



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
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**May 30, 2017**

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

**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 5-0;  
It was **voted** to: Approve the Minutes of March 22, 2017 as amended

**7:30** Call to order

**7:35 212 Samoset Ave., Map 19/Lot 030 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Christine Cichello** for work described as **place 128 sq. ft shed on 10' x 18' gravel area; construct 56' wooden fence with gate.**

Representatives: Anthony Cichello (owner)

Abutters/Others: none present

Documents: "2012 Assessors Map p. 19 [annotated]" – 04/27/2017

A. Cichello presented the proposed project which involves placing a 128 sq. ft. shed with no foundation in the backyard. Additionally, the pre-existing chain linked fence will be replaced. A. Cichello stated that he had not been aware that a shed would require a permit through the Commission, to which the Commission stated that most of the town is in a flood zone and therefore falls under their jurisdiction. Anything on the ground that can impede or redirect water may require a permit. The Commission reminded A. Cichello to always check in with the Conservation Department prior to commencing any work on the ground.

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

It was **voted** to:

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

**7:40 72 Nantasket Rd., Map 28/Lot 85 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Frances Bowler** for work described as **install 140 sq. ft shed in rear of home.**

Representatives: William and Francis Bowler (owners)

Abutters/Others: none present

Documents: "Assessors Map 72 Nantasket Road [annotated]" – n.d.

F. Bowler presented the proposed project which involves placing a 140 sq. ft. shed on cinderblocks.

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

It was **voted** to:

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

**7:45 64 B St., Map 17/Lot 020 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **David Lite** for work described as **install 120 sq. ft shed in rear of home.**

Representatives: David Lite (owner)

Abutters/Others: none present

Documents: "Shed" – 05/01/2017

C. Krahforst noted that the BFE of the site is 0'. D. Lite stated that the shed will be elevated and will not have a foundation.

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

It was **voted** to:

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

**7:50 212 & 216 Nantasket Rd., Map 31/Lots 007 and 009 (SE35-1365) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Carol Coppins** for work described as **remove failing vertical concrete seawall and replace with sloped concrete “redi-rock” revetment and backfill.**

Representatives: Carol and David Coppins (owners); Randy Parker (Representative); Patrick Howard (contractor)  
Abutters/Others: Carolyn Anastos (218 Nantasket Rd.);  
Documents: “Notice of Intent Plan of Concrete Block Revetment Construction” – Karl R. Anderson and J. Randolph Parker – 01/10/2017

R. Parker presented the proposed project. Currently, there is a pre-cast, vertical, concrete bulkhead that is 60’ long. The proposed project replaces the failing section of the bulkhead with a redi-rock revetment, removes two existing 90° turns along the bulkhead, and ties into 212 Nantasket Road’s revetment. He noted that the abutters have granted approval for work on their property and the Notice of Intent was re-filed to include 212 Nantasket Road. The Commission asked how much further seaward the redi-rock revetment would be, compared to the existing wall. R. Parker said that it would extend 1’ further seaward above ground. The existing bulkhead has below grade footings that are difficult to determine the exact footing, but the new revetment would not go further seaward than what is existing. R. Parker added that the top of the new revetment would be closer to the home than the existing wall. Post construction, the area will be loamed, seeded, and native shrubs would be planted.

The Commission asked where the construction access would be from, to which P. Howard said the existing shed on 216 Nantasket Road will be temporarily moved and access would be from the right of the home. R. Parker said that no fill will be brought in, but it is likely that some fill will be removed from the site. The Commission asked if construction will be tidal dependent, to which R. Parker said that the area of construction is not in the tidal flats and therefore will not be affected by the tides.

C. Anastos of 218 Nantasket Rd. said that her questions about the length of the work and access had been answered.

One Special Condition was added as follows:

S12. The area between the home and the revetment is to be vegetated with grass and native shrubs. This condition is ongoing and will not expire at the end of three years.

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

**8:10 96 Salisbury St., Map 45/Lot 103 (SE35-1369) Opening** of a Public Hearing on the **Notice of Intent** filed by **Stu and Beth Benger** for work described as **remove and replace stairs to the water.**

Representatives: Beth Benger (owner)  
Abutters/Others: none present  
Documents: “Site Plan (annotated 05/09/2017)” – Gregory J. Morse – 11/10/15, annotated 05/09/17  
“[96 Salisbury St Stairs Picture]” – n.d. — introduced  
“96 Salisbury St, Hull: Stuart and Elizabeth Benger [project description]” – n.d.— introduced

B. Benger presented the proposed project. She showed the Commission a picture of the existing conditions and a narrative of the proposed work, which are included as part of the record. B. Benger said that there are 32 existing steps constructed out of pressure treated wood. There is also an additional 28’ of path (mix of temporary steps and wooden boards) that lead to a pre-existing dock. The proposed work involves removing and replacing the stairs and path to the dock. The work would involve 60’ of stairs and landings. The Commission asked if the stairs and landing would be elevated, to which B. Benger said yes. The Commission noted that one would need a Ch. 91 license to have a dock. B. Benger said she did not know if there was one but would look into the matter.

One Special Condition was added as follows:

S12. A Chapter 91 License is required. Proof of the Ch. 91 License must be provided to the Conservation Department prior to the start of work.

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

**8:25 118 Cadish Ave., Map 14/Lot 121 (SE35-1370) Opening** of a Public Hearing on the Notice of Intent filed by **Virginia and Edward Walsh** for work described as **construct 50' permeable wall along the front of the property.**

Representatives: Virginia and Edward Walsh (owners)

Abutters/Others: Rosanne Bush (120 Cadish Ave.)

Documents: "Project Plan Revised" – Environmentally Designed Landscapes – 05/2017  
"[wall picture] – n.d. – introduced

V. Walsh presented the proposed project. Currently, there is a post and rail fence at the front of the property. The project would replace the existing fence with a vertical, tech-block wall with spaces, to allow water to flow through. V. Walsh presented a picture from an unnamed catalog to show what the wall would look like. She said that a portion of the wall would be below grade and the first 9" above grade would be solid. C. Krahforst noted that there is an existing revetment along Cadish Avenue, which is not continued onto the property; this has exacerbated erosion in the area. In response, V. Walsh asked if the Town had developed or is developing a long-term plan for the neighboring section of Cadish Avenue, to which C. Krahforst said that he is not aware of one.

C. Krahforst questioned if the proposed wall would redirect water. V. Walsh said that in order to protect their homes, her and neighboring properties install temporary plywood barriers during storms and winter months to keep rocks from pelting the homes. As proposed, the wall will allow water to flow through, but keep rocks from ending up on the lawn. R. Bush of 120 Cadish Ave. asked that if water is re-routed towards her home after the wall is constructed, what recourse she will have once it is constructed. V. Walsh said that there will be an opening in the wall at the existing path to the front of the home and the wall will have additional small openings throughout to allow water to flow through. The Commission added that it would be hard to ascertain if any damage is caused from creation of the proposed wall or from a storm. C. Krahforst noted that because 118 Cadish Avenue and the abutting properties currently install temporary plywood barriers, the wall would be an improvement to existing conditions.

One Special Condition was added as follows:

S12. The area in front of the walkway must remain open. This condition is ongoing and will not expire at the end of three years.

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

**Certificate of Compliance Requests**

216 Nantasket Rd. (SE35-1144) – P. Epstein **Motion**, L. Sorgi **2<sup>nd</sup>**, **vote** 5-0; CoC issued.

361 Beach Ave. (SE35-1262) – P. Epstein **Motion**, L. Sorgi **2<sup>nd</sup>**, **vote** 5-0; CoC issued.

49 Edgewater Rd. (SE35-935) – P. Epstein **Motion**, L. Sorgi **2<sup>nd</sup>**, **vote** 5-0; CoC issued.

**New Business**

10 Dighton Landscape Plan: Steve Kellem (owner) and David Ray (representative) were present to discuss a proposed landscaping plan. In 2016, the property came before the Commission. A special condition of the permit noted that the approved project did not include any landscaping or walkways and therefore when a landscape plan was developed, it would need to be approved by the Commission. S. Kellem stated that in order to construct the driveway as permitted, grading and installation of three retaining walls are needed on the left of the home are needed. Cedars will be planted on the right of the home and a vegetated spray will be used on the rock slope. The Commission reviewed the provided plan. – P. Epstein **Motion**, L. Sorgi **2<sup>nd</sup>**, **vote** 5-0; approve the landscape plan as presented with the following conditions 1) there must be a controlled application of the vegetative spray and 2) the plantings must survive three years.

98 Salisbury St. Vegetation removal and sand pile: Michael Aizenstadt (owner) and David Ray (representative) were present to discuss deviations from permit SE35-1346 and potential violations. D. Ray stated that construction on the project ceased after the owner received a letter dated May 22, 2017 from the Conservation Administrator. C. Krahforst drafted the letter after noticed a substantial pile of sand material stored on site and extensive removal of vegetation. D. Ray stated that the vegetation that was on the site included Poison Oak, Sumac, and briars. The vegetation was removed in order to construct the home and to allow access to the area of the permitted patio. In order to properly clear the vegetation, 6-8" of soil was removed; the fill was

brought in to topcoat the site and then 6" of loam will be installed. The Commission stated that this work had not been properly described during the permitting process. The Commission then discussed installation of concrete stairs down the coastal bank. D. Ray said that the stairs run along a ledge outcrop and are located where the ground is impervious. He did state that the stairs are bigger than he originally anticipated. M. Aizenstadt stated that when he requested and was granted a minor amendment for the slight location change of the patio, the plan showed concrete stairs. D. Ray added that because the property is still in construction stage, the stairs are not finished and are not an accurate representation of what they will look like post-construction. He stated that the stairs will blend in with the landscape once finished. He confirmed that no more stairs will be installed. The Commission agreed that the plan presented for the minor amendment shows the concrete stairs, but stated that the change in the design of the stairs was not clear. The Commission noted that no landscape plan has been presented. M. Aizenstadt said that one will be prepared and will be submitted later in the summer. The plan will include a proposed location for a shed. The Commission determined that construction of the permitted home can continue, but reminded D. Ray and M. Aizenstadt that if the plan changes in any other way, they must first seek approval.

Discussion on coastal dune function (e.g. 14 Gun Rock Ave)

Correspondence: The Commission reviewed two pieces of correspondence submitted by Michael Collins regarding SE35-1245.

Stamped Plan: Holbrook Ave: S. Clarren stated that the Conservation Department received a stamped plan for the recently permitted Holbrook Ave. revetment.

8 S Street Inquiry: C. Krahforst stated that Philip Donohue Sr. (applicant for SE35-1356) had inquired if it would be possible to center the permitted new single family home on the lot, to comply with zoning. The home will not change in size. – P. Epstein **Motion**, L. Sorgi **2<sup>nd</sup>**, **vote** 5-0; approve minor amendment.

**9:45** Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 6-0;  
It was **voted** to: Adjourn