



## HULL CONSERVATION COMMISSION

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**TUESDAY, April 25, 2017**

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

**Members Absent:** Elizabeth Fish

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

**Minutes:** Upon a **motion** by P. Epstein 2<sup>nd</sup> by S. Bannen and a **vote** of 5-0;  
It was **voted** to: Approve the Minutes of 2/02/2017 (DCR Site Visit).  
It was **voted** to: Approve the Minutes of 2/14/2017.  
It was **voted** to: Approve the Minutes of 2/28/2017.  
It was **voted** to: Approve the Minutes of the DCR hearing held on 3/22/2017.  
It was **voted** to: Approve the Minutes of 3/28/2017.

**7:30** Call to order

**7:35 14 Gun Rock Ave., Map 52/Lot 66 Opening** of a Public Hearing on the **Notice of Intent** filed by **Alan & Anita Teig** for work described as **demolish existing home and construct new single family home**.

Representatives: John Cavanaro, Robert Gledhill, Peter Falk

Abutters/Others: Mary O'Donnell (14 Gun Rock Ave.); Jay Driscoll (6 Gun Rock Ave.); Corina Harper (22 Gun Rock Ave.); Denise and Paul Heavern (18 Gun Rock Ave.); Robin Spencer-Wellins (60 Harborview Rd.); Mike Norton (11 Gun Rock Ave.); Robert Souza (9 Gun Rock Ave)

Documents: "Existing Conditions Plan" – Brendan P. Sullivan – 12/09/2016  
"Drawing No. S2.1, S2.2, S2.3" – Peter J. Falk – 3/24/2017

J. Cavanaro presented the proposed project. He began by stating that there are two older permits which have yet to be closed out and a Request for a Certificate of Compliance has been submitted.

The property is located in two flood zones; FEMA VE elevation 21' and AE elevation 15'. The proposed project is similar to what was presented and approved in 2012. Currently, the house is about 1850sq ft structure and is non-conforming in respect to the front and side yard setbacks. The proposed home would be shifted to the center of the lot and would comply with the side setbacks. The proposed home will be elevated to be FEMA flood compliant and would be shifted entirely out of the Velocity Zone, including the rear deck. There is an existing 2,700sq ft concrete pad that sits between the existing home and the seawall which will be removed. Overall, the impervious surfaces on the property will be reduced. J. Cavanaro then stated that the current house sits at 19.8' elevation. The foundation was designed by a structural engineer. It will be a reverse pile supported foundation; a concrete pad will sit below grade with piers (at grade would be flow-through). He stated that this type of foundation is permitted because the home is not in a Velocity Zone or on a dune. The overall lot coverage will be reduced from an impervious surface standpoint. Cavanaro said that the Town has an easement to do construction on the Crescent Beach seawall, but no work is proposed in that area. The Commission asked why the foundation is designed the way it is, to which P. Falk stated the homeowners are from India and are concerned with the intensity of storms. The foundation is incredibly strong. The pad will be below grade. C. Krahforst stated that when the property came before the Commission in 2012, the Commission found that the property is located on a coastal dune and must be built according to building code. The Commission said that a geotechnical engineer is needed to determine if a property is on a coastal dune or not. C. Cavanaro stated that the property has never been delineated as a coastal dune before. The Commission stated that nearby houses have been designated as a coastal dune. P. Falk said that the foundation that is proposed is much stronger than other homes that have recently been built in the area, to which the Commission stated that it isn't about the strength of the foundation, it is about the resource area which dictates what can be built on it. The Commission noted that the material seaward is moving over this

piece of land—it is trying to move and that is a characteristic of a coastal dune. The Commission stated that it is up to the applicants to hire a geotechnical engineer to provide proof that the area does not function as a coastal dune. As designed, the foundation design cannot be permitted on a coastal dune. C. Cavanaro said it is clear the property does not function as a coastal dune as it is covered with concrete and there is no sediment transported over the site, to which the Commission disagreed. The Commission noted the sediment fans in Straits Pond.

C. Krahforst questioned if the property is within a Coastal A Zone, to which J. Cavanaro stated that they use FEMA maps to dictate what flood zones a property is in and the FEMA flood maps do not state if the property is within a Coastal A Zone. C. Krahforst stated that Coastal A Zones are not delineated on FEMA Maps, but the area may be within a Coastal A Zone and is speaking with Coastal Zone Management (CZM) for further clarification.

J. Cavanaro said the new home will be elevated and gravel would be placed on top of the buried concrete pad. The Commission asked what would stop the gravel from being washed away, to which the J. Cavanaro said the seawall. The Commission said that during the permitting process, John Ramsey said that overtopping would not be stopped entirely. J. Cavanaro said that by removing the existing concrete pad, there will be more opportunity for any over wash to be infiltrated into the ground before reaching the proposed gravel area/home. The Commission asked what kind of decking would be installed, to which R. Gledhill said Epay decking. The Commission suggested installing the boards to allow water to flow-through and not accumulate water and/or increase the velocity of the water hitting the home.

The Commission then opened the floor for questions from abutters. Mike Norton of 11 Gun Rock Ave. stated that he is in favor of the project and that the area is blighted. He asked what the height and diameter of the pilings would be, to which J. Cavanaro said they will be 12' high and 20" in width. M. Norton then asked how the lot will be prepped for the new construction, once the existing home and concrete pads are removed. J. Cavanaro said that they would like to use as much existing comparable material as possible. The area for the concrete below-grade foundation and footings will be excavated and then backfilled back to grade. M. Norton asked how much gravel will be placed above the concrete sub-grade foundation, as the material is likely to migrate and will have to be replaced/put back. J. Cavanaro said that it would be 4' of gravel. M. Norton asked how many feet is between the proposed deck to the lot line, to which J. Cavanaro said it will be more than 10'. The Commission said that they are in favor of re-development/FEMA compliant structures in the area, but they want to ensure what is constructed, will survive and will not harm the resource areas. J. Driscoll of 6 Gun Rock Ave. stated that he is in favor of the project and although it may not be perfect, it will be the best we'll get. He added that the Crescent Beach Seawall project may not cease overtopping, but it will be reduced. C. Krahforst stated that the Commission needs to better understand what will happen to the material that is placed on the property and how many years the footings will remain covered. D. Heavern of 18 Gun Rock Ave. asked why there is such uncertainty on whether or not the area is a coastal dune, to which C. Krahforst said there is more than one definition of a coastal dune and in previous projects have in the area have been permitted as if they are on a coastal dune; if the applicant wishes to dispute that, evidence must be presented which proves that the area is either not a coastal dune or is not functioning as a coastal dune. C. Harper of 22 Gun Rock Ave. asked if the question of the area being classified as a coastal dune was raised during review of the Crescent Beach Seawall, to which the Commission said that the previous filing for the property said that the property was on a coastal dune and that is why the question is being raised for this filing. The Commission added that the revetment/wall are pre-existing structures. J. Cavanaro concluded by stating that the project will comply with the Wetlands Protection Act and that at the next hearing, the dune issue will be clarified.

- 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 05/09/2017 at a time to be determined.

**7:40** 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 May 9<sup>th</sup> at a time TBD.**

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

It was **voted** to:

**Continue** the Public Hearing to 05/09/2017 at a time to be determined.

### **Certificate of Compliance Requests**

14 Gun Rock Ave (NE35-101) – P. Epstein **Motion**, S. Bannen **2<sup>nd</sup>**, **vote** 5-0; CoC issued.  
14 Gun Rock Ave (SE35-1174) – P. Epstein **Motion**, S. Bannen **2<sup>nd</sup>**, **vote** 5-0; CoC issued.  
137 Manomet Ave (NE35-401) – P. Epstein **Motion**, S. Bannen **2<sup>nd</sup>**, **vote** 5-0; CoC issued.

### **New Business**

36 Clifton Ave-minor plan change (smaller footprint): Owners of a recently permitted project are requesting to reduce the amount of impermeable surfaces permitted. The Commission determined that the request was minor. – P. Epstein **Motion**, S. Bannen **2<sup>nd</sup>**, **vote** 5-0; approve the minor amendment.

Crescent Beach Seawall Project: C. Krahforst received an inquiry into the Crescent Beach seawall project. He noted that the minutes state that ramps will be constructed to allow machinery access, no ramps were constructed. Instead, gaps were created in the wall to allow access. The project is being managed by Kevin Mooney.

CZM Coastal Resiliency Grant: C. Krahforst asked the Commission to email any suggestions for projects that would qualify for funding under the CZM Coastal Resiliency Grants. Proposals are due the first week of June.

Conservation FAQ: The Commission reviewed the Conservation FAQ. – P. Epstein **Motion**, S. Bannen **2<sup>nd</sup>**, **vote** 5-0; approve the Conservation FAQ as amended.

Reminders: Conflict of Interest/Open Meeting Law/Email: C. Krahforst reminded the Commission that they need to complete a Conflict of Interest 'exam' online and submit documentation to the Town Clerk. The Commissioners 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.

Meeting Schedule: The Commission reviewed the provided meeting schedule and submittal deadline for July-December 2016.

**9:40** Upon a **motion** by L. Sorgi and **2nd** by S. Bannen and a **vote** of 5-0;  
It was **voted** to: Adjourn