



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
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### APPROVED – November 8, 2016

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

**Members Absent:** Paul Epstein, Paul Paquin

**Staff Present:** Chris Krahforst, Conservation Administrator  
Sarah Clarren, Conservation Assistant

**Minutes:** Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 4-0;  
It was **voted** to: Approve the Minutes of September 13, 2016 as amended

**8:04** Call to order

**8:10 29 Edgewater Rd., Map 29/Lot 005 Continuation** of a Public Hearing on the **Request for Determination of Applicability** filed by **Peter Vanderweil** for work described as **construct 13' x 50' crushed stone driveway and raise the pre-existing retaining wall to street grade.**

Representatives: Pete Vanderweil (owner)

Abutters/Others: none present

Documents: "Building As-Built Plan (annotated)" – David G. Ray – 12/07/2011

The Commission reviewed the newly revised plans showing a line of pavers along Edgewater Rd. The proposed project will now have one course of impervious pavers to divert water from entering the proposed parking area. The Commission stated that after re-visiting the site, it was clear that there used to be an asphalt berm along the property that has been worn down. C. Krahforst said he would check with the DPW to see if they could install a Cape Cod berm.

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 4-0;

It was **voted** to:

**issue** a negative Determination of Applicability. The Determination of Applicability was **signed**.

**8:14 1083 Nantasket Ave., Map 08/Lot 029 (SE35-1335)Continuation** of a Public Hearing on the **Notice of Intent** filed by Dean Doty for work described as **construct stairs and elevated connector from the main house to proposed second floor addition on accessory building.**

Representatives: Dean Doty (owner)

Abutters/Others: none present

Documents: "Site and Plot Plan (Sheet S-1, A-1, A-2, A-3)" – Robert Therrien – 10/07/2016

When the Commission re-visited the site, there were no markings showing where the footings would be. D. Doty stated that when it rained, the markings faded. D. Doty then stated that the project will be done on pre-existing concrete and that the stairs will be constructed in such a way to let water flow through; there will be no step on the ground. C. Krahforst then stated that according to the building code, risers are required on stairs if perpendicular to the ocean. D. Doty stated that there will be a 4" gap in the risers to allow for flow-through. The Commission then noted that the proposed stairs will be parallel to the ocean.

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 4-0;

It was **voted** to:

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

**8:26 1072 Nantasket Ave., Map 08/Lot 006 (SE35-1336)Opening** of a Public Hearing on the **Notice of Intent** filed by **Jennifer E. Stone** for work described as **construction of 4' high fence 31' x 31'.**

Representatives: Jennifer Stone (owner)

Abutters/Others: none present

Documents: "PLAT Map (annotated)" – n.d.

J. Stone was present for the hearing. The proposed project involves extending the existing fence. A gate is also proposed and J. Stone said that the gate would be left open during storms in order to allow water to flow through. The Commission said that water, especially in this area is forceful and therefore suggested that the fence have the fence raised or to have openings to allow the water to flow through. J. Stone said that she has a small dog who would be able to fit through a picket fence, but she would be open to having the fence have chicken wire, or lattice, run along the bottom of the fence.

Two Special Conditions were added as follows:

S4. There shall be a 4" gap between the bottom of fence and the ground to allow flow through of floodwaters during flooding events. Lattice or similar material that does not impede flow through can be placed across the gap between fence and ground.

S5. The gate in the fence can extend to ground but should be opened during flooding events to enhance flow through

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 4-0;

It was **voted** to:

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

**8:38 75 Central Ave., Map 14/Lot 066 (SE35-1340) Opening** of a Public Hearing on the **Notice of Intent** filed by **Joseph DiVito** for work described as **72' x 9' ft gravel driveway**.

Representatives: Joseph DiVito (contractor)

Abutters/Others: none present

Documents: "Mortgage Inspection Plan (annotated) – GRE Surveying, LLC – n.d.

J. DiVito presented the proposed project which involves removing the existing lawn and installing a 72'x9' gravel driveway. Grading will remain the same. He stated that he has received permission for a curb cut from the police chief.

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 4-0;

It was **voted** to:

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

**8:50 55 Holbrook Ave., Map 10/Lot 048 (SE35-1341) Opening** of a Public Hearing on the **Notice of Intent** filed by **Diane and Mario Grieco** for work described as **installation of a 25'x13'x5'4" in-ground fiberglass pool**.

Representatives: Mario Grieco (owner); Joseph Casna (Crystal Pools)

Abutters/Others: none present

Documents: "55 Holbrook Ave (drawn)" – n.d.

"Plan of Land, Hull Mass." – Francis McHugh – 01/06/1978

"Islander (3 sheets) – John C. Veracka Jr. – 06/26/2014

M. Greico presented the proposed project. The project will involve installing a 11,000 gallon fiberglass pool, a small patio on one side or it and a narrow concrete border. There will be a 2' retaining wall which M. Greico will construct.

C. Krahforst expressed concern about the proposed location being in a velocity zone. He then asked about the buoyancy of the pool if the area were to flood. J. Casna stated that fiberglass pools are much heavier and the pool will have a hydrostatic relief valve. The Commission asked how the pool will be winterized. J. Casna said that it is a saltwater pool and will likely remove only 1,500-2,000 gallons of water in order to winterize the pool. He then said that because it is such a small amount, in other Towns, the water would be put in the street and then would enter the stormdrains. M. Greico said that there is a catch basin located in the front of his home. J. Casna then stated that a cartridge filtration system for the pool is proposed; there will be no discharge or backwash of any kind that will harm a resource area. C. Krahforst said that he would speak with the DPW to confirm if it is permissible to drain the 1,500-2,000 gallons into the catch basin.

Three Special Conditions were added as follows:

S12. Pavers used to form the patio adjacent to pool shall be pervious to allow infiltration of stormwater and natural precipitation.

S13. Cartridge filters for water treatment are required.

S14. Annual pool winterizing requires removal of 1500 – 2000 gallons of pool water. This water shall not be discharged to nearby stormwater catch basins. Water will need to be contained and removed for disposal off site in a manner that is consistent with all pertinent local, state, and federal regulations.

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 4-0;

It was **voted** to:

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

**9:03 62 J St., Map 15/Lot 072 (SE35-1339) Opening** of a Public Hearing on the **Notice of Intent** filed by **Brian Davis** for work described as **16'x14' addition and 12'x13.5' deck**.

Representatives: Bill Doyle

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 10/14/2016

B. Doyle presented the proposed project. Currently there is a large pile of dirt on the lot. B. Doyle stated that the dirt will be used to fill in the basement. The utilities will be raised. He then stated that there will be 6 footings below the addition and 2 additional footings for the deck. The Commission asked about the driveway; B. Doyle confirmed that the driveway will remain as is and will not be paved.

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 4-0;  
It was **voted** to:

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

**9:10 110 Cadish Ave., Map 14/Lot 111 (SE35-1338) Opening** of a Public Hearing on the **Notice of Intent** filed by **Nancy Berretta** for work described as **574 sq ft addition**.

Representatives: David Ray (representative)

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 07/11/2016

"Basement and First Floor Plan" – Steven J. Petitpas – 06/13/2016

D. Ray introduced the proposed project which will be a small addition on a FEMA compliant foundation with smart vents. He stated that the project was approved by the ZBA.

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 4-0;  
It was **voted** to:

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

**9:14 99 Bay St., Map 35/Lot 027 (SE35-1337) Opening** of a Public Hearing on the Notice of Intent filed by Robert Carr for work described as construction of new 2.5 story single family home. **The applicant has requested a continuance to November 22, 2016 at a time TBD.**

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 4-0;  
It was **voted** to:

**Continue** the Public Hearing to 11/22/2016 at a time to be determined.

**9:15 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 December 13, 2016 at a time TBD.**

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 4-0;  
It was **voted** to:

**Continue** the Public Hearing to 12/13/2016 at a time to be determined.

**9:16 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 November 22, 2016 at a time TBD.**

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 4-0;  
It was **voted** to:

**Continue** the Public Hearing to 11/22/2016 at a time to be determined.

### **Certificate of Compliance Requests**

3 G St (SE35-1248) – S. Bannen **Motion**, L. Sorgi **2nd**, vote 4-0; CoC **issued**.

154 Cadish Ave (SE35-1269) – S. Bannen **Motion**, L. Sorgi **2nd**, vote 4-0; CoC **issued**.

### **New Business**

**Building Dpt. Permit:** C. Krahforst stated that some building department permits have been issued which required a Conservation permit (NOI or RDA). He informed the Commission that this issue is currently being resolved.

**Docks on Straits Pond:** It was brought to the Commission's attention that there are many unpermitted floats on Straits Pond. After investigation by Kurt Bornheim, Harbormaster, it was also determined that there are a few unpermitted piers which do not have a Chapter 91 License. C. Krahforst stated that he will follow up with DEP regarding Ch. 91 Licenses.

**Meeting Schedule:** The Commission reviewed and agreed to the meeting schedule of 2017.

**161 Beach Ave:** C. Krahforst stated that the homeowner will file for a RDA for the fence.

**9:40** Upon a **motion** by S. Bannen and **2nd** by L. Sorgi and a **vote** of 6-0;  
It was **voted** to: Adjourn