



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor

Hull, MA 02045

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**TUESDAY, September 26, 2017 APPROVED**

**Members Present:** Sheila Connor, Chair, Paul Epstein, Elizabeth Fish, Lou Sorgi, Paul Paquin  
**Members Absent:** Sean Bannen  
**Staff Present:** Chris Krahforst, Conservation Administrator, Sarah Clarren, Conservation Assistant  
**Minutes:** Upon a **motion** by P. Epstein **2nd** by E. Fish and a **vote** of 5-0;  
It was **voted** to: Approve the Minutes of September 12, 2017 as amended

**7:30** Call to order  
Review Minutes

**7:35 8 X St., Map 12/Lot 041 Continuation** of a Public Hearing on the **Request of Determination of Applicability** filed by **Stephanie Kunigenas** for work described as **construct roof over existing porch; install 3 sonotubes.**

Representatives: Stephanie Kunigenas; Margaret Fullenwider

Abutters/Others: none present

Documents: "Plot Plan of Land" – Mayflower Engineering Inc. – 03/20/1991, annotated 9/26/2017  
"Porch Cross Section" – 08/30/2017  
"Roof Detail" – 08/30/2017

M. Fullenwider presented the proposed project. The deck and roof will only extend 2/3rds of the length of the home. The second level deck will have a few boards replaced.

- 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 6 Brewster St., Map 19/Lot 126 (SE35-XXXX) Continuation** of a Public Hearing on the **Notice of Intent** filed by **David & Maria Punchard** for work described as **brick patio, pool, replace stairs in front, and construct deck.**

No one was present; a continuance had not been requested.

- 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 October 10, 2017 at a time TBD.

**7:50 12 Sunset Ave., Map 16/Lot 011 (SE35-1347) Opening** of a Public Hearing on the **Request to Amend the Order of Conditions** filed by **Scott Prouty** for work described as **install continuous concrete grade beam underneath previously permitted deck.**

Representatives: Scott Prouty

Abutters/Others: none present

Documents: "12 Sunset Ave. Hull, MA Modification" – n.d.  
"Regarding Pier/Deck Structure... [letter]" – Paul Bonarrigo – 9/22/2017  
"Revetment Grade Beam [letter]" – Michael F. Clark – 09/22/2017

The Commission reviewed letters that were submitted by the applicant's engineers. C. Krahforst stated that he spoke with the Building Commissioner about the project, who stated that the department had not dealt with a structure similar to the proposed one before. He noted that a structural and civil engineer approved the proposed plan. C. Krahforst then stated that he had spoken to the Town Manager about the project and because the seawall is likely owned by the Town, the applicant must seek approval from the Board of Selectmen. The Commission determined that the applicant should speak to the Selectmen prior to issuance of an Amended Order. The Commission then discussed potential Special Conditions which include: 1) the owner of 12 Sunset Avenue will be responsible for picking up any cement/unnatural material that comes off of the deck/pier; 2) if the structure causes any erosion to the area, the owner of 12 Sunset Ave. will be responsible for correcting the issue. C. Krahforst noted

that the amendment request also must be sent, reviewed, and approved by the Division of Marine Fisheries, prior to the Commission voting on the hearing.

- 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 October 24, 2017 at a time TBD.

**7:55 Nantasket Rd., between Clifton Ave. and Nantasket Ave. Opening** of a Public Hearing on the **Request of Determination of Applicability** filed by **Jim Dow, DPW** for work described as **curb-to curb full depth reclamation and re-paving. No work on or alteration of drainage systems.**

Representatives: Chris Krahforst

Abutters/Others: none present

Documents: "Construction Plan Nantasket Road" – BETA – 09/13/2017

C. Krahforst noted that the filing is 'after the fact.' The Commission stated that street work should always include improvements to drainage system and that projects should be filed in the planning stages of the work. The Commission noted that the work was meticulous and the resource areas were not impacted by the work, as the project just replaced what was existing.

- 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**.

**8:00 Street endings along Beach Avenue from Malta to L Streets (SE35-1380), Continuation** of a Public Hearing on the **Notice of Intent** filed by **the Town of Hull** for work described as **maintenance of pedestrian dune crossings.**

The applicant has requested a continuance to 10/24/17 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 October 24, 2017 at a time TBD.

### **Certificate of Compliance Requests**

202 N. Truro (SE35-1285) – P. Epstein **Motion**, L. Sorgi **2<sup>nd</sup>**, **vote** 5-0; CoC issued.

9-A Marina Drive (SE35-1030) – continued to the next meeting

### **New Business**

Crescent Beach Seawall – revisions: The Commission reviewed the materials that had been provided by Kevin Mooney electronically. The Commission determined that the changes would require an Amendment. C. Krahforst will follow up.

Parking Lots: C. Krahforst stated that the new Bio Map layer is out, but the Coburn St. parking lots have not been designated as Piping Plover habitat, despite it being known to be a nesting area. He is in contact with Fish & Wildlife on the matter.

Pt. Allerton: C. Krahforst stated that there may be a freshwater spring on Pt. Allerton as clean, fresh water has been noted in the cove. The Conservation Department is interested in pursuing delineation, as it may be a natural resource protected under the WPA. Funds are available for delineation.

Site Visits: The Commission determined to continue Tuesday night site visits for one more week and then to switch to Sunday morning site visits.

Quarterly Report: The Commission reviewed the prepared Quarterly Report. The only change discussed was adding a comment on how long the vacant seat has been opened. Epstein, Sorgi 5-0 as amended.

MACC—conference and electronic resources: S. Clarren stated that MACC is having their Annual Fall Conference on Saturday, October 28<sup>th</sup>. If any member is interested in attending, S. Clarren will sign them up. She then noted that MACC has invaluable online resources included with the Commission's membership and she will send the Commission a link.

301/303 Beach Ave Signature Page: The Commission approved 301/303 Beach Avenue on 8/26, but only one signature page had been provided. The Commission signed the signature page.

**9:16** Upon a **motion** by P. Epstein and **2nd** by L. Sorgi and a **vote** of 5-0;  
It was **voted** to: Adjourn.