



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

**APPROVED – November 10, 2015**

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

**Members Absent:** Max Horn, Sean Bannen

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

**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 October 27, 2015

**7:35** Call to order

**7:35** **Along the seawall from 18 Gun Rock Avenue to 80 Atlantic Avenue (SE35-1296) Opening of a Public Hearing on the Notice of Intent filed by the Town of Hull for work described as Crescent Beach seawall and revetment repair.**

**Representatives:** John Ramsey (Engineer); Rebecca Quan

**Abutters/Others:** Bill Oliver (137 Atlantic Ave.); Jack Woods (106 Atlantic Ave.); Annie Connors (128 Atlantic Ave.); Antonio Sousa (98 Atlantic Ave); Peter Skiera (126 Atlantic Ave); Bill and Betty O'Brien (114A Atlantic Ave); Bill Caldwell (127 Atlantic Ave); Ky and Augie Stratoti (121 Atlantic Ave); Erin Gibbons (82A Atlantic Ave); William Germaine (4 GunRock Ave); Paul and Denise Heavern (18 Gun Rock Ave); Corina Harper (22 Gun Rock Ave); Kevin Riley (113 Atlantic Ave); Nicole Garrity (96 Atlantic Ave); Kerri Tirrell (128A Atlantic Ave); Marylou Driscoll (6 Driscoll Ave); David Ray (46 Edgewater Rd.); Gail Izbicki (88 Atlantic Ave); Clark Ingoldsby (150 Atlantic Ave); Stan Augenstern (11 Summit Ave); Joan McAuliffe and Ellen Morrissey (80 Atlantic Ave)

**Documents:** "Site Plan Proposed Revetment Re build & Seawall Repairs Station 00+50 – 10+25" – John S. Ramsey – 10/26/2015  
"Site Plan Proposed Revetment Re build & Seawall Repairs Station 10+25 – 16+50" – John S. Ramsey – 10/26/2015

A. Herbst stated that, J. Ramsey would discuss the engineering and construction aspects of the work; the Town will make arrangements to answer questions regarding property easements at a later time.

J. Ramsey stated that the goal of the project is to improve and protect the area. In order to maximize the project goals and minimize the environmental impacts, his team at Applied Coastal Engineering examined countless issues and possible alternatives and found that the proposed work is the best solution. He then briefly went over other options that were examined and stated that no-action is not an option as storm damage will continue. Beach nourishment is extremely costly, it won't last, and permitting is extremely difficult. He also stated that breakwaters are difficult to permit, they are extremely expensive, and would need to be replaced.

After running multiple scenarios at different footprints, heights, and wave energy through a simulator, J. Ramsey determined that unless the wall is 8 or 10 feet taller than exists today, overwash in the area won't be completely eliminated. The proposed project would decrease overwash significantly and would protect and improve the area.

The proposed project consists of two different sections. The first section would be 140' long and would start in behind 18 Gun Rock Avenue. In this area the seawall will be raised 2'. For the rest of project, in addition to raising the seawall 2', the existing revetment would be broken up and a 2 layer revetment would be built over it. All rocks would be 6-8 tons and would interlock together. The toe of the revetment would be deeper than the

existing one and it would be a much more sturdy armor stone revetment. The revetment would be rough-faced to dissipate the maximum wave energy. The seawall cap on both sections will be 1' wide seaward and 1' wide landward.

Ramsey said that 37,000 sq feet of land under the ocean will be impacted. Coastal beach impacts will include excavation, but any excavated materials would be placed on top of the revetment. Sediment samples of the dredged materials will be taken as required.

In order to complete the project, roughly 2,000 truck trips will be needed to bring the materials in and work should take around 6 months. Town-owned land will be used to stockpile materials and in order to bring the materials onto the seawall, temporary ramps will be constructed. Equipment would be placed on the beach and on the revetment. Work would also take place on the landward side of the wall. J. Ramsey stated that the existing seawall should be able to withstand the weight of the equipment crossing over. Once completed, the project would reduce wave overtopping by roughly 90%. The project is designed to last 50 years.

The Commission asked what would happen to the metal device that is currently holding together certain sections of the wall. J. Ramsey said that the metal would be removed, but the concrete would be broken up and buried and wrapped in filter fabric below the 2 levels of armor stone. The Commission then asked how far seaward the toe would extend, to which J. Ramsey said 60'-65' and about 6' down. This work would be completed during low tide. The Commission asked when work would begin. J. Ramsey said that hopefully work would commence in early May. The Commission then inquired if the proposed plan includes adding fill to the scoured areas landward of the wall. J. Ramsey said no, but that the proposed plan will significantly lessen future scour. J. Ramsey also stated that the plan does not include repairing the road after construction is completed. The Commission asked if capping the wall will help stabilize the wall. J. Ramsey said that the cap isn't the strength of the wall; the revetment against the seawall will be the wall's greatest strength.

The Commission then opened the floor to any questions from abutters. B. Caldwell of 127 Atlantic inquired about the frequency of the trucks bringing in materials and equipment. J. Ramsey stated that the trucking will not happen all at once and re-stated that materials will be stockpiled on town-owned land. B. Caldwell later asked if all of the seawall would be visible from the seaside, to which J. Ramsey said some areas of the wall will be behind the revetment. E. Morrissey and J. McAulliffe raised concerns on why the wall is extending to 80 Atlantic Ave, because they claim that no overwash occurs there. J. Ramsey responded by stating that if they do not receive any yet, they will certainly experience overwash in the future due to climate change and the continuing disrepair of the breakwater. E. Morrissey asked if a ramp would be built to allow transport of materials at what is labeled as 'The Driftway,' to which J. Ramsey said that 'The Driftway' will likely only be used as storage because it is too narrow. She then asked about public access to the beach during construction. J. Ramsey said that the wall will be completed in sections. When work on one section is underway, there will not be access until that section is completed. J. McAulliffe of 80 Atlantic Ave. asked what would happen to the houses on the seawall, to which J. Ramsey stated that no houses are within the area that is needed for construction. A. Stratoti of 121 Atlantic Ave. asked if J. Ramsey had considered lowering the revetment to leave a few feet of exposed seawall, to which J. Ramsey said he considered many scenarios and the one presented is the best solution for reducing overwash. J. Ramsey said that he would provide the town with all of the calculations his team has performed. A. Stratoti then asked if there was a large build-up of ice and snow on the revetment, could it serve as a ramp for the water. J. Ramsey said possibly, but ice and snow weakens wave strength. D. Ray of 46 Edgewater Rd. asked if the project was completed, would it be possible to submit the information to FEMA for flood map reconsideration, to which J. Ramsey said yes. K. Tirrell of 128A Atlantic Ave. asked how the seawall's height would be raised. J. Ramsey explained that in order to raise the height of the seawall, material would be added and then it would be capped. She then asked how far into the ground the cap would be on the landside. J. Ramsey said it will only go down as far down as required; some areas will be above ground, some areas may require about 1' of excavation. She then asked if the cap went further down if it would increase the integrity of the wall. J. Ramsey said no. J. Woods of 106 Atlantic Ave. questioned the project's ability to survive Nor'easters. J. Ramsey stated that he has seen Nor'easters in action and that when his team was running multiple scenarios, the strength of Nor'easters was considered. The proposed project is the best; it will reduce over wash by 90%. He added that the project is made possible by a CZM grant, which is difficult to come by. He then added that there is no other feasible way to give residents better protection. C. Harper of 22 Gun Rock asked how the seawall will affect the natural rock formations past

the length of the seawall. J. Ramsey said that the revetment and seawall will not divert water, it is designed to dissipate water; if anything, deflection of water will be less than it is currently. C. Harper then asked if the Town can fix part of the wall that is not included in the proposed project. A. Herbst said that question should be directed to the Town Manager or Board of Selectmen for their consideration. M. Driscoll of 6 Gun Rock asked if once the project is completed, people will be able to walk along the seawall. J. Ramsey said yes and A. Herbst stated that it is a requirement of the state grant that citizens will be able to walk on top of the seawall; that requirement will be part of the easement the town will seek. P. Skiera asked if a recurve could be used, to which J. Ramsey stated that recurves are not generally done any more and that a recurve is not appropriate in this area. P. Skiera then asked how long the revetment would take to settle, to which J. Ramsey responded that the settling would take place over many 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**.

**8:45 8A S St. Map 13/Lot 77 (SE35-1295) Opening** of a Public Hearing on the **Notice of Intent** filed by **Phil Donohue** for work described as **single family home**.

Representatives: Phil Donohue (owner); David Ray (representative)

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 10/20/2015  
"Foundation Plan" – Robert Therrien – 10/19/2015

D. Ray presented the proposed project. The proposed house is on what is labeled as a barrier beach, but a house three doors down had a report completed by a coastal geologist saying that the land does not function as a natural barrier beach.

The new home would be on a FEMA compliant foundation with roughly 6' of freeboard and the foundation would have 8 flood vents. It is a single-story structure. The first floor includes a ground level with a 2 car garage. The second story, where the living space will be, is 6' off of the ground. The plan also includes a small driveway consisting of a TBD permeable manner.

One Special Condition was added as follows:

S12. 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 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**.

**8:50 179C Samoset Ave. Map 19/Lot 119 (SE35-1297) Opening** of a Public Hearing on the **Notice of Intent** filed by **Arnold Freedman** for work described as **repair foundation section, drywell, and pavers**.

Representatives: Gabriel Lortie (Representative); Arnie Freeman (Owner);

Abutters/Others: none present

Date: "Foundation Plan and Details New House Addition" – Michael Schilling – 09/29/2015  
"Proposed Renovation" – Patrick Roseingrave – 09/05/2015  
"NDS Flo-Well Gravel Installation" – Technical Services – n.d. (introduced)  
"Photos of Existing" – Arnold Freedman – n.d.

G. Lortie presented the proposed project. The home experienced significant damage after the previous winter, so the proposed plan involves replacing a section of foundation with a FEMA compliant foundation, update the existing foundation, and construct a small addition.

In the past, an abutter put in pavers, but there is now puddling onsite. The owners wish to remove the pavers and put in two drywells. The drywells will be 10ft from the home, as per building-code regulations. Specs of the drywells and pictures of the home were introduced. After the drywells are in place, the pavers will be replaced.

A section of concrete that slopes towards the house will be removed and a new stone walk will be placed in its stead.

- 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**.

**9:03 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**.

The applicant requested a continuance to November 24<sup>th</sup>.

- 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 11/24/15 at a time to be determined.

**9:03 202 N. Truro St. Map 47/Lot 36 (SE35-1285) Continuation** of a Public Hearing on the **Notice of Intent** filed by **James Headley** for work described as **construct 75 ft. of block wall along coastal bank**.

The applicant requested a continuance to November 24<sup>th</sup>.

- 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 11/24/15 at a time to be determined.

**9:03 96 Salisbury St. Map 45/Lot 103 (SE35-1294) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Stuart Bengner** for work described as **addition to single family home**.

Representatives: None present

Abutters/Others: None present

Documents: "Site Plan (2 Sheets)" – Gregory J. Morse – 11/10/2015

Since the last meeting, the applicants brought in updated plans, as requested. A. Herbst briefly identified the updates to the plan.

- 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**.

### **Request for Certificate of Compliance**

57 Edgewater Rd-P. Epstein **Motion**, E. Fish **2nd**, vote 4-0; CoC **issued**.

96 Salisbury-P. Epstein **Motion**, E. Fish **2nd**, vote 4-0; CoC **issued**.

### **New Business:**

1 Dighton update: A. Herbst said that as per the issued OoC on 1 Dighton, vegetation must take before a CoC can be issued.

2 A St. update: After the Enforcement Order was sent to the owner of the property and 2A St. Marina for violating an OoC, all parties have talked with A. Herbst and agree to cease power washing in unpermitted sites. They will also appear before the Commission in December.

Pemberton correspondence: A. Herbst mentioned an email from a concerned citizen and then a response from MassDEP regarding parking at Pemberton Point, which was included in each Commissioner's packet. The Commission asked A. Herbst to draft a letter to the citizen thanking her for her interest and concern.

96 Salisbury update: A. Herbst provided details on the violation at 96 Salisbury for removing vegetation along the coastal bank. She met with the owners and they are working on finding someone to complete a planting proposal and bank restoration plan.

Site visit updates: light plant, Atlantic Ave.: The Commission provided feedback on informally proposed projects and requested that RDAs be submitted.