



## HULL CONSERVATION COMMISSION

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### APPROVED – September 13, 2016

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

**Members Absent:** Paul Paquin

**Staff Present:** Sarah Clarren, Acting Conservation Administrator

**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 July 26, 2016 as amended

**7:40 11 Rockland Circle, Map 39/Lot135 (SE35-XXXX) Opening of a Public Hearing on the Notice of Intent filed by Emma B Realty Trust for work described as demolish existing structure, construct new two-family home.**

Representatives: Jeff Hassett (Engineer); Paul Townsend (Designer)

Abutters/Others: D. Quaile (5 Rockview Rd);

Documents: "Existing Conditions Plan" – Jeffrey M. Hassett – 07/05/2016  
"Proposed Conditions Plan" – Jeffrey M. Hassett – 07/05/2016

J. Hassen presented the proposed project which involves demolishing the building formally known as Saporitos and then constructing a 7,400 sqft duplex in its place. The project is designed so all parking will be on-site. Only a small section of the parking area will be within the 50' buffer. J. Hassen stated that it will be an improvement because currently, most of the driveway and building are within the 50' buffer. The cantilevered deck will also be partly in the 50' buffer. As proposed, 250sqft of impervious surface will be removed. There is currently no recharge on-site, so a drywell and trench drain will be installed in the driveway.

The Commission asked if the grading will impact the wetlands in any way. J. Hassen stated that runoff will not be increased because rainwater will be caught and recharged on-site. Some fill will be brought in and J. Hassen said that he would provide the amount at a later date.

The Commission said that it was difficult to determine the location of the proposed building on the site. The Commission requested that the corners of the lot and the location of the new building be flagged in order to provide more clarity. The Commission then noted that no DEP number has been assigned.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0;  
It was **voted** to:  
**Continue** the Public Hearing to 9/27/2016 at a time to be determined.

**8:00 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. The applicants requested a continuance until Tuesday, September 27<sup>th</sup> at a time TBD.**

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0;  
It was **voted** to:  
**Continue** the Public Hearing to 9/27/2016 at a time to be determined.

### Requests for Certificate of Compliance

**8 G St (SE35-1247)** – David and Shery Monteiro were present to discuss deviations from the Plan of Record. A berm had been constructed on the driveway to prevent increased runoff to the abutting property. The Commission asked that the downspout be moved so it will allow any runoff to shed down the driveway. The Monteiros agreed and would inform the Conservation Department when it was moved. P. Epstein **Motion**, S. Bannen **2nd**, vote 5-0 to issue CoC once proof of the change of the downspout is provided; **conditional CoC issued**.

149 Kenberma St (SE35-1288) – David Vance was present to discuss deviations from the Plan of Record. The Commission had concerns regarding the weight of the unpermitted landscaping stones that were installed and if any flooding would move them; D. Vance confirmed that due to their heavy weight, it is unlikely that they will be moved during a flooding event. The Commission noted that the 50% flow-through fence is not shown on the plan; D. Vance annotated the plan. Lastly, the Commission noted that landscaping was done without being permitted and should be shown on the plan. D. Vance agreed to update the Plan and submit a copy to the Conservation Department. P. Epstein **Motion**, S. Bannen **2nd**, vote 5-0 to issue CoC once an updated plan is submitted to the Department; **conditional CoC issued**.

149 Kenberma St (SE35-1283) – P. Epstein **Motion**, S. Bannen **2nd**, vote 5-0; CoC **issued**.

77 Edgewater Rd (SE35-1289) – P. Epstein **Motion**, S. Bannen **2nd**, vote 5-0; CoC **issued**.

Hall Estates [42-400 Rivers Edge Road/gatehouse] (SE35-1226) – P. Epstein **Motion**, S. Bannen **2nd**, vote 4-0-1; CoC **issued**.

5 X St (SE35-1224) – The Commission re-visited the site and determined more vegetation should be planted. Because the Order has expired, the owner should re-file to do the work. **No CoC issued**.

### **New Business**

3 X St Inquiry: Jean Mumford (owner) and Marcy Jellison (7 X St) were present to discuss what could be done about the increase in flooding 3 X St has experienced due to vegetation loss in the area. The Commission suggested that J. Mumford pursue hiring a Civil engineer to construct a berm on the property that does not re-direct any water to abutting properties.

296 Newport Rd Inquiry: Ted and Peggy Chaput were present to discuss their concern with erosion of the street. The Chaputs claim that erosion was caused because of the home that was built at 296 Newport Avenue. The Commission said that a CoC was issued after much deliberation; excess fill was removed and the grading was completed as shown on the Plan of Record. The Commission stated that erosion on the street does happen, especially over time. Once the water is on the street, it is the Town's job to maintain the street. The Commission then noted that a new storm drain was installed and suggested that the drain may alleviate the issue.

101 Highland Ave: Sheila Sullivan (representative of 105 Highland Ave.) and John Rehm (Contractor of 101 Highland Ave) were present to discuss the recently permitted work. The Commission discussed the removal of a retaining wall and determined that the stone, which belongs to 105 Highland Ave, can be moved to 105 Highland Ave and placed out of the 100' coastal bank buffer zone.

Warren St, Gun Rock Ave: The Commission reviewed minor questions regarding various properties.

205 Atlantic Ave – (update): S. Clarren provided an update regarding the unpermitted installation of a fence. The owner stopped construction and agreed to leave the posts in for the winter so the coastal bank is not further disturbed before the weather worsens. The owner had stated that they are interested in pursuing a home addition and may submit plans to do so in the spring. The Commission determined that the posts may remain in the ground until a surveyed plan of the property is submitted, as long as the plan is submitted before April 1, 2017. If no plans are submitted at that time, the Commission will revisit the violation.

68 Clifton Ave (SE35-1230) – extension request– P. Epstein **Motion**, L. Sorgi **2nd**, vote 5-0; one year extension **issued**.

Emergency Order: S. Clarren stated that an Emergency Order was issued in response to the Health Emergency that was declared due to the extreme amount of seaweed onshore from V St-Bradford St.

Letter Update: S. Clarren stated that two letters have been drafted, approved, and sent out regarding the dunes. Copies were included in the Commissioners' packets for review.

**9:51** Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 5-0;  
It was **voted** to: Adjourn