



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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TUESDAY, March 28, 2017

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

Members Absent: Paul Paquin, Chair, Sean Bannen

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

Minutes: Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 4-0;
It was **voted** to: Approve the Minutes of 1/10/2017 as amended.
Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 4-0;
It was **voted** to: Approve the minutes of 1/24/2017 as amended.

7:30 Call to order

7:35 10 Cadish Ave., Map 18/Lot 034 (SE35-1363) Opening of a Public Hearing on the **Notice of Intent** filed by **Jodi Elliott** for work described as **demolish existing home and construct new single family home**.

Representatives: Jodi Elliott (applicant); Rick Hulverson (Builder)

Abutters/Others: none present

Documents: "Basement/Foundation Plan" – Gene Anton – 11/16/2016

"Existing and Proposed Conditions Plan" – David G. Ray – 01/11/2017

J. Elliott stated that there is currently a 90+ year old home, with a basement, on the property. Originally, the plan was to only renovate the home, but due to the state of the foundation, it was determined that it would be better to demolish and construct a new home. The proposed first floor would be at 12' and the slab foundation will have six flood vents, making it FEMA compliant. There will be a crawlspace instead of a basement. J. Elliott stated that the proposed home will remain relatively close to footprint of the original home. Changes to the footprint include squaring off the deck and the rear of the home as well as a 2' bump out to the side of the home to allow a first floor garage. The garage will be on B St. The Commission asked if there would be any change to the grade of the property, to which R. Hulverson stated that there would be no change. The Commission asked what material the driveway would be, to which R. Hulverson said it would be concrete. The Commission stated that a permeable material is preferred and that the plan states that it will be a permeable driveway. J. Elliott agreed to install a permeable driveway. The Commission stated that no stone dust can be used. The Commission then asked how the roof would drain, to which R. Hulverson stated that there would be gutters which would drain to the front of the home.

Two Special Conditions were added as follows:

S12. The driveway must be permeable

S13. Gutters must be installed. Drainage patterns cannot direct water to neighboring properties.

- 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**.

7:45 23 Beach Ave., Map 27/Lot 009 (SE35-1355) Continuation of a Public Hearing on the **Notice of Intent** filed by Gary Stilphen for work described as **construct new landing and stairs at the rear of the home**.

C. Krahforst recused himself. S. Clarren stated that she had informed the applicant of the time of the hearing but neither the applicant nor homeowner are present for the hearing.

- 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 a time and date TBD.

Certificate of Compliance Requests

15 R St (SE35-1314) – P. Epstein **Motion**, L. Sorgi **2nd**, **vote** 4-0; CoC issued.

7 Damon Park Road (SE35-999) – The Commission noted that there is a shed on the property that is not shown on the Plan of record. It was determined that the plan should be annotated to show the shed. – P. Epstein **Motion**, L. Sorgi **2nd**, **vote** 4-0; CoC issued, contingent on the plan being annotated to show the shed.

New Business

Conservation FAQ: The Commission briefly reviewed the FAQ, but decided to postpone discussion to 4/13.

Quarterly Report: The Commission reviewed the drafted Quarterly Report and asked that information regarding site visits be added to the Report – P. Epstein **Motion**, L. Sorgi **2nd**, **vote** 4-0; Approve Quarterly Report as amended.

Potential New Member: The Commission welcomed Liz Kay to the meeting. Liz is looking to join the Commission and stated that she wanted to observe a meeting prior to submitting a letter of interest to the Town Clerk.

Permitting Threshold: The Commission discussed situations where permits may not be needed or required. It was determined that decks not increasing much in size nor adding many footings, do not require a permit. It was determined that any trenching for utilities, unless it falls in a Velocity Zone, does not need a permit. The Commission then discussed tree removal and determined that if it is a native species, it should be reviewed.

Reminders: S. Clarren reminded the Commission that they need to complete a Conflict of Interest 'exam' online and submit documentation to the Town Clerk. The Commissioner also need to review the Open Meeting Law materials. Lastly, all Boards/Commissions have received Town emails and should only use them for Town-business going forward.

Beach Grass Planting: C. Krahforst stated that there will be a second beach grass planting day Sunday April 4th.

8:33 Upon a **motion** by P. Epstein and **2nd** by L. Sorgi and a **vote** of 4-0;
It was **voted** to: Adjourn