levin. The addition will be on sonotubes.

- Upon a **motion** by P. Epstein **2nd** by E. Fish and a **vote** of 4-0;
It was **voted** to:
Close the Public Hearing, and **issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

8:25 Burr Rd., Map 51/Lot 113 (SE35-1245) Continuation of a Public Hearing on the **Notice of Intent** filed by **Jeffrey Pinkus** for work described as **construct single family home**.

- Upon a **motion** by P. Epstein **2nd** by E. Fish and a **vote** of 4-0;
It was **voted** to:
Continue the Public Hearing to March 24, 2015 at a time to be determined.

8:25 1133 Nantasket Ave, Map 7/Lot 025 (SE35-1241) Continuation of a Public Hearing on the **Notice of Intent** filed by **John Gilbert** for work described as **elevate home**.

- Upon a **motion** by P. Paquin **2nd** by E. Fish and a **vote** of 4-0;
It was **voted** to:
Continue the Public Hearing to March 24th, 2015 at a time to be determined.

Requests for Certificates of Compliance

7 Bay Street - **P. Epstein** Motion, **E. Fish** 2nd, **vote 4/0/0; CoC** issued

New Business:

MACC Conference – There will be a MACC Conference Saturday, February 28th, 2015. One Commission member may attend. A. Herbst will be presenting “Planning for Resilience: Community Conservation Tools for Climate Adaptation” from 1:45-3:00 p.m.

Snow Emergency (town and DCR) – Due to the public safety emergency resulting from the snowstorm, A. Herbst assisted the town in requesting a waiver from the Department of Environmental Protection to allow the disposal of snow into the ocean at the A St. and Pemberton ramps on the bay side. The DCR also received a waiver. Ms. Kane informed A. Herbst that they will only be putting untreated snow from the boardwalk over the seawall. The Commission decided that they should send a letter to the Hull Times explaining the snow disposal issue. **Plastic bag ban** – Many towns across the US are starting to ban plastic bags. Considering Hull’s proximity to the ocean, Hull should consider banning plastic bags. A study committee, possibly paired with the Health Department, to look at this issue as well as trash pick-up and recycling, was suggested.

64 Holbrook and 37 Bay update – A. Herbst provided an update on violations. 37 Bay has corrected the violation and paid a fine

New Conservation Assistant – Introduction of S. Clarren, Hull’s new Conservation Department Assistant.

9:00 pm Upon a **motion** by P. Epstein **2nd** by E. Fish and a **vote** of 4-0;
It was **voted** to: Adjourn