



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

APPROVED – July 28, 2015

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

Members Absent: Elizabeth Fish, Paul Epstein

Staff Present: Sarah Clarren, Clerk

7:34 pm S. Connor called the meeting to order

7:35 27 Clifton Ave., Map 31/Lot 77 (SE35-1279) Opening of a Public Hearing on the **Notice of Intent** filed by **Priscilla Sicard** for work described as **install 650 sq/ft. permeable paver patio.**

Representatives: Priscilla Sicard (applicant); Gerard Dillon (applicant); Joe Divito (contractor)

Abutters/Others: None present

Documents: "Site Plan of Land (for) 27 Clifton Avenue" Annotated" – Neil Murphy – 9/6/2001
27 Clifton Avenue" Annotated
"Specifications to Install" –Joe DiVito – 7/13/2015

P. Sicard introduced the above project of installing a 650 sq/ft. permeable paver patio beneath the existing deck. J. Divito then explained how the pavers would be installed. A granite curb would be placed to the right in order to allow for a more level area. DiVito would then excavate 13 inches deep, would install 8 inches of 3/4 inch crushed stone, 3 inches of 3/8ths, then install the permeable pavers. Then there will be a fine quarter inch chip stone that will be swept into the pavers. No stone dust will be used. Additionally, a 2 ft connection is proposed between the driveway and the patio.

- Upon a **motion** by M. Horn **2nd** by P. Paquin and a **vote** of 4-0;
It was **voted** to:

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

7:40 105 Bay St., Map 35/Lot 30 (SE35-1277) Continuation 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 (applicant)

Abutters/Others: None present

Documents: "Work to be performed for 105 Bay St" – Tino Bonanno – 7/15/2015.
"Monument Plan" – David Ray – 7/13/2015
"Monument Plan DRAFT" annotated – David Ray – 6/23/2015

A number was issued by DEP since the last hearing.

The Commission asked about the property lines as M. Zizza expressed interest in installing a fence along the lefthand side of the property. However, the neighboring fence will extend further than Zizza's proposed one, because of the property lines.

The Commission discussed the proposed driveway at length. After visiting the site for the second time the Commission noted that in the back of the driveway behind the shed, there is a retaining wall with two weep holes about 6 feet down. The Commission expressed concern about the distance between the weep holes and the driveway. Gravel had allowed the water to quickly travel through the ground and either be absorbed or travel out through a weep hole. M. Zizza is proposing to replace the existing gravel (extremely permeable) with a permeable paver driveway (less permeable). Because the grade of the driveway decreases towards the coastal bank, the water will flow that way. The Commission told M. Zizza that permeable pavers are

acceptable, but they are less permeable than gravel, which could allow for pooling, likely at the retaining wall. The Commission requested an engineer to examine the retaining wall, the weep holes, the proposed pavers, as well as the proposed wooden railroad ties fence to ensure that any water that would likely collect along the retaining wall would not affect the stability of the wall. M. Zizza stated that she would like to be informed if any further information is needed prior to the next hearing so she can prepare accordingly.

- Upon a **motion** by M. Horn **2nd** by S. Bannen and a **vote** of 4-0;
It was **voted** to:
Continue the Public Hearing to 8/11/15 at a time to be determined.

7: 45 43 Edgewater Rd., Map 29, Lot 12 Opening of a Public Hearing on the Request for Determination of Applicability filed by Jeanne and Paul Paquin for work described replace wood stairs with aluminum, and install seasonal aluminum stairs over revetment.

Due to the lack of a quorum, P. Paquin requested a continuance of the hearing to 8/11.

- Upon a **motion** by M. Horn **2nd** by S. Bannen and a **vote** of 4-0;
It was **voted** to:
Continue the Public Hearing to 8/11/15 at a time to be determined.

8:15 10 Milford St. Map 18, Lot 145 Opening of a Public Hearing on the Request for Determination of Applicability filed by Waveland Condominium Trust for work described replace patios and steps, rebuild walkway.

Representatives: Mike Neyhus (applicant); Don Kidston (Applicant)

Abutters/Others: None present

Documents: "16 Milford Street (annotated)" – Richard Vaisey – 10/03/1985
"Scope of Work (2 pages)"

Don Kidston described the above plan. The patio has been degrading for years and has now become a safety hazard. Most of the wood has rotted out and there are holes by the wall of the fence which get larger with each rainstorm. The patio extends three apartments and each apartments' patio is separated by a privacy screen and rail that through lack of maintenance, has been destroyed. D. Kidston proposes removing all wood from the patio and installing PVC pipe drains for roof runoff and for future roof drains. D. Kidston is proposing making the height of the retaining wall equal with the patio by installing concrete blocks to raise the elevation of the patios. There will be a slight pitch towards the bay from the building's face. Concrete blocks/steps would be used as stairs between the patios. The bricks from the existing patio would be cleaned and reset on the stone pack base, and stone dust would be used to make the patio level. All surface cracks will be filled with polymeric sand. D. Kidston believes this will stop the pooling of water on the patios.

D. Kidston also proposed work on the walkway which runs from the patios and along the driveway. The walkway also leads to steps down to the garden and beach. He proposed removing the existing asphalt and replacing it with large 18" stones. The steps to the garden and beach would be replaced with four granite steps. D. Kidston then went on to propose a 20' long grate covered with a 4" channel drain that would direct driveway run-off to the marina property line. The Commission pointed out that this would send all run-off onto the neighboring property. D. Kidston responded by saying 1) the current owners do not mind as run-off is already going there and 2) there is an existing swale on the property line. The Commission then commented that they would not permit redirecting all run-off from one property onto another.

Lastly, D. Kidston discussed the proposed work on the planter wall. Work would involve saw cutting driveway pavement to install a granite paver wall along the edge of an existing planting bed. The wall would be 36' long.

The Commission expressed concern over the age and legibility of the plans. It was also mentioned multiple times that a lot of work is proposed in the RDA and it will likely impact resource area(s). D. Kidston asked which resource areas. The Commission responded by stating that they are unable to determine where the resource area(s) actually are because the plans are from 1985, were taken from an architect's (not a surveyor) plans, and are difficult to decipher. Members of the Commission suggested not only that a surveyor be hired in

order to provide acceptable plans, but a Notice of Intent be submitted instead of an RDA. Others suggested that if D. Kidston submitted another RDA with only improvements of the patio, which is an existing structure, they may vote in favor of it.

- Upon a **motion** by P. Paquin **2nd** by M. Horn and a **vote** of 4-0;
It was **voted** to:
issue a positive Determination of Applicability. The Determination of Applicability was **signed**.

7:55 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 owner requested a continuance to 8/11/2015.

- Upon a **motion** by M. Horn **2nd** by S. Bannen and a **vote** of 4-0;
It was **voted** to:
Continue the Public Hearing to 8/11/15 at a time to be determined.

8:00 14 Sunset Ave., Map 16/Lot 10 (SE35-1278) Continuation 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: None present

Abutters/Others: None present

Documents: "Existing and Proposed Conditions Plan" – David Ray – 07/04/2015.

"Gazebo Porch Addition (A-1 – A-2); Gazebo Porch Addition Walking Deck Alternate 1" – Robert Therrien – 6/26/2015.

S. Clarren was asked by David Ray, a representative of 14 Sunset Ave, to request a minor change to the plan; instead of the walkway being 4ft wide, it would be 5ft wide.

- Upon a **motion** by M. Horn **2nd** by P. Paquin and a **vote** of 4-0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

Request for Certificate of Compliance

69 H Street – M. Horn **Motion**, S. Bannen **2nd**, vote 4-0; CoC **issued**.

New Business:

57 Coburn Street: Edward Bornstein, owner of 57 Coburn Street, came in to briefly describe work on his house and guidance on if he needs to file for a NOI, RDA, or neither. It was determined that an RDA would be required. He was told of the 3pm deadline on 7/29 to be put on the agenda for the next (8/11) meeting.

Enforcement Orders (2): S. Clarren received two anonymous tips of unpermitted work in land subject to the Wetlands Protection Act. One enforcement order was issued to 77 Edgewater Road for constructing an unpermitted revetment. Owner of the second home, 1 Clifton Avenue stopped work and filed a NOI.

- Upon a **motion** by M. Horn **2nd** by S. Bannen and a **vote** of 4-0;
It was **voted** to:
ratify the Enforcement Order for 77 Edgewater Road.

10:03 pm Upon a **motion** by M. Horn **2nd** by S. Bannen and a **vote** of 4-0;
It was **voted** to: Adjourn