



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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APPROVED – January 12, 2016

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

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

7:31 Call to order

7:35 87 Edgewater Rd., Map 29/Lot 33 (SE35-1299) Continuation of a Public Hearing on the **Notice of Intent** filed by **Allan Bora** for work described as **construction of new retaining wall**.

Representatives: David Ray (representative); Allan Bora (applicant);

Abutters/Others: none present

Documents: "Proposed Conditions Plan" – David Ray – 01/06/2016

A. Bora began by asking if the recently submitted plan is better than the previous submitted plan. The Commission responded by saying that they have not yet had a chance to examine the updated plan. D. Ray then introduced the new plan. He stated that it includes many of the Commission's suggestions from the previous hearing. It is a smaller wall; it will be only 2 stones high instead of 3. The proposed wall will line up with the coastal bank, with the exception of where it will wrap, landward, into an existing wall. D. Ray said that he is not as confident in the revised plan as the previously submitted one because it is only 3 blocks high, but said that it should hold because of the weight of the blocks and of how deep the wall goes into the ground. D. Ray continued by stating that when the smaller existing concrete wall is removed, the bank will be revegetated. Additionally, any areas of the coastal bank that may erode during construction will be revegetated. He then asked the Commission for a list of suggested plants, to which A. Herbst directed him to the Coastal Zone Management website.

The Commission then asked D. Ray to describe the proposed stairs over the wall. D. Ray said that they will be removable stairs and will have something at the base, likely a mat, which can be removed.

D. Ray then stated that the new plan also involves lowering the grade of the backyard a small amount, but not as much as previously proposed. A. Bora said that the proposed wall block will be vegetated, but the facing of the block has yet to be determined.

A. Herbst suggested, and the Commission concurred, that due to the sensitivity bank, a skilled contractor should be hired to complete the work. A. Bora said that he was intending on completing the project himself. D. Ray then stated that he had a few suggestions of contractors that he would pass onto A. Bora.

- Upon a **motion** by P. Epstein **2nd** by M. Horn and a **vote** of 5-0;
It was **voted** to:

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

7:49 *S. Bannen left the meeting to attend the Board of Selectmen's meeting regarding reappointments*

7:55 22 Gun Rock Ave. Map 52/Lot 070 (SE35-1293) Continuation of a Public Hearing on the **Notice of Intent** filed by **Corina Harper** for work described as **detached garage and driveway**.

Representatives: Corina Harper (owner)

Abutters/Others: none present

Documents: "Site Plan" – Lawrence P. Silva – 12/21/2015

C. Harper introduced the proposed plan, which includes constructing a driveway and a 2-car garage. The plan was approved by the ZBA the previous week. It will not be a living space and it is within all of the set-backs. She continued by saying that no abutters have had any issues with the proposal. A. Herbst stated that since the Commission completed their site visit, the plan has been updated. The major change is that the driveway comes off of Gun Rock Avenue instead of the adjacent paper street, to which the Commission agreed is preferable.

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

It was **voted** to:

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

8:02 202 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.

Representatives: James Headley (owner); David Lager, NETCO (contractor)

Abutters/Others: none present

Documents: "Site Plan for 202 North Truro Road in Hull, Mass." – Paul J. Mirabito – rev. 12/28/2015
"Coir Log/Gabion Mattress" – NETCO – 12/22/2015

J. Headley began by stating that since the last hearing, the proposal has been revised to only involve putting reinforcement on one side, then there is a piece of ledgerrock where there will be no work, and then there will be another section of reinforcement.

The design involves a combination of two materials. The first is a gabion mattress at the base, followed by coconut fiber coir logs. The gabion baskets provide structural support to the coastal bank and will help limit the amount of splash affect. The coir logs are 9lbs/linear foot. The gabion basket is needed because there is nothing but ledgerrock in the area, so anchors cannot be used to tie down the logs. There will be a ¾ inch rope weaved through the logs and the gabion basket. For each 10,' there will be 3 or 4 tie downs. The Commission asked about the lifespan of the rope, to which D. Lager stated that the rope will last as long as the coir logs will. The lifespan of the logs is dependent on J. Headley keeping them covered during the summer season with sand and vegetation. The logs will be able to be replaced, whereas the gabion mattress will remain intact. At best, the logs can last 30 years, but without proper maintenance, they could last as little as 2 years. The Commission expressed concern over the mention of seasonal dumping of sand in an area abutting the salt marsh. D. Lager said that the amount of sand or sacrificial material would be minimal because the coir log would absorb some of the sand and plantings can be planted on top of the coir logs. The plantings on top of the coir logs will take some time and care to grow, but it is possible. Beach grass has been used in past projects. D. Lager continued by restating that J. Headley must be diligent in his care, maintenance, and revegetation of the coir logs, especially in April and May each year.

A. Herbst asked D. Lager if he has completed a project similar to this, using the same materials. D. Lager responded by saying he has completed one similar, only it was raised above the high tide line. He continued to say that this project is definitely do-able.

A. Herbst then asked if they would be excavating the bank. J. Headley responded by saying that they are excavating the bank back and placing the baskets and coir logs so they are not exceeding the existing coastal banks. D. Lager said a dingo would be used, in addition to hand excavation. All excavation would be done from above and any material that is excavated will be put pack against the coir logs.

The Commission then asked for clarification on the separate sections. D. Lager said that they are unable to feather the coir logs into the middle section where no work will take place. He continued to say that it is possible to tier/terrace the logs. A. Herbst then said that the plan actually shows the areas of work are further back than the area with no work; D. Lager said that is indeed the case because they will pull back the material in the areas of work and then once the gabion mattress and coir logs are placed, they will be flush with the area of no work. D. Lager said that soft solutions buy time and that this is one of the better solutions for this property.

One Special Condition was added as follows:

S13. The Commission has the right to conduct an annual site visit to monitor the performance of the project.

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**.

8:23 *S. Bannen returned*

8:30 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 1/26/2016.

- 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 1/26/2016 at a time to be determined.

8:30 1 Clifton Ave., Map 31/Lot 64 (SE35-1280) 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**.

The applicant requested a continuance to 1/26/2016.

- 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 1/26/2016 at a time to be determined.

New Business

Loftchie property request: A. Herbst stated that a member from the Hull Land Trust has asked to speak with the Commission about a land appraisal that was done for the Loftchie property. E. Fish, a member of the Trust, said that The Hull Land Trust is seeking donations in order to help cover the cost of proposed conservation restrictions and land acquisition. They will be on the agenda 1/26/2016.

E. Fish left the meeting to attend the Board of Selectmen's meeting regarding reappointments

Updates: light plant transformers, Burr Rd. superceding order: A. Herbst spoke with the light plant and was told that the transformers that were placed on the ground are new and will be put into service soon. Old transformers are placed in a pit inside one of the buildings and then taken off site. The Commission determined no action is needed. A. Herbst said that DEP issued a superceding order on 19/21 Burr Rd., which affirms the Commission's decision.

CPA Letter: A draft letter was presented. Minor grammar changes were made.

Question on GW Blvd.: A. Herbst relayed an inquiry regarding the possibility of resurrecting a Welcome to Hull sign on GW Blvd.

Annual MACC Conference: The 2016 MACC conference will take place on 3/5/2016. The Conservation Department will cover the cost for any and all Conservation Commissioners who wish to go.

S. Connor recused herself

169 Spring St. violation: The Commission examined photos provided by an abutter regarding an alleged violation.

S. Connor returned

Request for Certificate of Compliance

36 Packard Ave (SE35-1023) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

3 Moreland Ave (NE35-883) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

9 Damon Park (SE35-1074) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

75 Beach Ave (SE35-1151) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

49 Hampton Circle (SE35-1275) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

710 Nantasket Ave (NE35-928) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

710 Nantasket Ave (SE35-1096) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

333 GW Blvd. (SE35-914) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

2 Samoset Ave (SE35-1169) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

101 Packard Ave (SE35-1012) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

32 Reef Point (SE35-1209) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

32 Reef Point (SE35-1202) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.
1 Breaker Lane (SE35-1215) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.
101 Packard Ave. (SE35-1012) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; CoC **issued**.

Request for Extension

837/839 Nantasket Ave (35-1205) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; Extension to 1/23/2017 **issued**.
323 Beach Ave (35-1206) - P. Epstein **Motion**, M. Horn **2nd**, vote 5-0; Extension to 1/23/2017 **issued**.

9:00 Upon a **motion** by P. Epstein and **2nd** by M. Horn and a **vote** of 5-0;
It was **voted** to: Adjourn