



HULL CONSERVATION COMMISSION

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TUESDAY, July 25, 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: Upon a **motion** by E. Fish **2nd** by L. Sorgi and a **vote** of 5-0;
It was **voted** to: Approve the Minutes of June 13, 2017 as amended

7:30 Call to order

7:35 161 Beach Ave., Map 19/Lot 066 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Frank Frazier** for work described as **install a ground water irrigation well**.

Representatives: Frank Frazier

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 8/12/2013, annotated 07/11/2017
"Fwd: Well Water Quality [email]" – 07/16/2017
"Well water comparison, my well" – September 2016

F. Frazier presented the proposed project. He stated that C. Krahforst had provided him with standards for installing irrigation wells. The 25' deep well will connect to the same water source as neighboring areas. F. Frazier introduced well water quality data from 145 Beach Ave. and a test pit on his property. The Commission noted that the data shows a high amount of sodium which indicates that there is salt water in the system. The Commission said that no one should drink the well water and that he should keep an eye on the health of the vegetation.

- Upon a **motion** by P. Paquin **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 30 Sunset Ave., Map 16/Lot 003 Opening of a Public Hearing on the **Notice of Intent** filed by **Harry Meade** for work described as **replace 3'x16' removable metal stairs over water**.

Representatives: Harry Meade and Erica Schwartz

Abutters/Others: none present

Documents: "Location of Proposed Stairs" – n.d.
"Stairs to the Bay [PowerPoint Slides]" – 7/25/2017 [introduced]

H. Meade presented the proposed project. He provided a handout of PowerPoint slides. He stated that there are existing posts from a previous set of stairs to the bay and a cement pad in the water. A removable set of stairs with 14 steps is proposed; the stairs will rest on the existing concrete pad. H. Meade stated that the stairs will be removed in the winter.

One Special Condition was added as follows:

S12. The permitted seasonal stairs must be removed annually no later than November 1st and can be installed no earlier than April 1st. This condition is ongoing and will not expire at the end of three years.

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

7:45 Corner of Fitzpatrick Way and Nantasket Ave. (SE35-XXXX) Opening of a Public Hearing on the **Notice of Intent** file by **James Dow, Hull DPW**, for work described as **Repair failing storm drain pipe and outlet located in the intertidal beach**.

Representatives: Chris Krahforst

Abutters/Others: none present

Documents: "Plan of Action for XYZ Street Drainage Emergency Repair" – 7/12/2017

C. Krahforst introduced the project on behalf of the Town. A pipe has been onsite for approximately 50 years and was replaced nearly 5 years ago. However, the newer pipe was too light and is now exposed. The

drainage pipe and outlet located in the intertidal area has structurally failed because of anchoring failure. Currently the drainage pipe moves vertically up and down, driven by changes in water level caused by the tidal exchange. The proposed plan involves removing a 14' section of broken pipe and replacing it with a 12" diameter ductile iron pipe. In order to do the work, existing sand, cobble and anchoring stones will be removed in order to regain proper pitch. Some minor excavation is needed to gain access to existing pipe and set replacement pipe at proper grade. The new pipe will be laid in the existing footprint and secured using steel anchors. He noted that the Division of Marine Fisheries had no comments or issues with the proposed work. The Commission suggested that the new pipe be deeper than the previous one because when boats wash up onto the shore, heavy machinery runs over the area. The Commission then questioned if the stormdrain should be filtered, to which C. Krahforst said that it is an emergency, so it does not have to be. He noted that no DEP File Number has been issued, so the Commission cannot vote on the project.

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

It was **voted** to:

Continue the Public Hearing to August 9, 2017 at a time TBD.

Certificate of Compliance Requests

10 Dighton St. (SE35-1310) – Steve Kellem was present. He stated that the project was built in substantial compliance and requested a CoC be issued. The Commission noted that there was some pooling and runoff to the Bay from the property. S. Kellem disagreed and added that gutters may be installed. The Commission determined that another site visit will be needed and suggested that the gutters be installed prior to a CoC being issued. – **no action**

128 Atlantic Ave (SE35-1234) – P. Paquin **Motion**, L. Sorgi **2nd**, **vote** 5-0; CoC issued.

134 Atlantic Ave (SE35-1212) – The Commission stated that on the site visit, they noticed the area underneath the home was being used as storage. The Commission stated that the home was elevated and when the area floods, anything underneath the home will likely be moved. The Commission requested that C. Krahforst touch base with the homeowners regarding this issue. **No action.**

138 Atlantic Ave (SE35-1188) – P. Paquin **Motion**, L. Sorgi **2nd**, **vote** 5-0; CoC issued.

139 Atlantic Ave (SE35-1250) – P. Paquin **Motion**, L. Sorgi **2nd**, **vote** 5-0; CoC issued.

196 Atlantic Avenue (SE35-1035) – **no action**

201 Beach Avenue (SE35-1223) – **no action**

New Business

67 Hampton Circle (SE35-1332) minor amendment: Kim and Jae Park and David Ray and were present. D. Ray stated that the project came before the Commission in 2016. Most of the project was permitted, but the Commission was not able to view the proposed patio and retaining wall and therefore permitted everything else. D. Ray stated that during construction of the permitted project, the existing retaining wall failed, so the retaining wall had been constructed. S. Clarren noted that the original filing and public notice and public hearing included information pertaining to the retaining wall and patio. The Commission agreed that a minor amendment for the two items was permissible. – P. Paquin **Motion**, L. Sorgi **2nd**, **vote** 5-0; CoC issued.

266 Nantasket Rd.: R. Hulverson asked the Commission questions regarding if the area along the coastal bank was buildable. The Commission said that the resource areas cannot be negatively impacted by construction and that the coastal bank in the area is vulnerable.

Community Preservation Commission appointment: no discussion

Pemberton Pier: S. Clarren informed the Commission about an inquiry she received regarding fueling off of Pemberton Pier. After speaking with the Harbormaster, it was concluded that current permits for this activity are issued by the Fire Prevention Officer.

Site Visits: The Commission determined that site visits will continue to take place on the Tuesday evenings when there is not a meeting scheduled.

Holbrook Ave: S. Clarren relayed an inquiry from a homeowner who would like to file a NOI to construct a new home under the proposed revisions of the flood maps. The Commission stated that they are required to review projects under current regulations and flood maps.

Utilities: The Commission stated that construction of new utilities in flood zones should be FEMA compliant.

9:30 Upon a **motion** by P. Paquin and **2nd** by L. Sorgi and a **vote** of 5-0;

It was **voted** to: Adjourn.