



HULL CONSERVATION COMMISSION

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APPROVED – January 24, 2017

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

Members Absent: Paul Epstein

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

Minutes: No Minutes

7:30 Call to order

7:35 81 Lynn Ave., Map 22/Lot 158 (SE35-1351) Opening of a Public Hearing on the **Notice of Intent** filed by **Stephen Ocallaghan** for work describe as **demo and rebuild new home in same footprint.**

Representatives: Richard Chamberlin (Owner); Stephen Ocallaghan (contractor)

Abutters/Others: Robert and Mary Stoloff (64 Brookline Ave.)

Documents: "Roof/Foundation Plans" – 01/02/2017

"Site Layout Plan" – Robert S. Rego – 01/06/2017

S. Ocallaghan presented the proposed project. He stated that there was a fire that severely damaged the existing home. The existing building will be demolished and a new home will be built in the same footprint. He stated that there will be a cement foundation and a wooden knee wall with smart vents. The Commission expressed concern about installing a wooden knee wall in the flood zone, as it is likely to be damaged during flooding events. S. Ocallaghan stated that the utilities would be located outside of the flood zone. The Commission then noted that the proposed home has little to no freeboard and suggested that the homeowners consider elevating it further to receive lower flood insurance, to which S. Ocallaghan stated that the knee wall may be heightened after speaking to the Building Department. The Commission asked what would happen to the existing walkways, to which S. Ocallaghan stated that the walkway on the left will be removed, but the rest will stay the same. S. Ocallaghan annotated the plans to clarify which walkways would remain.

Three Special Conditions were added as follows:

S12. Foundation must be filled to grade.

S13. All demolition materials will be removed from the property and legally disposed of outside of the Town of Hull in an environmentally friendly manor.

S14. The Conservation 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 S. Bannen **2nd** by L. Sorgi 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**.

8:17 91 Bay St., Map 35/Lot 023 (SE35-1352) Opening of a Public Hearing on the **Notice of Intent** filed by **Robert Pacheco** for work described as **remove collapsed concrete seawall and replace with sloped concrete "redi-rock" revetment, backfill, and replace deck footings.**

Representatives: Patrick Howard (contractor); J. Randolph Parker Jr. (engineer)

Abutters/Others: Elizabeth Lilly (93 Bay St.)

Documents: "Notice of Intent Plan" – J. Randolph Parker Jr. – 01/09/2017
"DMF Letter"

R. Parker began by stating that the existing vertical, concrete seawall has collapsed and is in the salt marsh. The proposed project would involve removing the failed seawall and installing a sloped concrete redi-rock revetment. Due to the erosion that has occurred since the wall failed, fill will be placed on the landward side of the new revetment. The erosion has destabilized existing deck footings, so they will be replaced. He stated that

a mini excavator will be used from the landward side to remove and place material. A turbidity curtain will be installed. The Commission then read a letter which was provided by the Division of Marine Fisheries and then noted that issues raised in the letter have been, or will be addressed by the proposed project. The Commission then asked how much land has been eroded since the seawall failed, to which P. Howard stated nearly 10'. The Commission then asked what the timeline of the project will be, to which P. Howard stated that once the project is permitted, work will begin immediately. E. Lilly of 93 Bay St. stated that she is in favor of the project.

Four Special Conditions were added as follows:

S12. To minimize sedimentation, any excavation or fill activities should be performed in the dry, and disturbed soils should be stabilized before the next incoming tide.

S13. Equipment should be operated from the upland to the greatest extent possible and not driven across or staged upon marsh plants or peat.

S14. The contractor should be guided to carefully avoid disturbance or excavation of marsh habitat. The applicant referred to relocating any disturbed peat elsewhere onsite, however it would most likely wash away in the next high tide resulting in a net loss.

S15. It is our understanding that the toe of the new seawall will be within the footprint of the previous structure. Any new fill seaward of the previously permitted structure should be avoided to minimize loss of shellfish and marsh habitat.

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi 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**.

9:00 180 Main St., Map 01/Lot 001 (SE35-1350) Continuation of a Public Hearing on the **Notice of Intent** filed by the **Hull Department of Public Works** for work described as **connect blind stormwater basin to existing drainage system near the end of Channel St.**

Representatives: David Degennaro (Hull Public Schools)

C. Krahforst stated that a stormwater report will be needed for the project. He visited the site on a rainy day and the existing catchbasin is not draining. C. Krahforst stated that a rain garden may alleviate the flooding. In order to move forward with the project as proposed, an engineer would need to be solicited.

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

It was **voted** to:

Continue the Public Hearing to 02/14/2017 at a time to be determined.

9:08 54, 56, 60, & 62 Holbrook Ave. and 0 Beacon Rd., Map 10/Lots 099, 100, 101, 102, 104 (SE35-1325) Continuation of a Public Hearing on the **Notice of Intent** filed by **Jonathan Berit-Parkes** for work described as **install a 175' revetment above the high tide line and place 35 cy of annual nourishment.**

The applicant requested a continuance to 2/14/2017.

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

It was **voted** to:

Continue the Public Hearing to 02/14/2017 at a time to be determined.

9:10 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 requested a continuance to 2/28/17.

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

It was **voted** to:

Continue the Public Hearing to 02/14/2017 at a time to be determined.

Certificate of Compliance Requests

91 Bay St (NE35-004) – S. Bannen **Motion**, L. Sorgi **2nd**, vote 5-0; CoC **issued**.

New Business

Letter to Governor Baker: The Commission reviewed the letter provided by MACC and upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 5-0, it was **voted** to **sign** onto the letter to Governor Baker to oppose new interstate natural gas pipelines.

Conservation FAQ: The Commission briefly reviewed the Conservation FAQ which was drafted by the Conservation Department. The FAQ would provide citizens with an understanding of how the permitting process works. The Commission concluded that further time is needed to review.

Annual Conference – March 4, 2017: S. Clarren informed the Commission that the MACC Annual Conference is scheduled for March 4th and if any Commissioners are able to attend, they should contact her directly.

Selectmen Letter to CZM: C. Krahforst presented the Commission with a letter that he drafted on behalf of the Selectmen to ask CZM for assistance with engaging important state agencies and relevant stakeholders to explore the beneficial reuse of the Piscataqua River dredge material for nourishment of Nantasket Beach.

9:26 Upon a **motion** by S. Bannen and **2nd** by L. Sorgi and a **vote** of 5-0;
It was **voted** to: Adjourn