



## HULL CONSERVATION COMMISSION

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

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### APPROVED – May 10, 2016

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

**Members Absent:** Elizabeth Fish

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

**Minutes:** Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 6-0;  
It was **voted** to: Approve the Minutes of April 26, 2016 as amended

**7:30** Call to order

**7:35** **105 Edgewater Rd., Map 30/Lot 009 (SE35-1316) Opening** of a Public Hearing on the **Notice of Intent** filed by **the Town of Hull** for work described as **reconstruct storm drain**.

Representatives: Joseph Stigliani, DPW (Applicant); Peter Williams, GZA (Representative)

Abutters: none present

Documents: "Edgewater Road Drain Outlet Repair Project (2 sheets)" – Peter J. Williams – 04/13/2016  
"Precast Concrete Catch Basin w/ Outlet Tee" – n.d.  
"Division of Marine Fisheries Letter" – Kate Ostrikis – 04/26/2016

J. Stigliani said that the area has many drainage issues and the proposed plan will help alleviate some of those issues. P. Williams said that there is a system of five catch basins that tie into the catch basin at 105 Edgewater Rd. and then drains out of a pipe. The existing pipe is chronically susceptible to blockage due to its location within the sandy sediments at the high tide line. Their proposal is to replace and extend the pipe. P. Williams added that an outlet tee will be installed in each catch basin in order to contain any oil and pollutants until they can be cleaned out. The drain will be maintained by the Town.

The Commission asked where the pipe will emerge: P. Williams said that it will emerge about 15' from the end of the pipe. J. Stigliani directed the Commission's attention to a letter from the Division of Marine Fisheries which was supportive of the project. The Commission asked what material the pipe will be constructed out of and how long its life expectancy is. P. Williams responded that it will be an iron pipe and J. Stigliani said it should last 15-25 years.

- 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**.

**7:47** **24 Cadish Ave., Map 16/ Lot 124 (SE35-1284) Opening** of a Public Hearing on the **Request to Amend Orders of Conditions** filed by **David Smookler** for work described as **permeable paver driveway**.

Representatives: David Smookler (applicant)

Abutters: none present

Documents: "24 Cadish Avenue (annotated)" – n.d.  
"Existing and Proposed Conditions Plan (from original OoC)" –David Ray – rev. 09/02/2015

D. Smookler introduced the proposed project. The owners wish to amend the existing permit to include a permeable paver driveway. D. Smookler stated that no stone dust will be used.

- 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**.

**7:50 172 Atlantic Ave., Map 52/Lot 013 (SE35-1312) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Richard Hulverson** for work described as **remove and replace existing concrete driveway and repair wall.**

Representatives: Richard Hulverson (applicant)

Abutters: none present

Documents: "Existing and Proposed Conditions Plan (annotated)" – David Ray – 03/04/2015

Since the last hearing, the Commission did another site visit to examine the proposed work. R. Hulverson stated that he wants to repair the existing rear wall. The Commission asked if anything will be removed and R. Hulverson stated that anything that is loose will be removed. R. Hulverson confirmed that no work will be done on the vertical portion of the wall facing the beach. The repair work will be done on concrete behind the house.

- 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**.

**7:53 66 Bates St., Map 26/Lot 032 (SE35-1315) Opening** of a Public Hearing on the **Notice of Intent** filed by **Dave Thorne** for work described as **30' x 50' detached garage.**

Representatives: Dave Thorne (applicant)

Abutters: Alison Popielasz (58 Bates St.)

Documents: "Proposed Garage Site Plan" – Ross Engineering Company – 04/18/2016

D. Thorne introduced his project. The Commission asked if any fill would be brought in, to which D. Thorne said no. He subsequently clarified that he proposes to bring in fill under the garage. His proposal is for 3' of fill under the garage, tapering to grade at the street. The Commission expressed concern that fill will redirect water to his neighbor's property. D. Thorne suggested constructing a wall to prevent the redirection of water to the abutting property. The Commission agreed that it would be permissible to construct a wall as long as it contains no weep holes.

The Commission asked whether any roof drains are proposed and D. Thorne said no. The Commission noted that water that originally had the chance to recharge into the ground will now be redirected to the street due to the large increase in impervious surface and the pitch of the roof. The Commission expressed concern that street flooding will occur; the Commission suggested adding a french drain at the end of the driveway, to which D. Thorne agreed. The Commission reminded the applicant about the need for permitting through the Police and Building Departments. D. Thorne marked the plan to include the retaining wall and french drain.

A. Popielasz, of 58 Bates St., asked what the garage would be used for; the Commission noted that usage is not in their jurisdiction. A. Popielasz then asked what drainage would be like and then suggested that drywells be required. The Commission noted the inclusion of the french drain. She then asked what the driveway material would be, to which D. Thorne said asphalt.

Three Special Conditions were added as follows:

S12. The retaining wall must function to keep stormwater runoff from being directed to the neighboring property. The wall cannot have weep holes.

S13. No grade changes other than those shown on the plan of record are permissible.

S14. The french drain at the end of the driveway must function to keep stormwater from being directed to the street.

- 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**.

**8:10 15 R St., Map 13/Lot 089 (SE35-1314) Opening** of a Public Hearing on the **Notice of Intent** filed by **Donald Lockhart** for work described as **install foundation on left side of building.**

Representatives: none present

Abutters: none present

Documents: "15 R Street" – Peter G. Hoyt – 04/12/2016

A. Herbst introduced the proposed project on behalf of Donald Lockhart. The project involves repairing 37' of foundation on the left side of the building.

- 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**.

**8:12 85 Manomet Ave., Map 23/Lot 122 (SE35-1313) Opening** of a Public Hearing on the **Notice of Intent** filed by **Chris and Sharon Froio** for work described as **construct single family house**.

Representatives: Rob Carlezon, Grady Consulting (Representative and Engineer)

Abutters: none present

Documents: "Froio Garage (Series A-1 – A-4)" – Custom Home Designs – 05/10/2016

"Site Plan" – Kevin S. Grady – 04/18/2016

"Patio/Walk/Residential Driveway with Plastic Edge Restraint" – n.d. (introduced)

R. Carlezon presented revised foundation plans. He said that the project involves razing the existing home, constructing a garage with an apartment and utilities above it, and constructing a paver driveway and walkway. A. Herbst stated that a plan showing a laundry and bathroom on the 1<sup>st</sup> floor had previously been submitted, but have been removed as they were not compliant with the building code. R. Carlezon then stated that the entire property is located in a flood zone and is designated as a coastal dune. The Commission asked if any fill would be brought onto the site, to which R. Carlezon said no and that there will be no changes to the existing grade. The Commission then asked how large the driveway is, to which R. Carlezon said that it is 1,580 sq ft. and would be constructed out of permeable pavers. He then introduced a specs sheet for the proposed pavers. R. Carlezon stated that the first floor would be a garage with flood vents and the second would be an apartment. The second floor will have 1' of freeboard; the Commission asked if the owner's were aware that they would save on flood insurance if they had additional freeboard. R. Carlezon said that they are aware, but are content with the proposed height.

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 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**.

**8:22 59 A St., Map 17/Lot 9 (SE35-1311) Continuation** of a Public Hearing on the **Notice of Intent** filed by **John Fleck** for work described as **pave existing driveway and install trench drain**.

Representatives: John Fleck (applicant)

Abutters: none present

Documents: "Mortgage Inspection Plan (annotated)" – John S. Lauretani – n.d.

J. Fleck introduced the proposed project which includes paving the driveway and installation of a trench drain. He stated a trench drain will connect to a storage area under the driveway. The Commission asked what material the driveway would be, to which J. Fleck said that it will be asphalt.

- 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**.

### **New Business**

109 Hampton Circle: Johanna Barnes of 109 Hampton Circle was present to discuss a current Enforcement Order for an unpermitted wall at 109 Hampton Circle.

Question: 32 Manomet: The Commission reviewed a permitting question regarding 32 Manomet Avenue.

**9:15** Upon a **motion** by P. Epstein and **2nd** by L. Sorgi and a **vote** of 6-0;

It was **voted** to: Adjourn