



## HULL CONSERVATION COMMISSION

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**APPROVED – July 14, 2015**

**Members Present:** Sheila Connor, Chair, Elizabeth Fish, Paul Epstein, Max Horn, Sean Bannen, Paul Paquin

**Members Absent:** None.

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

**7:31 pm** S. Connor called the meeting to order

**7:35** *P. Paquin recused himself*

**7:35 41 Edgewater Rd., Map 29, Lot 11** Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Margaret Cadieux** for work described as **install crushed shell driveway/parking area**.

Representatives: M. Cadieux (owner)

Abutters/Others: None present

Documents: "As-Built Plan (for 43 Edgewater Road)" – David G. Ray – n.d.  
"41 Edgewater Street Driveway Installation (annotated)"

M. Cadieux introduced the above project. She is proposing removing the existing asphalt driveway to the right of the house, leveling the ground, and re-paving it. Additionally, on the left of the house there is a compacted dirt area that is currently being used as a parking spot. M. Cadieux wants to replace with crushed shell. Both the proposed crushed shell parking and driveway would be enclosed by a 2 ft tall retaining wall that would enclose the driveway.

Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 5-0;

It was **voted** to:

**issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

**7:41** *P. Paquin Returned*

**7:41 49 Hampton Cir., Map 36/Lot 163 (SE35-1275)** Opening of a Public Hearing on the **Notice of Intent** filed by **Nancy May** for work described as **repair existing seawall**.

Representatives: Nancy May (owner)

Abutters/Others: None present

Documents: "Existing & Proposed Wall & Steps (A-1, A-2)" – C.B (Fred Salvucci Corporation) – 6/5/2015  
Letter of support from Charles and Ruth Moore (55 Hampton Circle) (introduced)

N. May described the above plan. The seawall that is currently in place in her yard is in disrepair. The section on the property is roughly 70 linear feet, while the actual wall is much longer. Over the past two winters, the stairs and wall deteriorated immensely so she is proposing to take the existing concrete wall down to its foundation. The footing of the seawall was discovered to be 32 inches down from the top of the wall and 9 inches extending towards the ocean. She is proposing a concrete seawall with 4" concrete masonry unit (CMU) veneer and concrete cap.

The Commission asked if it was possible for the wall to be tilted back in order to lessen any impact from debris. It was determined that this was not possible with the current plans. The Commission then asked if the property had a Chapter 91 License because the proposed project would be extending further into mean high water

(MHW). N. May said she applied and received a Simplified Chapter 91 License in the past year. N. May also mentioned that she is in contact with DEP about the small extension into MHW.

The Commission expressed concern that the project may not last long as proposed. It was suggested that the wall be covered entirely with epoxy as it may last longer. N. May said she would discuss this option with her contractor.

The stairs would be replaced with granite steps.

Two special conditions were added as follows:

S12. If the repair of the wall can be accomplished using less material such an alternative is acceptable upon prior notice to the Conservation Administrator.

S13. Should any blocks or other material become dislodged from the wall, it must be promptly removed from the tidelands. This condition is ongoing and will not expire at the end of three years.

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

It was **voted** to:

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

**8:00 Cadish Ave., Map 16/Lot 21 (SE35-1276) Opening** of a Public Hearing on the **Notice of Intent** filed by **John Radosta** for work described as **construct single family house**.

Representatives: John and Gilda Radosta (owners); Douglas George (Builder); David Ray (contractor)

Abutters/Others: None present

Documents: "Existing and Proposed Conditions Plan" – D. Ray – 6/30/2015

"Flood Foundation Details Series (SKS-1, SKS-1G, A1)" – Michele Cudilo – 6/29/2015

D. Ray described the project. The property is fairly small in size, but the owners wish to build a 1,814 sq. ft home. The house would have a FEMA compliant foundation, would be complete with smart vents, and would have four feet of freeboard.

The driveway and small walkway would consist of permeable pavers. D. Ray confirmed that stone dust would not be used. Regardless, A. Herbst mentioned that she should meet with the contractor prior to installation.

Additionally, there would be a picket fence which would go around a portion of the house in back. No fill would be involved and the grade would remain the same.

Four special conditions were added as follows:

S12. The Commission finds that the resource area is Land Subject to Coastal Storm Flowage.

Although the property is shown to be on a barrier beach, the Commission finds that this location is not a coastal dune due to the evidence presented regarding the historic drumlin in this area.

S13. The project may not result in stormwater runoff to adjacent properties.

S14. The fence must be of a style that has at least 50% void space so as not to redirect stormwater.

S15. The paver installation specifications must be provided to the Conservation Administrator in advance of installation for review of permeability.

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

It was **voted** to:

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

**8:15 14 Sunset Ave., Map 16/Lot 10 (SE35-xxxx) Opening** of a Public Hearing on the **Notice of Intent** filed by **Charles Evan** for work described as **new deck/porch and garage and deck maintenance**.

Representatives: Charles Evan (owner); David Ray (contractor)

Abutters/Others: None present

Documents: "Existing and Proposed Conditions Plan" – D. Ray – 7/01/2015

"Gazebo Porch Addition (Sheet A-1, A-2)" – Robert Therrien – 4/29/2015

"Gazebo Porch Addition Walking Deck Alternate 1" – Robert Therrien – 4/29/2015

D. Ray presented the above project. C. Evan wants a gazebo porch in the front corner of his home. It would be a four feet running porch that is supported by 5 sonotubes.

Proposed work also includes maintenance to a footing on the dock, a 46.2 sq. ft deck expansion to square off the existing front porch, and minor repairs on a 296 sq. ft barn in the back yard. More work may need to be done on the barn, but the contractors won't know until it is opened up. D. Ray said he would come before the Commission again if more work is needed.

Due to no number being assigned by the DEP, the Public Hearing was continued to the next meeting.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 5-0;  
It was **voted** to:  
**Continue** the Public Hearing to 7/28/15 at a time to be determined.

**8:21 105 Bay St., Map 35/Lot 30 (SE35-xxxx) Opening** of a Public Hearing on the **Notice of Intent** filed by **Marlene and Joseph Zizza** for work described as **install 600 sq/ft. permeable paver driveway.**

Representatives: Marlene Zizza (owner)

Abutters/Others: None present

Documents: "Monument Plan" – D. Ray – 7/13/2015

M. Zizza described the project. The current driveway was constructed out of pea-stone and has railroad ties. She wants to replace it with permeable pavers. The shed that is located at the end of the driveway would be moved during construction, then put back in its original location.

Behind the shed there is a retaining wall that is cracking. M. Zizza expressed interest in patching it up. She then continued to express interest in putting in a new fence along the property line. The Commission reminded her that neither were included in her Notice of Intent, so it was not examined during site visits. Because work on the retaining wall was described as being relatively minor, A. Herbst asked M. Zizza to have her contractor provide a narrative of the proposed work. After the narrative is received, the Commission can revisit the site. The introduced fence must wait for either an amendment or a new Notice of Intent must be completed.

Due to no number being assigned by the DEP, the Public Hearing was continued to the next meeting.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 6-0;  
It was **voted** to:  
**Continue** the Public Hearing to 7/28/15 at a time to be determined.

**8:00 S. Connor and P. Epstein recused themselves. S. Connor remained as an abutter.**

**8:00 9 Montana Avenue, Map 51, Lot 1 (SE35-847) Opening** of a Public Hearing on the Request to **Amend Orders of Conditions** filed by **Thomas and Susan Hagstrom** for work described as **amend landscaping plan.**

Representatives: Amy Martin (Landscape); Tom and Susan Hagstrom (owner)

Abutters/Others: Sheila Connor; Bob Stacey; Bill VanTassel

Documents: "Landscape Master Plan" – Amy Martin – 5/25/2015

A. Martin began by introducing the new plan. She then went on to discuss the large amount of stone that is likely from when the foundation of the house was dug up. She proposed taking away the smaller stones so that she is able to comply with the special conditions from the original Orders of Condition, specifically S20 which states "A vegetated buffer to provide stabilization for the coastal bank shall be established and planted with native material from the top of the coastal bank for a horizontal distance landward of 10ft." She expects to find the ledge under the stone and plans to re-vegetate. She, and the owners, hope to restore the ledge to its original state. T. Hagstrom stated that work on the porch and decking cannot be completed until the stones on the bank are removed. He expects a mini-excavator to be used. The Commission said this was permissible and that the hearing would be continued until after the removal of the stone and at a time that a final landscaping plan could be presented.

An abutter asked how original (pre-construction) stone can be differentiated from post-construction. A. Martin responded by saying it isn't really possible; many of the stones have drill marks on them and she is hoping to remove mostly loose rocks.

S. Connor mentioned a concern on roof runoff from the garage. A. Martin suggested that a sale could be installed to lessen any impacts that S. Connor's property may have from roof runoff. However, the landscape plan is not completed, so the issue will be revisited.

The Commission concluded that removal of the loose rocks on the bank is acceptable. This could be done and that final landscaping plans should be presented then.

- Upon a **motion** by P. Paquin **2nd** by S. Bannen and a **vote** of 4-0;  
It was **voted** to:  
**Continue** the Public Hearing to 9/08/15 at a time to be determined.

**8:50 0 Orleans St., Map 45/Lot 78 (SE35-1265) Opening** of a Public Hearing on the **Request to Amend Orders of Conditions** filed by **David Rouleau** for work described as **allow underground cistern as an alternative to rain barrels.**

Representatives: David, Theresa, and Dan Rouleau (owners)

Abutters/Others: Diane Johnston; abutter unknown; abutter unknown

Documents: "Graf Carat S 1000 Gallon Cistern (Specs)"  
28 Orleans St. (formerly 0 Orleans) email thread between Dan Rouleau and A. Herbst

David Rouleau began by mentioning a special condition on the original Orders of Condition which requires that "all roof runoff shall be directed to rain barrels to minimize the amount of overland runoff from the house. This condition is ongoing and will not expire at the end of three years." After much deliberation, they concluded that rain barrels were not the best solution to remediate roof runoff. The Rouleaus believe that one large tank would be more practical. The proposed Graf Carat S 1000 Gallon Cistern would allow the water to be used. The only place to place the cistern is below ground, in the front setback.

An abutter asked the Rouleaus about the start time on construction. The Commission reminded the abutter that his issue does not fall under the commission's jurisdiction.

Two special conditions were added as follows:

S12. The location of the storm water cistern must be indicated on the as-built plan.

S13. The cistern must be located on the property.

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

**9:00 1 Dighton St., Map 45/Lot 002 (SE35-1274) Opening** of a Public Hearing on the **Notice of Intent** filed by **Kathleen Reilly** for work described as **permit driveway and retaining wall.**

Representatives: Matt Reilly (owner)

Abutters/Others: None present.

Documents: "Plan of Land in Hull, MA" – Peter Hoyt – 6/23/2015

M. Reilly described the above plan. The proposed project went before the Town Selectmen and was approved. He explained that the footprint of the wood retainer wall will remain the same, but it will just be higher. More fill will be brought in and placed at the top of the hill. A. Herbst asked if it would be vegetated, to which M. Reilly said that it would be planted with grass to control erosion.

Two special conditions were added as follows:

S12. The applicant must provide a copy of the plans provided to the Selectmen and their permission for work on town property.

S13. The area between the retaining wall and the coastal bank must be vegetated and maintained with vegetation.

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

It was **voted** to:

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

**9:12 1083 Nantasket Ave., Map 8/Lot 29 (SE35-1271) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Dean Doty** for work described as **new garage, expand kitchen, raise sea wall on bay side porch**.

The Applicant requested a continuance to July 28, 2015.

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

It was **voted** to:

**Continue** the Public Hearing to 7/28/15.

**9:12 39 Gun Rock Ave. Map 52/Lot 34 (SE35-1273) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Mary Powers** for work described as **demo garage and construct new**.

The project was presented to the Commission on 3/24/2015. Since then, a DEP number had been issued.

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

It was **voted** to:

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

Request for Certificate of Compliance

*P. Paquin recused himself*

43 Edgewater Road – P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

*P. Paquin returned*

5 C Street – P. Epstein **Motion**, M. Horn **2nd**, vote 6-0; CoC **issued**.

38 Summit Avenue – P. Epstein **Motion**, M. Horn **2nd**, vote 6-0; CoC **issued**.

20 Summit Avenue (2) – P. Epstein **Motion**, M. Horn **2nd**, vote 6-0; CoC **issued**.

23 Alsada Road – P. Epstein **Motion**, M. Horn **2nd**, vote 6-0; CoC **issued**.

#### **New Business:**

Selectmen meeting, October 6: The Selectmen want to meet with all commission members. Additionally, all department heads must make a presentation and A. Herbst's presentation is scheduled for October 6<sup>th</sup>.

Conservation land: When A. Herbst asked the Selectmen to transfer Straits Pond into conservation land, it was discovered that multiple properties that were believed to be conservation land are not.

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

It was **voted** to:

Give A. Herbst permission to request that the 34 properties be transferred over into conservation land.

7/28 Meeting: A. Herbst won't be there, S. Clarren will run the meeting. Only 4 members will be present.

**9:37 pm** Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 6-0;

It was **voted** to: Adjourn