



## HULL CONSERVATION COMMISSION

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

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**TUESDAY, October 10, 2017**

**Members Present:** Sean Bannen Paul Epstein, Elizabeth Fish, Lou Sorgi, Paul Paquin, Acting Chair  
**Members Absent:** Sheila Connor, Chair,  
**Staff Present:** Chris Krahforst, Conservation Administrator, Sarah Clarren, Conservation Assistant  
**Minutes:** Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0;  
It was **voted** to: Approve the Minutes of September 26, 2017 as amended

**7:35** Call to order

**7:35 246 Nantasket Rd., Map 32/Lot 005 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Karen Kenyan** for work described as **construct 24.5' x 14.8' deck**.

Representatives: John and Karen Kenyan

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan – David G. Ray – 07/27/2017, last rev. 10/09/2017

J. Kenyan presented a revised plan showing the deck 1' shorter, as required by the Zoning Board of Appeals. The pre-existing deck was failing, so they want to demolish, rebuild, and extend. 7 new sonotubes were constructed.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen 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**.

**7:42 171 Spring St., Map 03/Lot 033 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Josh & Heather Swimm** for work described as **construct 16 x 20 rear deck**.

Representatives: Josh Swimm

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan [annotated] – David G. Ray – 05/11/2006

J. Swimm introduced the proposed project to construct a 16' x 20' deck on 8 new footings. Most of the deck will be over an existing impervious patio. The Commission noted that the work falls within a buffer zone to a wetland and although the delineation is over three years old, the work will not impact the wetland. If any additional work is to be done, the wetlands must be re-delineated. The Commission noted that a pool is shown on the plan, but there is no pool; the plan was annotated. The Commission then noted that the fence on the property has a gate that leads into the wetland and stated that the wetland should remain undisturbed, to which J. Swimm agreed.

Two Special Conditions were added as follows:

- 1) No dumping is permitted in the wetlands
- 2) Removal of vegetation is prohibited in the wetlands.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen 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**.

**7:48 11 K St. Map 14/Lot 061. Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Paul Miner** for work described as **replace crushed stone driveway with permeable pavers**.

Representatives: none present

Abutters/Others: none present

Documents: "Plot Plan" – 09/25/2017

Although no one was present for the hearing, the Commission determined that the project is straightforward and will not impact any resource areas.

One Special Condition was added as follows:

- 1) No stone dust is permitted.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen 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**.

**7:50 102 Revere St., Map 25/Lot 086 Opening of a Public Hearing on the Request for Determination of Applicability** filed by **Stephen Wilkins** for work described as **remove and replace existing concrete walkway**.

Representatives: Stephen Wilkins

Abutters/Others: none present

Documents: "Sidewalk Plan" – 09/27/2017

S. Wilkins introduced the proposed project which involves removing and replacing the sidewalk. He stated that the current sidewalk is a safety hazard. The Commission noted that the work is within a Velocity Zone, but the work will improve safety and the footprint will not increase.

One Special Condition was added as follows

1) Curbing cannot be higher than 4"

- Upon a **motion** by P. Epstein **2nd** by S. Bannen 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**.

**8:05 6 Brewster St., Map 19/Lot 126 (SE35-1382) Continuation of a Public Hearing on the Notice of Intent** filed by **David & Marcia Punchard** for work described as **brick patio, pool, replace stairs in front, and construct deck**.

Representatives: Marcia Punchard

Abutters/Others: none present

Documents: "Proposed plan to install pavers" – n.d.

Since the last hearing a DEP File # has been issued.

M. Punchard stated that she was unable to get a letter from her abutters permitting the work, as she doesn't have a surveyed plan and some work may be on the abutting properties. The Commission stated that they need to know where exactly the work is proposed and the provided plan is not accurate. The Commission decided to conduct a second site visit to see how close the work falls to property lines. The Commission noted that at the last hearing, M. Punchard agreed to bring her contractor, but he is not present. The Commission discussed potential special conditions which include 1) the contractor cannot start work until meeting with the Conservation Administrator and 2) the bricks must be placed in order to allow water to percolate into the ground.

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

It was **voted** to:

**Continue** the Public Hearing to October 24, 2017 at a time TBD.

**8:22 22 Gun Rock Ave., Map 52/Lot 070 (SE35-1293) Continuation of a Public Hearing on the Request to Amend Order of Conditions** filed by **Corina Harper** for work described as **gravel drive**.

Representatives: Corina Harper

Abutters/Others: Denise Heavern (18 Gun Rock Ave.)

Documents: "Site Plan" – Lawrence P. Silva – 09/10/2015, last rev. 07/24/2017

"REPORT" – Jim Markella – 10/28/2017

C. Krahforst began by stating that the hearing was continued from 9/12 in order to allow Town Counsel to review the information regarding ownership of the 'Avenue'. A title search was provided to the Commission and C. Krahforst read the summary of the findings aloud, which is included as part of the record. The Commission determined that by removing asphalt and replacing it with a mix of sod and gravel, the resource areas are better post-project. D. Heavern of 18 Gun Rock Ave. stated that she is in support of the project.

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

It was **voted** to:

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

**Certificate of Compliance Requests**

1-A Marina Drive (SE35-1030) – P. Epstein **Motion**, L. Sorgi **2nd**, **vote** 5-0; CoC issued.

**New Business**

927 Nantasket Ave: Michael Parks was present to request a minor amendment to his Order of Conditions. Some work is within 10' of the coastal bank; the Commission determined that a major amendment would be needed. M. Parks stated that he would file in the morning.

Special/Standard Conditions: The Commission determined that they would review conditions during a Special Meeting.

Site Visits: The Commission determined to move site visits to Sunday mornings.

Special Meeting: The Commission discussed potential days for a special meeting to discuss a variety of conservation issues. The Commission determined that Tuesday, November 7<sup>th</sup> would work best. The Commission agreed to send S. Clarren and C. Krahforst topics for discussion.

Conservation Calendar: The Commission reviewed the meeting schedule and submission deadlines.

Re-Appointments: The Commission discussed the open position and potential quorum issues. P. Epstein agreed to draft a letter for the Commission to review at the next meeting regarding re-appointments.

Thank you note-Recycling: The Commission noted that the Board of Health was successful in passing a policy requiring trash haulers to mandate recycling. P. Paquin agreed to draft a thank-you note on behalf of the Commission for review and the next meeting.

Path Opening: C. Krahforst provided a picture of an unpermitted path opening. The Commission said that a letter of violation should be drafted.

12 Sunset: C. Krahforst stated that the Conservation Department received a letter from the Division of Marine Fisheries regarding the proposed amendment to SE35-1347. The Commission will review the letter for the next meeting.

Quanset Road: C. Krahforst stated that unpermitted work occurred on Quanset Road, which bisects Conservation Land. He is working with the Town to resolve the matter.

**9:46** Upon a **motion** by P. Epstein and **2nd** by L. Sorgi and a **vote** of 5-0;  
It was **voted** to: Adjourn.