



HULL CONSERVATION COMMISSION

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APPROVED – June 28, 2016

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

Members Absent: Paul Paquin

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

Minutes: Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0;
It was **voted** to: Approve the Minutes of June 14, 2016 as amended

7:34 Call to order

7:40 101 Central Ave., Map 14/Lot 105 (SE35-1319) Continuation of a Public Hearing on the **Notice of Intent** filed by **Mitchell Hanley** for work described as **elevate house and addition**.

The project was presented to the Commission on 6/14/2016. Since then, a DEP number had been issued.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0-1;

It was **voted** to:

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

7:41 15 Fair St., Map 28/Lot 060 (SE35-1320) Continuation of a Public Hearing on the **Notice of Intent** filed by **Maria Bruzzese** for work described as **expand driveway to 40' x 25'**.

The project was presented to the Commission on 6/14/2016. Since then, a DEP number had been issued.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0-1;

It was **voted** to:

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

7:42 37 Beach Ave., Map 25/Lot 163 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Kevin Berard** for work described as **extend existing deck with three footings**.

Representatives: Margaret Donabed (owner)

Abutters/Others: None present.

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 09/15/2016

"Framing Plan" – 06/06/2016

M. Donabed introduced the proposed project which includes extending the existing deck 5' and pouring 3 cement footings.

- 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**.

7:46 121 Edgewater Rd., Map 30/Lot 016 (SE35-1323) Opening of a Public Hearing on the **Notice of Intent** filed by **Richard Hulverson** for work described as **construct rear deck with three footings**.

Representatives: Richard Hulverson (applicant); Joseph Pilachowski (owner)

Abutters/Others: Sandra Smith (118 Edgewater Rd)

Documents: "Pilachowski Rear Deck" – n.d.

R. Hulverson presented the proposed project. There had been an existing deck, but the deck was removed and without obtaining a permit, a new one was replaced in the same footprint. During unpermitted work, it was

discovered that three new, deeper, footings are needed. The footings will be in the same place as the previous deck.

S. Smith of 118 Edgewater Rd. asked if the height of the proposed deck was the same as the old deck, to which R. Hulverson and J. Pilachowski said that it is.

- 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 Order of Conditions. The Order of Conditions was **signed**.

7:50 22 Channel St., Map 02/Lot 020 (SE35-1321) Opening of a Public Hearing on the **Notice of Intent** filed by **William Baggott** for work described as **move existing home onto new pilings**.

Representatives: Bill Baggott (owner); David Ray (representative)

Abutters/Others: Catherine Nelson (27 Channel St); Robert & Angela Nelson (23 Channel St); Nick Trubia (15 Harborview Rd); Mary O'Brien (13 Arthur St); Claire Monahan (15 Channel St); Jeanne McCann (17 Channel St)

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 05/10/2016

"First Floor (S-1) – Jesse J. Kropelnicki – 05/16/2016

D. Ray presented the proposed project which involves moving the existing home to another lot temporarily, pounding in FEMA compliant pilings, and then placing the existing home on the driven pilings. The home will be centered on the lot. Under the home, there will be a TBD heavy weighted paver. The existing concrete sidewalk on the right of the home will be removed. No landscaping plan is proposed, but due to the location of the home, not much will grow in the area. The Commission suggested beach grass in this location. D. Ray stated that there will be virtually no hard surfaces left on the lot; the stone pad currently located between the home and seawall will be removed.

A. Nelson of 23 Channel St asked how much the home will move, to which D. Ray said that it will be the same house, but when it is back on the centered pilings, it will be 4.8 feet to the left. He then said that the home will be temporarily stored on another lot on Town Way. R. Nelson of 23 Channel St asked if the bottom (first floor) of the home will be open, to which D. Ray said that it would be and that this would decrease the channeling and speed of water that breaches the seawall. J. McCann of 17 Channel St asked how long construction would take. D. Ray said that it should take two months, but it will depend on when all permits have been obtained. He then stated that it is likely that the project will not start until September. A. Herbst suggested that the owner consider flow through decking in order to reduce the strain that water would have on the decks during storms and to reduce the amount of puddling. B. Baggott said he would consider this.

One Special Condition was added as follows:

S12. The use of stone, or "Ecotech" (lattice style) pavers, or other heavy permeable paver, if approved in advance by the Conservation Administrator, is permitted.

- 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 Order of Conditions. The Order of Conditions was **signed**.

8:10 112 Atlantic Ave., Map 53/Lot 042 (SE35-1322) Opening of a Public Hearing on the **Notice of Intent** filed by **William Pelicano** for work described as **raze existing home and construct new home on pilings**.

Representatives: Karen and William Pelicano (owners); David Ray (representative); Chris Rann (builder)

Abutters/Others: none present

Documents: "Foundation Plan (S1.1)" – Domenic W. DeAngelo – 05/02/2016, rev. 06/10/2016

"Existing and Proposed Conditions Plan" – David G. Ray – 05/09/2016

"Permeable Paver Installation" – Tony Truglia – 06/16/2016 (introduced)

D. Ray presented the proposed project which involves demolishing the existing home and then constructing a new one on pilings. He said the first floor will be around 18' elevation, which would provide roughly 2 feet of freeboard. The existing home is surrounded by a concrete wall, which will be refaced. A small section of this

wall will be removed on Bath Ave. A parking area will then be constructed with a TBD heavy permeable paver. A spec sheet of the base layer of permeable pavers was presented. The new home and deck would be further back from the seawall than the existing home. A. Herbst then suggested the owners consider flow through decking.

The Commission asked if water currently puddles onsite, to which D. Ray said that the lot has a slightly higher elevation than the surrounding area, so the water flows offsite, but some sediment remains. The Commission expressed concern about the large amount of pavers. The Commission continued to state that if there is already sediment buildup, continued sediment buildup could damage the infiltration of the TBD permeable pavers. The Commission then suggested that large gapped pavers may work best on this particular site.

One Special Condition was added as follows:

S12. Lattice style, or other heavy permeable paver, is permitted if approved in advance by the Conservation Administrator.

- 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 Order of Conditions. The Order of Conditions was **signed**.

P. Epstein recused himself.

8:30 10 Dighton St., Map 45/Lot063 (SE35-1310) Opening of a Public Hearing on the Request to Amend Orders of Condition filed by Dighton St. LLC for work described as re-vegetate lot.

Representatives: Steve Kellem (owner); David Ray (Representative)

Abutters/Others: Katherine Borsody (29 Andrew Ave);

Documents: "Proposed Conditions Plan" – David G. Ray – 3/29/16, last rev. 7/12/2016

D. Ray began by stating that the project started, but more trees were cut back than anticipated which resulted in an Enforcement Order issued by A. Herbst on behalf of the Conservation Commission. As requested, a new plan has since been submitted which includes a basic landscaping plan. As the plan shows, a lawn will be created in the rear and side of the home, with exposed ledge throughout. The first floor will be level with the yard. The yard to the right contains more chipped stone than originally anticipated and because of this D. Ray proposed pushing the chipped rock 5' further from the home. Ultimately, fill will be placed on top of the chipped rock and 6" of loam will be placed in order to create a lawn. The Commission stated although S. Kellem wants the bank of chipped rock will be covered with loam and plants it is quite steep and may be difficult to grow vegetation. The Commission asked if the proposed plan is the final landscaping plan, to which S. Kellem said that it was not and he would come before the Commission again to amend the Order.

D. Ray said that loam will be placed on top of the rock so work vehicles can park and work onsite. Loam will be placed in the rear of home prior to home construction. The Commission asked how the loam will be stabilized, as it may blow away. D. Ray said that it is unlikely that the loam will be blown away, but in order to keep it in place, a tarp could be placed on top and staked into place. S. Kellem agreed to be responsible for ensuring that this plan is followed.

D. Ray said that this site is complicated because the amount of rock that needs to be chipped away determines the final grades on site. S. Kellem said that it is likely that chipping has stopped, but that may change once D. Ray topes the site and the final foundation plan is created. D. Ray said that the site will be re-topoed once the chipping has ceased and then it will be possible to re-distribute any excess chipped rock on site, or remove chipped rock as necessary. The Commission asked for an updated plan and then to visit the site again. S. Kellem and D. Ray agreed, but D. Ray asked if the Commission could approve spreading loam, to which the Commission agreed.

A. Herbst then raised the issue of the Enforcement Order. Due to the fact that work had occurred in an area outside of the limit of work, she issued an enforcement order which includes daily fines of \$50. S. Kellem acknowledges this and then asked when the fines would cease. The Commission said that when the loam is on site and stabilized the fines will cease.

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 5-0-1;
It was **voted** to:
Continue the Public Hearing to July 12th at a time to be determined.

P. Epstein returned.

8:55 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 until August 9th at a time TBD.**

- 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 August 9th at a time to be determined.

Requests for Certificate of Compliance

15 Bay St (SE35-876) – P. Epstein **Motion**, S. Bannen **2nd**, vote 6-0; CoC **issued**.

103 Beach Ave (SE35-1139) – P. Epstein **Motion**, S. Bannen **2nd**, vote 6-0; CoC **issued**.

32 Ocean Ave (NE35-821) – P. Epstein **Motion**, S. Bannen **2nd**, vote 6-0; CoC **issued**.

New Business

Enforcement Order: Upon a **motion** by S. Bannen, **2nd** by L. Sorgi and a **vote** of 5-0-1, the Commission voted to **ratify** an updated Enforcement Order on 109 Hampton Circle.