



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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APPROVED – July 12, 2016

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

Members Absent: Christopher Olivieri

Staff Present: Sarah Clarren, Acting Conservation Administrator

Minutes: No minutes were prepared

7:30 Call to order

7:35 Nantasket at Phipps., Map 27/Lot 93 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by the **Town of Hull** for work described as **accessible walkway and plaza at the Veteran's Memorial**.

Representatives: William Leamy (Town representative); John Schmid (representative)

Abutters/Others: none present

Documents: "New Walkway and Platform Plan" – John M. Schmid – 6/23/2016

"Erosion Control Plan" – John M. Schmid – 6/23/2016

W. Leamy began by stating that a \$10,000 grant had been obtained and the Town would provide a \$10,000 match to update the Veteran's Memorial. J. Schmid then introduced the project which is tentatively planned to begin this summer or early fall. He stated that on the gazebo side of the Memorial, a 5' wide ADA accessible sidewalk will be installed. Stairs will also be installed. The site is surrounded by the floodplain (AE10), but all proposed work will be above elevation 10'. He then introduced an erosion control plan. J. Schmid stated that the work should not take more than a week.

The Commission asked about the lack of trees onsite. J. Schmid said that no trees are proposed at this time.

- 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**.

7:40 28 Lewis St., Map 19/Lot 55 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Steven Wolberg** for work described as **addition and deck**.

Representatives: Steven Wolberg (owner); David Ray (representative); Don Ritz (architect); Joe Griffin (contractor)

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 6/28/2016, rev. 7/12/2016

D. Ray presented the proposed project which includes a second and third floor addition and decks. He said that there will be no digging and that all work will be done within the fenced area. The Commission expressed concern about the project's proximity to the dune. The Commission stated that the dunes are incredibly fragile and neither work nor staging can occur on the dune. J. Griffin said that he understands the Commission's concern and that neither work nor staging will be done on the dune.

One Special Condition was added as follows:

The applicant understands that no work and no staging area shall be on the dune.

- 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 10 Dighton St., Map 45/Lot063 (SE35-1310) Continuation 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: David Ray (representative)

Abutters/Others: none present

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

D. Ray began by stating that the chipping of rock has ceased. Currently, there is a large pile of chipped rock on site. In order to create a less steep slope, D. Ray asked the Commission if he may extend the rock pile in the front of the proposed home by 5'. If the rock pile moves 5', the top of bank will be closer to the proposed home. He stated that it will be a stable rock bank.

The Commission examined the plan and noted that the driveway, which had been on the last plan presented, was not present. D. Ray then sketched in the driveway, initialed it, and wrote 'see previous plan' where it have been previously delineated. The Commission then asked if any of the chipped rock will be removed from the site, to which D. Ray said that it will not. He stated that soil will be brought in. The Commission stated that the current plan shows no landscaping. D. Ray stated that after the foundation is laid, the grading has been done, and soil has been placed, a landscape architect will present the Commission with a landscaping plan; no landscaping will be done under this request to amend the Order of Conditions. The Commission then asked if appliances dumped are still onsite, to which D. Ray said that the appliances are on Conservation land. The Commission stated that in a previous hearing, the owner, Steve Kellem stated that he would remove the appliances. D. Ray said that he would remind S. Kellem.

Two Special Conditions, from the original Order 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 Amended Order of Conditions. The Amended Order of Conditions was **signed**.

New Business

10 Dighton Fee: D. Ray requested that the Commission reconsider the fines issued to S. Kellem of 10 Dighton St. The Commission agreed to consider the request after reviewing the current status of the fine.

Dune Openings: The Commission discussed unpermitted dune openings at length. Under unanimous approval granted by the Board of Selectmen at the Board of Selectmen's meeting on 12/1/2015, the DPW and the Beach Management Committee have been filling unpermitted openings. Multiple Commissioners agree that something must be done about walking on and over the dunes, but expressed concern about the process in which illegal openings are filled. Some Commissioners said the last time the Commission began to address the issue, there was a plan; a survey was compiled regarding each illegal path. Some Commissioners suggested a mailing to all abutters. It was stated that the issue be raised at the Beach Management Forum the following week.

9 Willow Ave., X St., 101 Highland Ave.: The Commission reviewed minor questions regarding various properties.

Adams St. question: the Commission reviewed a question regarding a minor repair.

Requests for Certificate of Compliance

1147 Nantasket Ave. (35-1042) – P. Epstein **Motion**, S. Bannen **2nd**, vote 6-0; CoC **issued**.

1149 Nantasket Ave. (35-839) – P. Epstein **Motion**, S. Bannen **2nd**, vote 6-0; CoC **issued**.

9:00 Upon a **motion** by P. Paquin and **2nd** by S. Connor and a **vote** of 6-0;

It was **voted** to: Adjourn