



HULL CONSERVATION COMMISSION

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APPROVED – **September 27, 2016**

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

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

7:30 Call to order
Review minutes

7:35 11 Rockland Circle, Map 39/Lot135 (SE35-1330) Continuation 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: Paul Townsend (representative), Andrew Boothroy (owner), Jeff Hassett (engineer)

Abutters/Others: T. Kimball (8 Rockland Cir); Barbara Connick (28 Rockland House Rd); Camille Lombardi (29 Rockland House Rd); Joanne Haraden (10 Rockview Rd); Rosemary Kirk (63 Park Ave); Paula Young (53 Park Ave)

Documents: "Proposed Site Plan (annotated)" – Jeffrey M. Hassett – 07/05/2016
"Existing Conditions Plan" – Jeffrey M. Hassett – 07/05/2016
Letter from Barbara Connick to Conservation Commission, n.d.
Letter from Paula Young to Conservation Commission dated 09/26/2016
Letter from Joanne Capone to Conservation Commission dated 09/27/2016

J. Hassett presented the proposed project. Since the last hearing, the building corners and the property line were staked on-site. He stated that he did a cut-fill analysis and determined that overall more material will leave the site than be brought in. J. Hassett said that a section of the rear of the property will be filled in to have a level foundation. The Commission asked about the proposed grading changes and if it would redirect water to the neighboring properties. J. Hassett said that even with the proposed grading changes, due to the contours on site, no additional water will be directed to abutting properties. He then said that if the Commission would like, installation of a swale could be conditioned. J. Hassett then annotated the Plan to show a swale on the southeast side of the property.

P. Young (53 Park Ave) asked if the letters submitted by various property owners could be read for the record. S. Connor then read letters from B. Connick, P. Young, and J. Capone. The Commission stated that most of the issues/concerns/questions raised in the letters do not fall under the purview of the Commission and would be better directed to the ZBA. The Commission stated that they are concerned with issues pertaining to the Wetlands Protection Act. P. Young asked what would happen to the existing manholes on-site, to which J. Hassett said that the sewer connection will remain, but the grease trap located behind the building will be removed. J. Haraden (10 Rockview Rd) said that currently, the water pools on the property and then expressed concern that any grading will increase the amount of pooling water. The Commission said that if pooling is an existing condition, the newly proposed swale may alleviate that issue. The Commission then stated that the Wetlands Protection Act does not require projects to make existing conditions better; conditions cannot be made worse. Loam and seeding the property will stabilize the property. R. Kirk asked what would happen if the newly proposed swale failed, to which the Commission said that no Certificate of Compliance would be issued until the swale is fixed. The Commission then stated that as proposed, the project would be better for the wetlands than the current conditions.

The Commission stated that an on-site appointment must be made with the Conservation Administrator prior to the start of construction; it is important that erosion control methods be established and maintained throughout construction.

Two Special Conditions were added as follows:

S12. Before to demolition, the individual overseeing the work must meet with the Acting Conservation Administrator onsite.

S13. A loam and seeded swale is to be created on the southeast side of the property. This swale is to be created and maintained in such a way that the abutting properties do not have additional runoff.

- Upon a **motion** by S. Bannen **2nd** by P. Epstein 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**.

7:40 98 Clifton Ave., Map 32/Lot 052 (SE35-1333) Opening of a Public Hearing on the Notice of Intent filed by Gerald Nobile for work described as replace previously existing deck and stairs.

Representatives: Gerald Nobile (Owner)

Abutters/Others: none present

Documents: "98 Clifton Ave (annotated)" – n.d.
"Assessors Dimensions" – n.d.

G. Nobile presented the proposed project. He said that he had not known that a permit was needed and the project, which includes demolishing and rebuilding a deck in the same location, is nearly completed. He apologized for doing work without a permit and said that it would not happen again.

The Commission asked what G. Nobile intends on doing beneath the deck. G. Nobile said that currently, there is a lot of bamboo, which he would like to remove. He then said that crushed stone will be put in the bamboos place.

- Upon a **motion** by S. Bannen **2nd** by P. Epstein 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**.

7:45 157 Kingsley Road, Map 24/Lot 042 (SE35-1331) Opening of a Public Hearing on the Notice of Intent filed by Thomas O'Connor for work described as construct garage and a 233 sqft porch.

Representatives: Thomas O'Connor (Owner); David Ray (Representative)

Abutters/Others: none present

Documents: "Foundation Plan" – Peter J. Falk – 08/30/2016
"Existing and Proposed Conditions Plan" – David G. Ray – 09/06/2016

D. Ray presented the proposed project which involves constructing a garage and a small addition. The foundation will have smart vents and be FEMA compliant.

One Special Condition was added as follows:

S12. The Commission finds that the resource area is Land Subject to Coastal Storm Flowage. Although the property is shown to be on a barrier beach, the Commission finds that this location is not a coastal dune due to the evidence presented regarding the historic drumlin in this area.

- Upon a **motion** by S. Bannen **2nd** by P. Epstein 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 67 Hampton Cir., Map 36/Lot 172 (SE35-1332) Opening of a Public Hearing on the Notice of Intent filed by Jaehoon Park for work described as construct retaining wall, remove and replace stairs, and install permeable paver patio.

Representatives: Jae and Kim Park (Owners); David Ray (Representative);

Abutters/Others: Larry Bartlett (69 Hampton Cir.);

D. Ray presented the proposed project. He stated that work had begun without obtaining a Conservation permit and apologized for any confusion. He then continued to discuss the various aspects of the project. The stairs at the front of the home near the driveway will be removed and replaced. A concrete pad will be installed. The stairs down to the patio will be replaced and a small retaining wall on the coastal bank will be installed. The patio will be replaced with a permeable material and a fence is proposed along the property line.

The stairs to the patio were deemed unsafe prior to site-visits so the Commission was unable to look at the patio and location of the proposed retaining wall. The Commission then requested that the retaining wall and patio not be installed until the stairs are replaced in the spring and another site-visit can take place. The owners and D. Ray agreed. D. Ray annotated the plans.

L. Bartlett of 69 Hampton Circ. asked D. Ray to go into more detail about the proposed fence. D. Ray said that the fence will not be taller than 6' and will go the mean high water line. The fence will be installed to discourage public use to the property. J. Park then stated that there had been issues with the public accessing his dock; the dock has since been removed and he is considering not constructing the fence, but wants to permit it just in case.

D. Ray stated that it was recently discovered that there was an open Order of Conditions on this property and he is working on ensuring that all the work was done according to the plan. The previous Order permitted a drywell and if the drywell was not installed, one will be installed.

- 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**.

One Special Condition was added as follows:

S12. The Commission approves the plans as annotated. The Commission will not permit the lower paved patio and the small retaining wall until an amendment is requested.

8:15 Parallel to Spinnaker Island Causeway, Map 60/Lot 900 (SE35-1334) Opening of a Public Hearing on the **Notice of Intent** filed by **Spinnaker Island and Yacht Club** for work described as **construct Utility Enclosure and drill 8-inch water service line under the Bay to supply Spinnaker Island to connect the existing main on the Island to the 12-inch main under Spring St..**

Representatives: Steve Bernstein (Engineer); Tim Stinson (Consultant); Amy Shaw (Representative); Steve Ivas
Abutters/Others: none present

Documents: "Water Service Replacement for Spinnaker Island (Drawing No. 1-8)"–Steven Bernstein–8/3/2016

S. Ivas presented the proposed project. He stated that the previously permitted borings have been completed and a water main is now proposed. The existing main will be cut and capped and the new main will run about 35' below the ocean floor. The main will be installed using a horizontal directional drill.

Additionally, just past the entryway to Spinnaker Island, a utility enclosure is proposed. This enclosure will be 8' x 19' and will be on a concrete slab anchored to the ground. The slab will have 4' of freeboard. The Commission asked how long it would take to complete the work. S. Ivas stated that a Chapter 91 License must be filed, but once one is obtained, the work will be completed in about a month.

- 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**.

8:30 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 applicant has requested a continuance to October 25, 2016 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 10/25/2016 at a time to be determined.

8:31 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 has requested a continuance to October 25, 2016 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 10/25/2016 at a time to be determined.

Requests for Certificate of Compliance

202 North Truro St (SE35-1285) – The Commission stated that there is not enough vegetation on the coir logs and the applicant should re-vegetate the area. **No CoC issued.**

New Business

35 Hampton Cir., 1083 Nantasket Ave: S. Clarren asked the Commission general questions regarding various properties.

9:45 Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 6-0;
It was **voted** to: Adjourn