



## HULL CONSERVATION COMMISSION

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

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**APPROVED – April 12, 2016**

**Members Present:** Sheila Connor, Chair, Sean Bannen, Paul Epstein, Elizabeth Fish, Paul Paquin, Lou Sorgi

**Members Absent:** Christopher Olivieri

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

**Minutes:** Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 6-0;  
It was **voted** to: Approve the Minutes of March 22, 2016 as amended

**7:33** Call to order

**7:35 180 Main St., Map 1/Lot 1A (SE35-1303) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Kathleen Tyrell** for work described as **contingent on funding, construct synthetic turf field including lighting and jogging track.**

The applicant requested a continuance to April 26, 2016.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 6-0;  
It was **voted** to:

**Continue** the Public Hearing to 4/26/2016 at a time to be determined.

**7:40 23 Alsada Rd., Map 43/Lot 083 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Ellenmarie Lincoln** for work described as **paver driveway.**

Representatives: Rob and Ellenmarie Lincoln (applicants); James Rosano Jr. (contractor)

Abutters: none present

Documents: "Building As-Built Plan (annotated)" – David Ray – 07/07/2014

R. Lincoln introduced the project. Currently, there is a gravel driveway that comes off of the extension. R. and E. Lincoln proposed putting a brick or paver tire track driveway in its place. The Commission expressed concern over the plan which shows a section of the proposed driveway not on the applicants' parcel. R. Lincoln said that it is an easement and he had spoken with the other neighbor, as well as Jim Lampke, Phil Lemnios, and Joe Stigliani about it and no one had any issues with the project; A. Herbst confirmed this. The Commission then noted that there was a section that is currently eroding, but then stated that it isn't on the applicant's land.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 6-0;  
It was **voted** to:

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

**7:45 86 Manomet Avenue, Map 23/Lot 137 (SE35-1308) Opening** of a Public Hearing on the **Notice of Intent** filed by **Elaina Baggett** for work described as **permeable paver parking area.**

Representatives: Sean & Elaina Baggett (applicant)

Abutters: Carmen Cocca (88 Manomet Ave); Anne Bates (84 Manomet Ave)

Documents: "86 Manomet Ave" – n.d.

S. Baggett introduced the proposed project. Currently, there is no parking area for the house, so he proposing installing a paver driveway in the front of the home that would fit two cars. The Commission asked what the setback off of the abutting properties is; A. Herbst said that the driveway must be three feet from each property line; S. Baggett said the proposed project follows the setback requirements. C. Cocca of 88 Manomet Ave. asked if there would be a curb cut, to which E. Baggett said no; the existing curb is so close to street grade that

they will just drive over the small curb to park. A. Herbst then stated that if they do change their mind, they must speak to the police about getting a curb cut; E. Bagget said they already spoke to the police and the police said a curb cut would be permissible, if eventually desired. C. Cocca then asked if the owners would obstruct the sidewalk by parking, to which S. Baggett said they would not. E. Baggett asked the Commission if they could use regular pavers as opposed to permeable pavers, as they have discovered how costly permeable pavers can be. The Commission stated that most of the lot is already covered with impervious surfaces and they strongly prefer pavers; E. Baggett said that they would make it work. A. Bates of 84 Manomet said she was in favor of the project.

One special condition was added as follows:

S12. The installation of the pavers must result in a pervious system. No stone dust or other impermeable material can be used for the subgrade to the pavers.

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

It was **voted** to:

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

**7:55 100 Atlantic Avenue, Map 53/Lot 047 (SE35-1249) Opening of a Public Hearing on the Request to Amend the Order Conditions** filed by Kevin St. George for worked described as **replace concrete block wall with pilings**.

Representatives: Kevin St. George (contractor); Robert Crowell (Engineer)

Abutters: Antonio Sousa (98 Atlantic Ave)

Documents: "Post Lifting Plan (annotated)" – Crowell Engineering – 11/13/2015

"100 Atlantic Ave NOI Amendment [Packet] (6pgs)" – Robert Crowell – 04/12/2016 (introduced)

B. Crowell introduced the proposed project. Currently, there are concrete block walls on either side of the property and the proposed plan involves removing roughly 42' of the block wall. Part of the wall will be left because it is located on the abutting property. The section of wall on the right of the house will be replaced with a wooden pile wall which would be 3-4" higher than the grade on the right of the home. This would be an improvement because currently, the block wall is much higher than the grade to the right of the home. No pile wall will be placed on the left of the home. The Commission asked how the pile wall will be installed, to which K. St. George said that a trench will be dug, the piles would be put in, and then back fill would be placed in order to make the piles secure. The Commission noted a right turn of the wall that appears to be on an abutting property, to which K. St. George said that they will not have a right turn in the pile wall.

One Special Condition was added as follows:

S12. As noted on the plan, there shall be no right turn in the replacement wall.

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

It was **voted** to:

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

**8:05 89 Atlantic Avenue, Map 53/Lot 1 (SE35-1307) Opening of a Public Hearing on the Notice of Intent** filed by Dana Sceviour for work described as **raze existing structure and construct single family home**.

Representatives: Dana & Donna Sceviour (applicants); George Collins (Engineer)

Abutters: Bill & Gail Izbicki (88 Atlantic Ave);

Documents: "Proposed Single Family Home Site Plan" – George Collins – n.d.

"Preliminary Pile Design" – Spink Design – 04/06/2016

"Proposed Floor Plans and Notes" – DM Designs – 02/29/2016

G. Collins introduced the proposed project. He stated that south of the proposed home is Straits Pond. He said that the owners already have a permit to raze the existing boat house. Prior to the start of construction, erosion control will be installed. The boat house will then be razed and then a single family home will be constructed on piles. The home will have a driveway and will tie into all utilities. G. Collins said they have a letter from the DPW allowing a street cut. After construction has occurred, plantings, including rosa rugosa and grasses, will

be planted along the rear of the house. G. Collins mentioned that there is an area on the property where the flood elevation transitions from EL15 to EL11; the home is proposed closer to Straits Pond so it will be completely in EL11.

The Commission asked if there was a coastal bank on site, to which G. Collins said that there was not. The Commission then said that during a site visit, it looked like there was one. G. Collins said that a botanist went to the site to delineate the resource areas. The Commission directed G. Collins' attention to the possible coastal bank in the far right (when looking from the street) corner; G. Collins said that this may indeed be a coastal bank. The Commission asked how close to the coastal bank work will be done, to which G. Collins said the erosion control will be right at/on the coastal bank, but other than temporary staging, no work will be done on the coastal bank. The corner of the house will be 20' feet from the coastal bank and the corner of the deck will be about 10' from the bank. After construction, the area will be loamed and seeded. The Commission asked if more plantings can be planted along the coastal bank, to which G. Collins agreed.

The Commission expressed concern over the possibility of creating a gully between the proposed swale and the swale that the Commission required to be built at 85 Atlantic Avenue. G. Collins said that what is proposed will alleviate creation of a gully in between the proposed home and 85 Atlantic Avenue.

A. Herbst asked about the proposed parking area. D. Sceviour said that the parking area would be crushed stone with a brick walkway that will go from the carport to the home. The Commission noted that the brick walkway was not on the plan. G. Collins sketched the proposed walkway and an additional 4 plants to be planted along the coastal bank. The Commission suggested that the plantings be chosen from the CZM webpage. B. Izbicki of 88 Atlantic Ave. asked if the proposed height is similar to the height of 85 Atlantic Ave., to which G. Collins said it will be about a foot lower than 85 Atlantic Ave. B. Izbicki then asked if the existing concrete driveway would be removed, to which G. Collins said that it would.

Two Special Conditions were added as follows:

S12. No work within ten feet of the coastal bank is permitted. The staging area must be revegetated.

S13. The parking area and driveway must be permeable.

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

It was **voted** to:

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

**8:30 10 Dighton St., Map 49/Lot 63 and 70 (SE35-1310) Opening of a Public Hearing on the Notice of Intent filed by Dighton St. LLC for work described as single family house, driveway, grading and landscaping.**

Representatives: Steve Kellem (owner); Stan Humphries (coastal geologist)

Abutters: Mary Jane Walsh (0 Onset St.); Second abutter (illegible signature)

Documents: "Proposed Conditions Plan" – David Ray – 03/31/2016

S. Humphries introduced the proposed plan. Currently, 10 Dighton is a vacant, vegetated lot. On the southwest side of the property, there is a compound coastal bank adjacent to a salt marsh. On the northeast side of the property there is salt marsh, land subject to coastal storm flowage, and another compound coastal bank. The entire property is in the buffer zone. In order to build on the property, trees will be cut down. The Commission asked how many trees would be removed, to which S. Humphries said most would be cut down within the identified limits of work. After construction, depending on the landscaping design, some or all of the lot would have soil placed on it and it would be vegetated.

S. Humphries stated that the proposed house is 1400 sq. ft. S. Humphries stated that in order to construct a driveway and have a basement, ledge will need to be chipped out. The Commission asked how much rock will be chipped away, to which S. Humphries said he expects roughly 220 cubic square yards of chipped bedrock. He stated that because there is very limited space around the house, there is an opportunity to use the chipped stone to level a section of the lot to create a backyard; a stable 1.5" to 1" or 2" to 1" slope will be created. A. Herbst asked how far the property line is from the bottom of the proposed new chipped stone slope, to which S. Humphries said that it would be 10-15' from the property line. The Commission then asked how far down

rock will be chipped in order to create a basement, to which S. Humphries said that at most, they will chip 8' down. He then said that the basement will be at the same elevation as the garage (EL 20).

The Commission asked how runoff would be handled. S. Humphries said he has not completed stormwater calculations yet and said that the property is mostly rocky ledge, so there is likely not much water infiltration on site. The Commission then stated that if a house is built, no water can be redirected to abutting properties and if any erosion occurs, it should immediately be remediated.

A. Herbst asked if there was a vegetation plan, to which S. Kellum said that currently, there isn't, but one will eventually be proposed. The Commission also noted that there is no walkway shown on the plan. The Commission then stated that if S. Kellum would like either, an amendment must be requested.

M. Walsh of 0 Onset St. asked what the timeline for construction would be. S. Kellum said that he hopes to be in the home by the end of the year, so he hopes to have the chipping done ASAP and then construction would begin in 4-5 months.

An abutter said that when he went to the site, he saw a large amount of trash and appliances that had been dumped on the abutting lot and asked if the Town had any plan to clean up the area. The Commission stated that some of the lot may be conservation land; S. Kellum agreed to remove the washing machine.

Two Special Conditions were added as follows:

S12. Any stormwater runoff cannot be directed to other properties or cause erosion. Corrective action will be required in the event that these stormwater issues develop as a result of activity on the site.

S13. The approved project does not include any landscaping or walkways. All such work must be reviewed in advance with the Conservation Commission and will likely require additional permitting.

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

It was **voted** to:

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

**8:55 2-4 A Street, Map 18/Lot 150 (SE35-955) Opening of a Public Hearing on the Request to Amend the Order Conditions** filed by **Folsom Development Corporation** for work described as **change the vertical driven pile wall on the northern side of the property to a rock revetment**.

Representatives: David G. Ray (representative); Robert Folsom (applicant)

Abutters: Don Kidston (Waveland Condominiums)

Documents: "Chapter 91 Boardwalk and Revetment" – David Ray – 03/09/2016

D. Ray introduced the proposed amendment. The permitted plan originally called for a sheet pile wall, but R. Folsom would like to continue the revetment wall which will follow the slope of the existing revetment. The Commission asked if the revetment would have a sharp corner, to which D. Ray said that it will be less sharp than the previously permitted wall.

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

It was **voted** to:

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

**9:10 2-4 A Street, Map 18/Lot 150 (SE35-1309) Opening of a Public Hearing on the Notice of Intent** filed by **Folsom Development Corporation** for work described **construct wave attenuator**.

Representatives: David G. Ray (representative); Robert Folsom (applicant)

Abutters: Don Kidston (Waveland Condominiums)

Documents: "Proposed Wave Attenuator" – David Ray – 03/02/2016

D. Ray presented the proposed project. When the marina was first designed, it had a wave attenuator system that was part of the outside docks and the system failed. Over the past few winters, R. Folsom has parked 2 barges in front of the marina in order to protect it. Recently, Spinnaker Island Marina went out of business and

had to get rid of its wave attenuators, so R. Folsom purchased them. Four of the wave attenuators shown on the plan are from Spinnaker Island. The other eight wave attenuators shown on the plan are 'future' locations of wave attenuators; R. Folsom is not sure how many 2-4 A St. Marina will eventually have. D. Ray stated that if R. Folsom would like more wave attenuators, they would be added in pairs and each set would be permitted through the Conservation Commission. D. Ray stated that the wave attenuators were built by SF Marina Systems and are considered to be midsized (SF400). He said that any future sets will be purchased from the same company.

The Commission asked if the wave attenuators are in good condition, to which D. Ray said yes. The Commission asked if any maintenance is needed, to which R. Folsom said yes, but very little. Every year, the connections and shackles that hold each wave attenuator in place needs to be checked. He stated that the blocks that the wave attenuators are tied to, settle into the mud and there is about 40 feet of mud where they are installed. A. Herbst asked if Kurt Bornheim, the harbormaster, had approved the installation of the wave attenuators. R. Folsom said that he has, as long as R. Folsom provides documentation that shows that the wave attenuator blocks are level with the mud line. R. Folsom said he would provide this documentation in the spring.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 6-0;  
It was **voted** to:

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

### **Requests for Certificate of Compliance**

8 Circuit Ave. (SE35-1199) – CoC not issued until landscaping issues are resolved

81 Atlantic Ave. (SE35-1161) – P. Epstein **Motion**, L. Sorgi **2nd**, vote 6-0; CoC **issued**.

28 Lewis St. (SE35-934) – P. Epstein **Motion**, L. Sorgi **2nd**, vote 6-0; CoC **issued**.

Spinnaker Island (SE35-1072) – P. Epstein **Motion**, L. Sorgi **2nd**, vote 6-0; CoC **issued**.

Spinnaker Island (NE35-103) – P. Epstein **Motion**, L. Sorgi **2nd**, vote 6-0; CoC **issued**.

### **New Business:**

Questions regarding 2-4 A St.- the Commission asked about erosion along the revetment that was discovered during site visits. D. Ray said that erosion is occurring because the parking lot area has yet to be paved. Once the lot is paved, the catch basins will work correctly and erosion will cease. He said that they hope to pave at the end of the fall. The Commission then asked about the ch. 91 license, to which D. Ray said that the marina obtained one and once the lot is paved, the public viewing walkway will be placed over the revetment.

Issue during beach grass planting: during Beach Grass Planting, a Beach Ave. owner removed new plantings; the police came and addressed the matter.

Question regarding Edgewater Rd: The Commission reviewed a permit question.

Plover Ambassador training: S. Clarren said that there will be a brief training for plover ambassadors on May 11<sup>th</sup> at 7:30 PM in the Senior Center (179A Samoset Ave.)

- 9:56** Upon a **motion** by S. Bannen and **2nd** by L. Sorgi and a **vote** of 6-0;  
It was **voted** to: Adjourn