



## HULL CONSERVATION COMMISSION

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**TUESDAY, October 24, 2017 APPROVED**

**Members Present:** Sheila Connor, Chair, Sean Bannen, Paul Epstein, Elizabeth Fish, Lou Sorgi, Paul Paquin

**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 October 10, 2017 as amended

**7:32** Call to order  
Review Minutes

**7:35 57 Coburn St., Map 21/Lot 033 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Edward Bornstein** for work described as **replace concrete slab with crushed stone and replace walkway with granite slabs.**

Representatives: Edward Bornstein

Abutters/Others: none present

Documents: "Work Area Map/Plan" – n.d.

P. Epstein stated that although he knows the applicant, he is able to remain impartial.

E. Bornstein stated that the project involves installing gravel underneath the previously permitted deck. Additionally, he would like to remove the existing impervious walkway and replace it with 2'x2' granite stones set in a gravel or sand base.

- 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**.

**7:45 349 Beach Ave., Map 12/Lot 076 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Rebecca Lewis** for work described as **repair existing walkway and install crushed shell.**

Representatives: Rebecca and Brad Lewis; Tony Truglia; David G. Ray

Abutters/Others: none present

Documents: "Location of Access Path to 349 Beach Ave" – 08/21/2017

R. Lewis stated that they have an easement to access their property and it is hard to walk on. The project would consist of installing crushed shell.

- 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**.

**7:51 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.**

No one was present.

- 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 11/14/2017 at a time to be determined.

**7:52 927 Nantasket Ave., Map 009/Lot 005 (SE35-1263) Opening** of a Public Hearing on the Request to Amend the Order of Conditions filed by Michael Parks for work described as replace and extend existing foundation wall, stone walkway, construct 2 footings underneath existing deck. **The applicant withdrew their application.**

C. Krahforst informed the Commission that after intensive review of the plans, the project is just outside the Commission's jurisdiction; therefore the applicant withdrew their application.

**7:55 247 Beach Ave., Map 15/Lot 084 (SE35-1383) Opening of a Public Hearing on the Notice of Intent** filed by Tim Clifford for work described as replacement of deteriorating wall and sidewalk and install patio. **The applicant requested a continuance until 11/28/17.**

- 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 11/14/2017 at a time to be determined.

**8:00 14 Montana Ave., Map 51/Lot 003 (SE35-1385) Opening of a Public Hearing on the Notice of Intent** filed by **Maureen Koelsch** for work described as **demolish single story home and construct new second story home.**

Representatives: Maureen and Gregory Koelsch; David Ray; Henry Holmes

Abutters/Others: Susan Hagstrom (9 Montana)

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 09/29/2017, last rev. 10/16/2017  
"Foundation Plan" – Jesse J. Kropelnicki – 10/15/2017

D. Ray presented the proposed project which involves demolishing the existing home and constructing a FEMA compliant foundation with floodvents. The first floor will be located at approximately 19.1', which will give the home 2' of freeboard. There will be a 2 car garage at elevation 18.1' with a crushed stone drive. A deck is proposed on the Straits Pond side of the home. He stated that the home is slightly bigger than the previous home and will be closer to the ocean; the home will comply with the side and rear setbacks.

As part of the project, the end of Montana Avenue will be paved and there will be a turnaround permeable paver area. Additionally, a 10' x 8' shed is proposed behind a proposed retaining wall near the crushed seashell parking area. Permeable pavers are proposed behind the proposed garage and underneath the proposed deck.

The Commission asked if roof runoff can be captured onsite, to which D. Ray stated that downspouts will release water onto permeable pavers gravel, which will allow water to infiltrate into the ground. The Commission asked what maintenance would be required to ensure the permeable areas remain permeable, to which D. Ray stated that silt should not be allowed to buildup. He added that the soils aren't agreeable for drywells.

Three Special Conditions were added as follows:

S12. No stone dust is permitted.

S13. The permeable paver areas must remain permeable in perpetuity. There can be no additional runoff to abutting properties as a result of this project. This condition is ongoing and will not expire after three years.

S14. All heavy equipment must be used from the road side.

- 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** the Order of Conditions. The Order of Conditions was **signed**.

**8:05 4 Sunset Ave., Map 16/Lot 102 (SE35-1384) Opening of a Public Hearing on the Notice of Intent** filed by **John Boyd** for work described as **construct pier on piles with removable stairs.**

Representatives: John Boyd

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 10/03/2017  
"4 Sunset Avenue Pier Design" – n.d.

D. Ray introduced the proposed project which involves installing an 11' x 18' deck on 3 driven piles. The deck will be behind the MHW line. Removable aluminum stairs are proposed and will rest on the existing pad or sand.

C. Krahforst stated that the Division of Marine Fisheries should have the opportunity to comment on the project. The Commission noted that the Selectmen will need to grant approval, as the deck will attached to the seawall.

Three Special Conditions were added as follows:

S12. Prior to construction, the applicant must receive approval to tie into the seawall from the Board of Selectmen.

S13. Prior to construction, the applicant must provide the Commission with a valid Ch. 91 License.

S14. The project must meet requirements set by the Division of Marine Fisheries.

- 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** the Order of Conditions. The Order of Conditions was **signed**.

**8:35 62 & 64 Holbrook Ave., Map 10/Lots 102 & 103 (SE35-1386) Opening** of a Public Hearing on the **Notice of Intent** filed by **Jonathan Berit-Parks** for work described as **raze existing house at 62 Holbrook Ave, remove two street-front trees and install underground conduit for electrical service upgrades for 62 and 64 Holbrook Ave.**

Representatives: Jonathan and Ryan Berit-Parkes

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 05/03/2017, last rev. 06/16/2017 (annotated)

J. Berit-Parkes introduced the proposed project which involves razing the existing home at 62 Holbrook Avenue, removing two street front trees and installing underground utilities for 62 and 64 Holbrook Avenue. He stated that the trees fall under the jurisdiction of the Tree Warden and a public hearing will be held on November 1<sup>st</sup>. He stated that the existing basement will not be filled in.

Three Special Conditions were added as follows:

S12. All demolition materials will be removed from the property and legally disposed of outside of the Town of Hull.

S13. Work must be done from the streetside of the property; no heavy machinery is permitted on the coastal bank.

S14. No fill is permitted under this filing.

- 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** the Order of Conditions. The Order of Conditions was **signed**.

**8:45 12 Sunset Ave., Map 16/Lot 011 (SE35-1347) Continuation** 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.

**The applicant requested a continuance until 11/14/2017.**

### **Certificate of Compliance Requests**

#### **New Business**

Re-Appointment: The Commission discussed requesting re-appointment from the Board of Selectmen. The Commission noted that they have sent individual letters to the Selectmen seeking re-appointment and have not received a response.

Special Meeting: The Commission discussed agenda items for the upcoming 11/8 Special Meeting which include 1) reviewing Commission property, 2) public access, 3) special/standard conditions review, 4) auxiliary structures in V Zones.

Thank you note-Recycling: continued to the next meeting

Quanset Road: C. Krahforst stated that the Town will remove the existing electric utilities and will remove the reclaimed asphalt. Additionally, the area will be surveyed.

927 Nantasket Ave – 1 yr Extension Request (added 10/23/17): **P. Epstein made and S. Bannen seconded a motion to issue a 1 year extension to SE35 # 1263; the Commission voted 5-0.**

8 A St – minor amendment request (added 10/24/17): C. Krahforst stated that the applicants have requested a minor amendment to construct a permeable parking area. Additionally, the applicants request to construct a 18' x 18' marble chip parking area. The Commission determined that the proposed changes are minor and will not negatively impact any resource areas. **P. Epstein made and S. Bannen seconded a motion to grant a minor amendment request; the Commission voted 5-0.**

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