



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

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APPROVED – November 22, 2016

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

Members Absent: Paul Paquin, Sean Bannen

Staff Present: Chris Krahforst, Conservation Administrator

Staff Absent: Sarah Clarren, Conservation Assistant

Minutes: No minutes were reviewed.

7:30 Call to order

7:35 Spinnaker Island Cswy., Map 60/Lot 900 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Spinnaker Island & Yacht Club Association** for work described as **replace sign and posts with new ones.**

Representatives: Tony Susu (Property Manager); Amy Shaw (Association Chair)

Abutters/Others: none present

Documents: "Sign Design" – 9/27/2016
"Existing Posts (picture)" – 09/27/2016

T. Susu stated that the Design Review Board and the Building Department have approved the sign, but because the area is in the jurisdiction of the Commission, an RDA was filed. A. Shaw said that a new sign will be installed in the same location as the old sign. The existing posts are 8" and they will be replaced with 4" posts.

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

It was **voted** to:

Close the Public Hearing and **issue** a Negative Determination of Applicability. The Determination of Applicability was **signed**.

7:40 13 Manomet Ave., Map 27/Lot 015 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Gary Stilphen** for work described as **remove and replace existing deck and stairs with new footings.**

Representatives: none present

Abutters/Others: none present

Documents: "13 Manomet Ave" – n.d.

C. Krahforst presented the proposed project on G. Stilphen's behalf. He stated that the existing stairs will be replaced with a covered deck. The ground is existing concrete and six footings will be installed.

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

It was **voted** to:

Close the Public Hearing and **issue** a Negative Determination of Applicability. The Determination of Applicability was **signed**.

7:45 19 Berkley Rd., Map 39/Lot 166 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **David Farrag** for work described as **replace stairs and install six 10" sonotubes.**

Representatives: David Farrag (owner);

Abutters/Others: none present

Documents: "Mortgage Inspection Plan" – Paul T. Grover – 11/22/2016

D. Farrag presented the proposed project which involves replacing the existing stairs and installing 10" new footings in order to make the stairs code compliant. The Commission asked if any fill would be brought in, to which D. Farrag said no.

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

It was **voted** to:

Close the Public Hearing and **issue** a Negative Determination of Applicability. The Determination of Applicability was **signed**.

7:50 171 Atlantic Ave., Map 52/Lot 051 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Donna McCarthy** for work described as **construct new set of steps with four footings; 4x6 expansion of concrete stoop**.

Representatives: Philip Rothschild (representative)

Abutters/Others: none present

Documents: "Alt. #3 First FLR/Landing Stair Plan" – John K. Martin – 10/02/2016

P. Rothschild stated that in order to meet the building code, the existing stairs need to be enlarged. He stated that the project will also involve installation of new footings.

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

It was **voted** to:

Close the Public Hearing and **issue** a Negative Determination of Applicability. The Determination of Applicability was **signed**.

7:55 99 Bay St., Map 35/Lot 027 (SE35-1337) Continuation 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**.

Representatives: Stan Humphries (LEC Engineering); David G. Ray (Surveyor); Robert Carr (applicant);

Abutters/Others: none present

Documents: "310 CMR – 68" – Wetlands Protection Act

"Wetland Resource Area Analysis Report" – Stan Humphries – 11/16/2016

"Existing and Proposed Conditions Plan" – David G. Ray – 8/10/2016 (last rev. 11/16/2016)

"Pile Location Drawings Updated 10/24/16" – Paul B. Bonarrgio – 10/24/2016

D. Ray stated that some time ago, there were two homes on the property which have since been torn down. The proposed project involves constructing a 24' x 36' home on helical or driven piles that is seaward of the coastal bank. He stated that this is similar to the homes on either side of the property. D. Ray then stated that the foundation plan provided shows where the piles are proposed. C. Krahforst provided the Commission with language from the Wetlands Protection Act regarding coastal banks and performance standards. The Commission then reviewed the Wetland Resource Area Analysis Report for 99 Bay Street.

D. Ray stated that the project will include creating two off street parking spots, located at the top of the bank. In order to do this, a small, 2' tall retaining wall parallel to the front of the home is proposed on the top of the coastal bank. He then said that the retaining wall will stop any runoff from the parking area and street from going down the coastal bank. The soil in between the retaining wall and the edge of the road will be removed and replaced with 12"-18" of gravel. The roof lines of the home will come down and drain into the parking area which will act as a small retention and infiltration basin which will collect all roof runoff on site. The Commission asked if a catch basin system or drywells could be done in the parking area. D. Ray said that although the coastal bank is stable, he is hesitant to excavate the bank. D. Ray stated that the proposed system will be able to handle a 25 year storm, but if the Commission would like a more intense storm to be maintained, then a drywell system can be installed. C. Krahforst asked to see calculations of the capacity of the parking area being able to handle the stormwater.

S. Humphries stated that he provided a letter for review. In his letter, he explains that the coastal bank is not a sediment source and therefore the project meets the performance standards for the resource. He stated that piles are the best way to protect the stability of the coastal bank. The Commission questioned how stable the bank would be after construction of the home, as the existing vegetation would be smothered and would be located in the shade. R. Carr said that a stepped foundation is proposed and ultimately, he would like the area to be enclosed. He then stated that although the area would be enclosed, it would not be used as living space. D. Ray stated that bearberry plantings will be used around the home. The Commission expressed concern over the likelihood of erosion if vegetation is not planted underneath. S. Humphries said that boundary plantings are a good start, but the homeowner may want to consider a gabion system. The Commission stated that they would entertain a gabion system, but further information must be provided.

The Commission then expressed concern about placing a wall on the top of a coastal bank. C. Krahforst stated that it is a balancing act between the importance of the bank being used as a sediment source vs. stabilizing the bank. S. Humphries stated that the way performance standards read for the resource area, the project complies because the bank is not being used as a source of sediment in the area. The Commission expressed

concern of the potential for the coastal bank to be destabilized due to having a gravel parking area on the coastal bank. D. Ray responded by stating that is why the retaining wall is proposed.

The Commission concluded by stating that further information is needed. D. Ray stated that he would revise the plan to include two drywells in the parking area and engineering of the gabion system would be provided. The Commission then asked for a decision to be made regarding vegetation/plantings on the property and that further information be provided on the wall and the amount of fill to be used.

- Upon a **motion** by P. Epstein **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.

8:45 415 Newport Rd., Map 20/Lot 040 (SE35-1342) Opening of a Public Hearing on the Notice of Intent
filed by **Henry Holmes** for work described as **demo and construction of new 2-family home**.

Representatives: Henry Holmes (applicant); Mike Dooley

Abutters/Others: Kathleen Barry and John Backman (411 Newport Rd.); Steve Striglio (419 Newport Rd.)

Documents: "Proposed Location Plan" -- William J. McGovern -- 11/08/2016

M. Dooley presented the project. He stated that the property is generally flat, with the exception of a small hill at the rear of the property. The current home was damaged by a fire, so the proposed project involves demolishing the existing home and constructing a new one. The first floor will have 1.5' of freeboard. The foundation will be concrete foundation and will have floodvents. The driveways will be gravel to allow water to infiltrate. The home is only slightly larger than the existing home. The Commission asked if the grade would be changed, to which M. Dooley said that it would not be. The Commission then suggested elevating the home further to maximize potential flood insurance savings. M. Dooley stated that the applicants have not sought quotes from their flood insurance to determine if elevating the home would be cost effective.

S. Striglio of 419 Newport Rd. reviewed the proposed plan. H. Holmes explained that the existing home did not conform to setbacks and so the proposed home will be centered on the lot in order to comply. S. Striglio asked if the first floor would be heated, to which H. Holmes said that it would be. H. Holmes then stated that as long as one is not in a Velocity Zone, flood insurance agencies allow utilities to be located on the first floor, as long as they are elevated above the flood zone. J. Backman of 411 Newport Rd. asked when the footprint of the home was changed, if the water table would be changed. The Commission stated that the construction of the home should not affect the water table. K. Barry of 411 Newport Ave. asked what the timeline of the project is. The Commission explained that there is a two week appeal period once an Order of Conditions is issued, after that, it depends on the applicant's construction schedule.

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

It was **voted** to:

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

8:05 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. **Continued to December 13, 2016 at a**
time TBD.

- Upon a **motion** by P. Epstein **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.

Certificate of Compliance Requests

510-518 Nantasket Avenue (SE35-710) – P. Epstein **Motion**, L. Sorgi **2nd**, vote 4-0; CoC **issued**.

66 Bates St (SE35-1315) – P. Epstein **Motion**, L. Sorgi **2nd**, vote 4-0; CoC **issued**.

28 Orleans St. (SE35-1265) – At a site visit, the Commission discovered additional work that was done and not shown on the plan. **No action**.

New Business

Emergency Certification – 9 Moreland Avenue: DPW has informed C. Krahforst that there is an issue with the flapper valve at 9 Moreland Ave and he has issued an Emergency Certification for the work.

9:57 Upon a **motion** by P. Epstein and **2nd** by L. Sorgi and a **vote** of 4-0;

It was **voted** to: Adjourn