



HULL CONSERVATION COMMISSION

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APPROVED – April 26, 2016

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

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

Minutes: Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 7-0;
It was **voted** to: Approve the Minutes of April 12, 2016 as amended

7:30 Call to order

7:32 S. Bannen arrived

7:35 **Main St. (adjacent to 199), Map 01/Lot 005 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by the **Federal Aviation Administration** for work described as **demolish, remove and restore Hull Outer Marker Facility.**

Representatives: Kevin Grant (Federal Aviation Administration (FAA))

Abutters: none present

Documents: "R/W 33L LOM Site Plan" – Raytheon Service Company – 09/14/1995

K. Grant introduced the proposed project. He stated that the building contains outdated technology. He then stated that the proposed plan is to remove everything on site, within the fence; nothing will remain above ground. All work that will be done is listed in the Request for Determination of Applicability. The Commission asked what is planned in regards to restoration of the site, to which K. Grant said that restoration standards would depend upon what the Town Manager requires. A. Herbst said that she had briefly discussed this with the Town Manager and will pass on any suggestions that the Commission may have. K. Grant said it would include grading the site to match and likely reseeding the lot.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 7-0;

It was **voted** to:

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

P. Epstein recused himself

7:45 **9 Haddasah Way, Map 21/Lot 088 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by the **Temple Israel of Nantasket** for work described as **construct 7'x7' addition and walkway for chair lift.**

Representatives: Gerald and Deborah Bickoff (Representatives)

Abutters: none present

Documents: "Proposed Site Plan (L1)" – Stephen E. Archibald – 04/06/2016

"Proposed Lift (A1)" – Stephen E. Archibald – 04/06/2016

"Sections and Elevations (A2)" – Stephen E. Archibald – 04/06/2016

G. Bickoff presented the project. The proposed project involves constructing an enclosed 7'x7' addition and walkway for a chair lift. It will be constructed out of stucco, to match the rest of the building. The addition will be located on the left side of the Synagogue, towards the front of the building.

- Upon a **motion** by L. Sorgi **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**.

P. Epstein returned

7:49 172 Atlantic Ave., Map 52/Lot 013 (SE35-1312) Opening of a Public Hearing on the Notice of Intent filed by Richard Hulverson for work described as remove and replace existing concrete driveway.

Representatives: Rick Hulverson (applicant)

Abutters: none present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 01/08/2015

R. Hulverson introduced the proposed project. He stated that currently, the concrete driveway is in disrepair and has many patches in it from utility repairs. The Commission noted that there were pavers in certain sections of the driveway, to which R. Hulverson stated that the pavers were just decorative. The owners want a solid, concrete surface.

R. Hulverson then stated that on the beach side of the house, there is a wall that is in disrepair; it has cracks on the surface and water is getting through. He stated that the owners want this wall fixed. The Commission stated that work on the wall was not included in the Notice of Intent, to which R. Hulverson said that he had thought that if it was repair work that was proposed, a permit was not needed. The Commission said that particularly because the area is in a v-zone, they would like to visit the site again to examine the wall, to which R. Hulverson agreed. A. Herbst suggested that R. Hulverson find a contractor to examine the wall and determine exactly what work will need to be done, prior to the next meeting.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 7-0;
It was **voted** to:
Continue the Public Hearing to 5/10/2016 at a time to be determined.

7:57 59 A St., Map 17/Lot 009 (SE35-1311) Opening of a Public Hearing on the Notice of Intent filed by John Fleck for work described as pave existing driveway and install trench drain.

The applicant requested a continuance to May 10, 2016.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 7-0;
It was **voted** to:
Continue the Public Hearing to 05/10/2016 at a time to be determined.

8:00 180 Main St., Map 01/Lot 001A (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.

Representatives: Representatives: Kathleen Tyrell (applicant); Eric Hipp, Stephanie Peters, Marianne Harte, Kelly Huxtable (School Committee members); David Degennaro, Diane Saniuk, Jim Quatromoni (school employees); John Perry and Maggie Jacques of Gale Associates; John Chessia (peer reviewer)

Abutters: none present

Documents: "Athletic Campus Renovations G001, G002, C001, C002, C101, C102, C501-507, E1-E3" – Gale Associates, Inc – 03/02/2016 (rev. 04/06/2016)
"Operations and Maintenance Plan" – April 2016
"Possible special conditions" – A. Herbst – n.d.
"Coastal Synthetic Turf Fields (using Google earth)" – Gale Associates, Inc. – 4/26/2016
"Wetlands Regulations 10.27; 10.34" – 10/24/2014

E. Hipp asked the Commission if the School Committee could open their meeting as well, to which the Commission agreed.

J. Perry began by stating that on 4/11 Gale Associates submitted requested information to the Commission and John Chessia (peer reviewer). On 4/22, J. Chessia submitted a letter stating that Gale Associates answered his engineering related questions that were asked during the peer review. J. Perry then went on to say that there were aspects of J. Chessia's letter that could be captured in Special Conditions on an Order of Conditions. A. Herbst concurred with J. Perry's comment and said that because J. Chessia appeared to be satisfied with Gale Associates' comments, she did not ask him to attend.

J. Perry provided a sample of the synthetic turf. He said that because the infill sits so far down, it is less likely that it can be blown around by wind. The Commission asked how many projects Gale Associates has done with materials other than rubber infill. J. Perry said that since 2000, they have done 200 synthetic turf fields and 2 did not have rubber crumb (in Wellesley and Newburyport). The Commission asked why Newburyport went with an infill other than crumb rubber. J. Perry responded that Newburyport sought another infill due to health concerns. The Commission then asked how much an alternative fill would cost Hull, to which J. Perry said that it would cost the Town roughly \$360,000 more. The Commission asked about the construction sequence; after the carpet is laid, when will the fencing and wind screen be installed? J. Perry said that they would be able to install the fence and wind screen prior to pouring in the infill, if desired. The Commission stated that they would like the windscreen installed early in the process.

A. Herbst introduced a list of possible Special Conditions, taking into account J. Chessia's comments in his peer review. The Commission reviewed the suggested special conditions and produced a final list of eight Special Conditions as follows:

S12. The applicant shall provide certification from the manufacturer or from the project engineer that the windscreen is suitable for this location as located on plans. The windscreen must be installed prior to the installation of the crumb rubber field. The windscreen must be inspected quarterly, and after moderate or major coastal storms, and repaired promptly. Records of quarterly inspections must be kept on Operations and Maintenance log sheets. This condition is ongoing and will not expire at the end of three years.

S13. The applicant proposed no fill other than the base stone layer. If additional fill is required for unforeseen reasons, the Conservation Commission shall be notified in advance. Permeable sandy fill consistent with in-situ materials must be used.

S14. The draft National Pollutant Discharge Elimination System (NPDES) permit application and Stormwater Application Pollution Prevention Plan (SWPPP) must be provided to the Conservation Commission at least one month prior to the start of construction. The SWPPP must thoroughly address the potential for wind erosion.

S15. As part of the application for a Certificate of Compliance the applicant shall provide a sketch plan of all stormwater best management practices.

S16. Prior to commencing construction the applicant shall provide the Conservation Commission with the signed Illicit Discharge Certification.

S17. In the first two years of operation, the applicant will provide the Conservation Commission with copies of the Operation and Maintenance Logs within 30 days of inspection. Thereafter, the logs shall be maintained and made available to the Commission upon request. At the end of two years the applicant shall provide a report to the Commission on the functioning of the field relative to the issue of crumb rubber migration. This condition is ongoing and will not expire at the end of three years.

S18. The applicant shall only use the groomer when winds are less than 10 miles per hour. This condition is ongoing and will not expire at the end of three years.

S19. The project is in the buffer zone to a coastal beach. Coastal beaches are significant to wildlife habitat; tidal flats are likely to be significant to marine fisheries and shellfish. In particular, the drift line and intertidal zone are critical food sources for shore birds. As a large migration of crumb rubber could pose a hazard to shore birds and other wildlife, such an event would likely constitute a violation of the Wetlands Protection Act. Accordingly, the applicant must monitor the field to ensure that wind, rain, and coastal storm events do not cause crumb rubber to migrate to the coastal beach.

Immediately after winds stronger than 47 miles per hour (as measured at Logan Airport) or after moderate or major coastal storm events, the applicant must inspect the field and the adjacent roadway and coastal beach for signs of mobilization of crumb rubber. If accumulations of crumb rubber are found outside of the fenced turf field area, the accumulations must be removed as soon as practicable to prevent further migration. If crumb rubber has migrated to the coastal beach or adjacent waters, the Conservation Commission must be consulted regarding clean-up strategies. The Conservation Commission must immediately be notified of events that cause accumulations of crumb rubber to migrate from the turf field. The applicant shall provide an estimate of the volume of crumb rubber that migrated from the field.

If a weather event causes crumb rubber to migrate from the turf field, the applicant must, within 60 days, submit to the Conservation Commission for their review and approval, a plan to prevent such future events. This condition is ongoing and will not expire at the end of three years.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 7-0;

It was **voted** to:

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

8:45 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 May 24, 2016.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 7-0;

It was **voted** to:

Continue the Public Hearing to 05/24/2016 at a time to be determined.

Requests for Certificate of Compliance

50 GW Blvd. (SE35-1031) – P. Epstein **Motion**, S. Bannen **2nd**, vote 7-0; CoC **issued**.

58 Clifton (SE35-377) – P. Epstein **Motion**, S. Bannen **2nd**, vote 7-0; CoC **issued**.

New Business:

N. Truro project start up: The Commission had expressed interest in seeing gabion pile installed at 202 N. Truro; A. Herbst was informed that the project will happen soon and she said she would inform the Commission when it happens.

24 Cadish question: The Commission reviewed a permit question.

9:02 Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 7-0;

It was **voted** to: Adjourn