



## HULL CONSERVATION COMMISSION

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

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### APPROVED – August 23, 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:** Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 6-0;  
It was **voted** to: Approve the Minutes of June 28, 2016 as amended

**7:35** Call to order

**7:38** **28 S St., Map 13/Lot 062 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Chris Kalafatas** for work described as **enclose existing porch and replace two existing footings**.

Representatives: Chris and Lisa Kalafatas (owners)

Abutters/Others: none present

Documents: "Proposed Plans" – n.d.

C. Kalafatas presented the project. The existing porch will be enclosed and two new larger footings will be installed in the same location as the existing 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**.

**7:40** **116 Samoset Ave., Map 23/Lot 102 (SE35-1329) Opening** of a Public Hearing on the **Notice of Intent** filed by **Gary Adelstein** for work described as **extend existing deck and construct two small additions**.

Representatives: Gary Adelstein (owner); Robert Therrien (architect)

Abutters/Others: Donald Brightman (118 Samoset Ave)

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 08/08/2016

"First Floor Plan (A-1)" – Robert Therrien – 08/03/2016

R. Therrien presented the proposed project. The original foundation with crawl space will remain and flood vents will be installed. The two small additions will be on sonotubes; there is a total of eight 12" sonotubes and one 8" sonotube. A deck is proposed in the back of the home and it will be connected to the porch. The Commission noted that the deck was not included on the surveyed plan, so R. Therrien annotated the plan.

One Special Condition was added as follows:

S12. The 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 Order of Conditions. The Order of Conditions was **signed**.

**7:45** **55 D St., Map 17/Lot 094 (SE35-1327) Opening** of a Public Hearing on the **Notice of Intent** filed by **David Stearns** for work described as **home addition, construct 20'x25' deck, and permeable parking area**.

Representatives: David Stearns (owner); David Ray (representative); John Boyd (contractor)

Abutters/Others: Paula Whalen, PJ McCurdy, and James Hardison (62 D St);

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 07/12/2016

D. Ray presented the proposed project. In order to make the home FEMA compliant, a portion of the basement will be filled in and flood vents will be installed in the foundation. A 20' x 25' deck is proposed off of the rear of the home. D. Ray then stated that the old concrete curb in the front of the home will be removed and two parking spaces will be added.

One Special Condition was added as follows:

S12. The 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 Order of Conditions. The Order of Conditions was **signed**.

**7:50 66 Clifton Ave., Map 32/Lot 063 (SE35-1328) Opening** of a Public Hearing on the **Notice of Intent** filed by Karen Peters for work described as **install stairs to beach**

Representatives: David Ray (Representative); Karen Peters (owner); Elizabeth Straley (friend)

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 08/01/2016

D. Ray presented the proposed project which involves installing aluminum stairs down to the beach. The stairs will be elevated 3' off of the ground and would go down to a platform at elevation 15'. From there, a removable set of stairs will be installed. These stairs would be removed during the winter months. The stairs will be constructed in such a way that vegetation will be able to grow underneath to ensure the stability of the coastal bank. D. Ray stated that it is likely that 8" sonotubes will be used, instead of helicals.

The Commission said that during site-visits, the vegetation on the coastal bank where the stairs were proposed had been removed. K. Peters stated that she had the landscapers remove the vegetation and was unaware that she needed a permit to do any work on the coastal bank. D. Ray stated that the area would be revegetated prior to installation of the stairs with a hydroseed mix and other plantings as needed. The Commission told K. Peters that any work that she would like to do on her lot will likely have to come before the Commission and to always check with the Conservation Department prior to doing any work.

One Special Condition was added as follows:

S12. Before anything is constructed or installed, the Commission must conduct a site visit and approve the condition of the native vegetation that must be planted to stabilize the denuded coastal bank.

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

It was **voted** to:

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

**8:27 87 Hampton Cir., Map 36/Lot 180 (SE35-1326) Opening** of a Public Hearing on the **Notice of Intent** filed by **Lucinda and Eric Rosenberg** for work described as **repair and replace existing stairs and patio**.

Representatives: Lucinda and Eric Rosenberg (owners); Christopher Taullo (contractor)

Abutters/Others: Betsy Taylor (1 Old Colony Rd)

Documents: "Existing and Proposed Conditions Plan (annotated)" – David G. Ray – 07/26/2016

L. Rosenberg presented the proposed project. The existing patio was installed back in 1946 and is in complete disrepair. The stairs and railing down to the patio are also falling apart. A permeable paver patio and a new set of stairs are proposed.

The Commission asked the landscaper if the proposed patio could indeed be permeable. He responded by stating that if he is unable to construct a permeable paver patio due to the subsurface area, he will come back before the Commission.

The Commission asked the owners to annotate the plan to show the limit of work. The Commission then stated that if any further work is desired, they must come back before the Commission.

- 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**.

**8:35 56, 60, & 62 Holbrook Ave., Map 10/Lots 100, 101, and 102 (SE35-1325) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Jeannie Williams** for work described as **install a 175' revetment above the high tide line and place 35 cy of annual nourishment**.

- 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 9/13/2016 at a time to be determined.

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

5 X St – the Commission would like to re-visit the site to investigate the vegetation.

99 Beach Ave – P. Epstein **Motion**, S. Bannen **2nd**, vote 5-0; CoC **issued**.

### **Extension Request**

68 Clifton Ave (SE35-1230) – Because the permitted work involves stabilizing a coastal bank, the Commission determined that a site-visit is needed prior to issuing an extension.

### **New Business**

Hull Land Trust: Scott Plympton, President of the Hull Land Trust was present and asked if the Commission would be willing to make a donation to establish the Straits Pond Waterfowl Viewing Park. The Commission responded that although they support the Park, Town Council must look into the legality of the Commission donating money.

35 Hampton Cir., 67 Hampton Cir., 205 Atlantic Ave. 296 Newport Ave: The Commission reviewed minor questions regarding various properties.

101 Highland Ave: Sheila Sullivan, the representative of 103 Highland Ave. was present. She raised property ownership concerns regarding the recently permitted construction of a home at 101 Highland Avenue. The Commission determined that until a new plan is presented to the Conservation Department, a cease and desist should be issued.

67 Hampton Circle: S. Clarren stated that unpermitted work had taken place on-site and the Commission will soon receive a Notice of Intent for the work.

Dune Update: S. Clarren provided the Commission with two letters regarding the dunes.

- 9:47** Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 6-0;  
It was **voted** to: Adjourn