



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor

Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

TUESDAY, July 11, 2017

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

Members Absent: Paul Epstein, Sheila Connor, Chair

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

Minutes: No minutes.

7:30 Call to order

7:35 54 Manomet Ave., Map 25/Lot 019 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Shelley Aronson** for work described as **construct 300 sq. ft. patio.**

Representatives: Mark and Shelley Aronson (owners)

Abutters/Others: none present

Documents: "Certification of Plan [annotated]" – Michael P. Antonio – 9/21/2009

M. Aronson introduced the proposed project which involves removing grass and installing a permeable paver patio. The pavers will be flush with grade.

- Upon a **motion** by S. Bannen **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**.

7:40 301 & 303 Beach Ave., Map 13/Lots 134 & 133 (SE35-XXXX) Opening of a Public Hearing on the **Notice of Intent** filed by **Catherine Gibson** for work described as **install 130' of granite curbing and construct 432 sq. ft. patio.**

Representatives: Mike Gibson

Abutters/Others: none present

Documents: "301/303 Beach Ave Plan" – 06/27/2017

"Aberdeen [specifications] – Techo-Bloc – n.d.

M. Gibson presented the proposed plan which involves replacing existing deteriorated curbing. The Commission noted that the plan shows the curbing along Beach Avenue, but it is actually the RR Bed; the plan was annotated to show the correct 'street' name. The Commission then expressed concern over the plan, which is not clear of property lines and stated that some of the work may not be on either 301 or 303 Beach Ave. The Commission requested the applicants to provide further information, and possibly a surveyed plan, showing property boundaries.

M. Gibson then stated that the proposed patio will be in the front of the home and will be techo-bloc pavers set in mason sand. The Commission questioned the permeability of mason sand and asked that M. Gibson confirm at the next hearing. The Commission then noted that no DEP File number had been issued.

- Upon a **motion** by S. Bannen **2nd** by E. Fish and a **vote** of 4-0;

It was **voted** to:

Continue the Public Hearing to July 25, 2017 at a time TBD.

7:45 4 Atlantic Ave., Map 55/Lot 007 (SE35-1371) Continuation of a Public Hearing on the **Notice of Intent** filed by **K & E Construction** for work described as **raze existing single family dwelling and construct single family home.**

Representatives: Kevin Grady

Abutters/Others: C. Anne Murray

Documents: "Site Plan" – Kevin S. Grady – 07/06/2016, last rev. 07/12/2017

K. Grady presented the proposed project and stated that the hearing had been continued conduct a coastal dune analysis, which has since been done. He stated that Jon Zimmer provided an analysis and came to the conclusion that the property is not on a functioning dune, according to the regulations. The Commission discussed the Coastal Dune Analysis letter and whether to accept it. A Commissioner stated that they agreed with the letter, with the caveat that the property has a lot of water crossing over it during severe coastal storms. A slab is proposed for the garage, but everything else will be elevated. Although the area underneath the home will have privacy slats, it will still allow any water to flow through the property. C. Anne Murray of 1 Summit Ave. stated that she spoke with John Struzziery, Director of Wastewater Operations/Assistant Director of Public Works about the proposed sewer connection and how it currently backs up every few years; Struzziery agreed to look into the proposed system again. She then said that she is concerned about the home being elevated as it currently blocks debris during severe storms. The Commission stated that enhancing the natural flow of water and reducing the channelization of water is encouraged. She then asked if a building permit has been filed, to which K. Grady said no.

Three Special Conditions were added as follows:

S12. Any septic system must be removed and properly disposed of. The plan needs to show the exact location of the septic system.

S13. The applicant or representative must provide proof of the Town's approval and commitment to connect the property to the town sewage line.

S14. A plan showing the location of the manhole must be submitted to the Conservation Department.

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

It was **voted** to:

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

8:20 183 Beach Ave., Map 17/Lot 014 (SE35-1372) Opening of a Public Hearing on the **Notice of Intent** filed by **Peter Bourikas** for work described as **remove and replace existing wall; remove existing patio and replace with permeable pavers**.

Representatives: Peter and Susan Bourikas

Abutters/Others: none present

Documents: "Plan Showing Proposed Addition [annotated] – Peter G. Hoyt – 08/21/2002, annotated 2017
"Belair Wall [specifications]" – Belgard – n. d. [introduced]
"Thornbury-Unilock Commercial [specifications]" – Thornbury – n.d. [introduced]

P. Bourikas presented the proposed project. He stated that there is an existing 'L' shaped wall on his property that is in disrepair. He would like to remove and replace the wall and then remove the existing concrete patio behind it and replace that with permeable pavers. He then stated that on the A Street side of his property there is an overgrown garden and a short wall. The plants will be removed and replanted and the short wall will be removed and replaced with a 1.5' high wall. The Commission stated that solid walls are discouraged in flood zones, as they redirect flood waters to neighboring properties. If one is being repaired, it is permissible, but replacing it is not. The proposed curbing wall can be removed will not exceed 6" high. P. Bourikas asked if the larger wall could be repaired and if the corner pier of it can be removed and smoothed over, to which the Commission agreed. P. Bourikas then stated that he would like to repair the front stairs using the existing concrete. The stairs will be reconfigured and the wings will be removed.

Three Special Conditions were added as follows:

S12. The permitted work involves repairing the stairs and existing wall. The existing asphalt patio will be removed and replaced with a permeable surface.

S13. No stone dust is permitted.

S14. The wall (curbing) along A Street may only be 6" high.

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

It was **voted** to:

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

8:41 712 Nantasket Ave., Map 17/Lot 137 (SE35-1373) Opening of a Public Hearing on the Notice of Intent filed by the Burke Family Trust for work described as construct a new single family home.

Representatives: Andrew Burke; Erica Gould-Burke; David Megna (Builder)

Abutters/Others: none present

Documents: "Existing Conditions Plan" – Romanelli Associates Inc. – 07/25/2016, last rev. 0516/2017
"Foundation Plan" – Steven A. Bogle – 6/27/2017

D. Megna presented the proposed project which involves constructing a single family home on a vacant lot. The property falls within flood zone AE 10' and the home will be FEMA compliant. The foundation will be raised to elevation 12' and the knee wall will have flood vents. The proposed garage will be at grade. All utilities will be above BFE. A supplemental plan was provided, showing two changes; the driveway will be permeable (no stone dust) and is smaller in size. The Commission asked if there will be any change in the topography of the lot, to which D. Megna said no. The Commission asked if any other ground work is proposed, to which the D. Megna said that a small cement pad will be installed for the A/C units, which will be above the flood zone.

One Special Condition was added as follows:

S12. French drains are to be installed at the two rear corners of the building to control roof runoff and drainage to the property

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

It was **voted** to:

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

8:05 25 Beach Ave., Map 27/Lot 010 Opening of a Public Hearing on the Request for Determination of Applicability filed by Christian Krahforst for work described as remove invasive wheat-type vegetation from dune.

Representatives: Chris Krahforst

Abutters/Others: none present

Documents: "Invasive Wheat on Dunes [picture]" 06/17/2017

C. Krahforst introduced the proposed project which involves removing an invasive wheat species from the dune in front of his home. The invasive species has not spread and the native species are so dense that no re-vegetation will be needed. The Commission suggested removing the top of the heads of the plant and having it die naturally, to which C. Krahforst agreed.

- Upon a **motion** by S. Bannen **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**.

Certificate of Compliance Requests

196 Atlantic Avenue (SE35-1035) – The Commission stated that the plan does not accurately reflect what was constructed. C. Krahforst agreed to follow-up with the homeowner.

201 Beach Avenue (SE35-1223) – The Commission noted that a permeable patio was permitted, but polymerized sand was used, which is impervious. C. Krahforst agreed to follow-up with the homeowner.

183 Beach Avenue (NE35-617) – S. Bannen **Motion**, E. Fish **2nd**, **vote** 4-0; CoC issued.

183 Beach Avenue (NE35-812) – S. Bannen **Motion**, E. Fish **2nd**, **vote** 4-0; CoC issued.

9:07 Upon a **motion** by S. Bannen and **2nd** by L. Sorgi and a **vote** of 4-0;

It was **voted** to: Adjourn