



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

APPROVED – September 08, 2015

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

Members Absent: Paul Epstein

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

7:30 Call to order

7:35 19 & 21 Burr Rd., Map 51/ Lot 91&112 (SE35-1281) Continuation of a Public Hearing on the **Notice of Intent** filed by **Michael Collins and Paul Mahoney** for work described as **remove 1,700 sq ft of asphalt and replace with 470 sq. ft of gravel and 1,195 sq ft of sod.**

Representatives: Michael and Tracy Collins (applicants); Paul and Robin Mahoney (applicants)

Abutters/Others: Rick Kaufman (6 Sea View Ave); Chuck Tuplin (Stoney Beach Rd); Glen Kelly (177 Atlantic Ave)

Documents: "Site Plan for 19 and 21 Burr Road in Hull, MA" – Paul J. Mirabito – 7/22/2015 (updated 9/1)
Introduced: "Burr Road Letter" – Deputy Fire Chief Andrew Thomas — 9/8/2015

E. Fish signed form saying that she listened to a recording of the hearing of 19 & 21 Burr Rd from 8/25.

S. Connor read a letter from Deputy Fire Chief Andrew Thomas which stated, in part, "Closing Burr Road will Increase the risk of harm and injury to that entire neighborhood as well as Fire Department personnel and will delay fire operations and medical services to that area." The Commission noted that this concern was not within the Commission's jurisdiction to consider.

The Commission examined the requested additional spot grades on the plan which shows elevations of the road. An abutter asked when it was last updated. The last revision was made on 9/1/2015.

A Special Condition was added as follows:

S12. At the completion of the project, the applicant shall provide an as-built plan that includes spot grades at the same locations as are provided on the Plan of Record.

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

It was **voted** to:

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

A. Herbst presented a draft copy of Findings for the Order of Conditions. The Commission asked that the Findings be included with the Orders of Conditions.

7:46 138 Atlantic Ave., Map 52/Lot 59 (SE35-1188) Opening of a Public Hearing on the **Request to Amend Orders of Conditions** filed by **Mary Lockhart** for work described as **bring in fill to replace scoured areas.**

Representatives: Bob Crowell (Engineer); Kevin St George (Contractor)

Abutters/Others: None

Documents: "Post Elevating Building As-Built 138 Atlantic Avenue (annotated)"—Crowell Engineering—
03/28/2014

Introduced: "SE 035-1188 (Letter requesting amendment to Orders of Condition)"—Robert Crowell –
9/8/2015

B. Crowell introduced the project on behalf of Mary Lockhart. The project would consist of bringing in fill to replace what was lost after last winter. The Town normally fills in scoured areas after severe storms, but more is needed. The introduced letter described the proposed grain size mix.

B. Crowell proposed that they install nails on the pilings to indicate the ground elevation and then, in the case of future scour, they be allowed to bring in fill to that level without returning to the Commission. The Commission agreed that would be permissible, as long as they were informed prior to installation.

A special conditions was added as follows:

S12. The applicant may install nails (or some alternative permanent marker) on the pilings to indicate the ground elevation. If the markers are reviewed and approved by the Conservation Administrator they may be used in the future to bring in fill in the event that storm overwash lowers the ground elevation underneath and immediately adjacent to the home. If such an event occurs, the applicant must notify the Conservation Commission in advance, provide a description of the fill, and receive permission to bring in fill to restore the ground elevation.

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

It was **voted** to:

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

7:57 24 Cadish Ave., Map 16/ Lot 124 (SE35-1284) Opening of a Public Hearing on the **Notice of Intent** filed by **David Smookler** for work described as **addition to home**.

Representatives: David Ray (surveyor); David Smookler (applicant); Ralph Gentile (contractor)

Abutters/Others: none present

Documents: "Foundation Plan" – David E. Sharff — 8/26/2015

"Existing and Proposed Conditions Plan" – David G. Ray — 9/2/2015

D. Ray presented the project on behalf of D. Smookler. The plan is to make the house FEMA compliant by installing flood vents. The house already has two feet of freeboard and the utilities are already on the first floor. The proposed small addition would be 115 sq feet. The plan also consists of installing 83 sq feet of permeable pavers for a patio and 79 sq feet for a walkway.

One special condition was 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.

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

It was **voted** to:

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

P. Paquin recused himself

8:03 53 Edgewater Rd., Map 29/ Lot 18 (SE35-1282) Continuation of a Public Hearing on the **Notice of Intent** filed by **Farouk Youssef** for work described as **repair existing seawall with stone and sealant**.

Representatives: Farouk Youssef (applicant)

Abutters/Others:

Documents: "Seawall Maintenance/Restoration Site Plan"; "East Elevation/Profile" — Farouk Youssef — 8/11/2015

"Seawall Assessment Report (13pgs) — Peter M. Veneto — n.d.

E. Fish signed form saying that she listened to a recording of the hearing of 53 Edgewater Rd from 8/25.

The Commission thanked F. Youssef for providing the requested information. The Commission re-emphasized the need to do the work starting on a receding tide and that the work needs to be done from

his property. A. Herbst also asked to be present during the work. F. Youssef agreed.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 4-0;

It was **voted** to:

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

P. Paquin returned

8:10 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**.

Representatives: Dean Doty (applicant); Robert Therrien (architect)

Abutters/Others: none present

Documents: "Series A-1 – A-13 (annotated)" – Robert Therrien—8/20/2015

"Proposed Plot Plan in Hull Mass., Map 8, Lot 29 (annotated)"--PFS Land Surveying--8/8/2015

P. Paquin signed form saying that he listened to a recording of the hearing of 1083 Nantasket Ave from 6/23.

D. Doty began by stating that since the last hearing, the plan has been significantly scaled back. The only part of the plan that would be completed is the garage and the family room above it. He is completely removing the plan to build an addition on the waterside. Prior to the meeting, he annotated the plans accordingly.

R. Therrien continued to explain the current plan. The garage would be FEMA compliant with flood vents and a tilt wall. The plan was re-done since the last meeting to show elevations. Currently, the area where the garage would be is 18" below street level. Fill would be brought in to bring the area to grade with the street. Work would also include removing existing wooden fence, tearing down and removing the existing wood shed and a 4 foot cinder block wall located behind the shed. The applicant confirmed that no work in the driveway area is proposed.

Some of the Commission questioned if fill could be brought into a VE elevation 15 zone and if, especially during storm surges, water would become channelized by the garage. Concern was also expressed about the stability of the doors if/when the garage floods. The Commission then asked if the owner had a Ch. 91 License, to which D. Doty said he was unsure and is looking into it.

R. Therrien responded by restating that two garage walls will have knock-out walls (tilt walls) and each garage door would have flood vents. A. Herbst then stated that she had reviewed the plans with Peter Lombardo, the Building Commissioner, and he indicated that it is compliant with the Building Code. D. Doty then mentioned that because of the existing shed and concrete wall, water is already being channeled. There is also adequate space for water to flow with the garage in place.

R. Therrien indicated that a letter from Stanley Humphries, a coastal geologist was submitted with the application for a Notice of Intent that states that the dune in this barrier beach is non-significant to the interests of storm damage prevention and flood control. S. Humphries then goes on to state should not be subject to the Coastal Dune requirements.

Four Special Conditions were added as follows:

S12. Prior to commencing work the applicant must provide the Commission with a Chapter 91 license for the project, or with a statement from MA DEP that a license is not required.

S13. During a major storm event the garage doors must remain open. This condition is ongoing and will not expire at the end of three years.

S14. All work must be conducted from the landside of the property. No heavy equipment is allowed on the beach. Minor work such as shingling that requires only ladders, or similar equipment, may be conducted from the beach with notice to the Conservation Commission.

S15. The Conservation Commission finds that the coastal dune in this location is not significant to the interests of flood control and storm damage protection.

- Upon a **motion** by M. Horn **2nd** by P. Paquin and a **vote** of 5-0;
It was **voted** to:
Close the Public Hearing and **approve** the project. The Order of Conditions was **signed**.

8:35 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**.

Thomas and Susan Hagstrom requested a continuance of the hearing to 9/28.

- Upon a **motion** by M. Horn **2nd** by P. Paquin and a **vote** of 5-0;
It was **voted** to:
Continue the Public Hearing to 9/28/15 at a time to be determined.

8:36 1 Clifton Ave., Map 31/Lot 64 Continuation of a Public Hearing on the Notice of Intent filed by **Thomas Burns** for work described as **extend previously permitted wall 5' to the south, excavate 15" x 7' x 28' of dirt to place removable permeable mats, and install privacy board on the east**.

Thomas Burns requested a continuance of the hearing to 9/28.

- Upon a **motion** by M. Horn **2nd** by P. Paquin and a **vote** of 5-0;
It was **voted** to:
Continue the Public Hearing to 9/28/15 at a time to be determined.

Request for Certificate of Compliance

45 Cadish Ave – M. Horn **Motion**, P. Paquin **2nd**, vote 5-0; CoC **issued**.

106 Cadish Ave – M. Horn **Motion**, P. Paquin **2nd**, vote 5-0; CoC **issued**.

New Business:

Possible property donation: A. Herbst mentioned a possible property donation to the Conservation Commission.

Violations: A. Herbst provided the Commission with updates on violations and investigations.

Next meeting: Due to the conflict with Yom Kippur, the September 22nd meeting will be rescheduled to September 29th.

8:51pm Upon a **motion** by M. Horn **2nd** by P. Paquin and a **vote** of 5-0;
It was **voted** to: Adjourn