



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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June 13, 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 S. Bannen **2nd** by L. Sorgi and a **vote** of 6-0;
It was **voted** to: Approve the Minutes of April 13, 2017 as amended
It was **voted** to: Approve the Minutes of April 25, 2017 as amended
It was **voted** to: Approve the Minutes of May 30, 2017 as amended

7:30 Call to order

7:39 12 Stafford Rd., Map 26/Lot 139 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **James Regan** for work described as **replace and extend existing front porch.**

Representatives: James Regan

Abutters/Others: none present

Documents: "New Deck 12 Stafford Road" – 05/24/2017

J. Regan presented the proposed project. Originally, the project started off as a repair, but after further examination, it was not possible. The existing front porch will be bumped out an additional 42" than the previous deck. The existing deck over the garage will be removed and replaced with a total of 9 new, compliant footings.

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 6-0;

It was **voted** to:

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

7:50 0 Nantasket Rd., Map 31/Lot 024-A Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Catholic Charities Sunset Point Camp** for work described as **remove and replace existing fence.**

Representatives: Beth Chambers; Jeremiah Cahalane

Abutters/Others: Maureen Gillis (173 Nantasket Rd)

Documents: "Certified Plot Plan [annotated]" – n.d.

B. Chambers presented the proposed project. Recent storms have destroyed the existing chain-linked fence on the bayside of Nantasket Road. The proposed project would be to remove the existing fence and replace it with a wooden fence. J. Cahalane stated that the metal fence will be removed and the area will be backfilled to grade. M. Gills of 173 Nantasket Rd. stated that she was in favor of the project.

Two Special Conditions were added as follows:

- 1) Material being used must follow the specifications that were provided.
- 2) The removal of old fence & concrete must be removed and disposed of in an environmental friendly manner.

- Upon a **motion** by S. Bannen **2nd** by E. Fish and a **vote** of 6-0;

It was **voted** to:

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

7:45 3 Vernon Ave., Map 24/Lot 139 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Pamela Lindberg** for work described as **construct 345 sq. ft. permeable patio, replace existing side patio, and construct permeable front walkway.**

Representatives: Pam Lindberg; Neil Budden

Abutters/Others: none present

Documents: "3 Vernon Avenue Patio Plan [annotated]" – 05/23/2017

N. Budden presented the proposed project which involves construction a 23' x 15' patio in the rear of the home using permeable materials. The bottom layer will be ¾" stone, then pavers, then all joints will be filled with pea stone. The

existing side patio will be removed and replaced with the same material as proposed for the back patio. There is also an existing front walkway consisting of flagstones which will be removed and replaced with like materials.

- Upon a **motion** by S. Bannen **2nd** by E. Fish and a **vote** of 6-0;

It was **voted** to:

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

7:50 172 Atlantic Ave., Map 52/Lot 013 Opening of a Public Hearing on the **Request to Amend the Order of Conditions** filed by **Rick Hulverson** for work described as **construct utility platform and construct fence**.

Representatives: Rick Hulverson

Abutters/Others: Barbara Barry (184 Atlantic Ave)

Documents: "Existing and Proposed Conditions Plan (annotated)" – David G. Ray – 01/08/2015

R. Hulverson presented the proposed project. He stated that the work has already started, but when he discovered the additional work to his existing Order needed to be permitted, work has stopped. The additional work proposed includes installing a privacy fence and an elevation platform for A/C units. The Commission stated that the utility platform must be elevated to be FEMA compliant and stated that the fence should allow water to flow through. The Commission stated that on-site, they noted that the driveway was under construction; it was confirmed that this had already been permitted.

R. Hulverson stated that the homeowners would like to replace the existing cement planter on the seawall with a removable bench with pins. The Commission noted that the area is not on Town land and that as long as it is a seasonal bench and the plan is annotated, it is permissible.

Three Special Conditions was added as follows:

S12. The HVAC utility platform must be elevated to the finished first floor elevation. The area underneath the platform cannot be enclosed. This condition is ongoing and will not expire at the end of three years.

S13. A seasonal bench may be installed. The seasonal bench must be removed no later than November 1st of each year and cannot be installed before April 1st of each year. The seasonal bench must also be removed during major storms at any time of the year. Removal and storage of the bench is the responsibility of the homeowner. This condition is ongoing and will not expire at the end of three years.

S14. The permitted fence must be constructed as presented; a minimum of 12" off of the ground and a minimum of 1" gap between each slat.

- Upon a **motion** by S. Bannen **2nd** by L. Sorgi and a **vote** of 6-0;

It was **voted** to:

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

Certificate of Compliance Requests

415 Newport Ave (SE35-1342) – The Commission noted that the project is not in compliance with the Plan of Record. No action.

361 Beach Ave (SE35-1262) – The Commission had approved issuance of a CoC at their last meeting, but S. Clarren discovered a clerical error on the form. The corrected CoC was signed.

New Business

12 Sunset Ave – revised plans: C. Krahforst stated that through the Ch. 91 License process, DEP determined that the deck should be smaller than what was permitted. The Commission reviewed the plan and determined it to be a minor amendment. Upon a **motion** by S. Bannen, **2nd** by L. Sorgi and a **vote** of 6-0, it was **voted** to **approve** the minor amendment.

Holbrook Ave Revetment Project – X Street access: C. Krahforst stated that construction on the Holbrook Ave revetment had begun and that he is monitoring the progress daily.

26 Beach Ave EO: C. Krahforst stated that he had issued an Enforcement Order for the property owners to remove a sign in the dune which was encouraging visitors to cross the dune at an unpermitted opening. Upon a **motion** by S. Bannen, **2nd** by L. Sorgi and a **vote** of 6-0, it was **voted** to **ratify** the Enforcement Order.

Community Preservation Commission appointment: S. Clarren stated that the Commission needs to appoint a member to the Community Preservation Commission. The Commission asked S. Clarren to discover what the time commitment will be and report at the next meeting.

9:20 Upon a **motion** by S. Bannen and **2nd** by L. Sorgi and a **vote** of 6-0;

It was **voted** to: Adjourn