



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

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### **TUESDAY, February 13, 2018 APPROVED** **Meeting held at Town Hall (253 Atlantic Avenue)**

**Members Present:** Sheila Connor, Chair, Elizabeth Fish, Paul Epstein, Paul Paquin, Chris Oliveri, Lou Sorgi  
**Members Absent:** Sean Bannen  
**Staff Present:** Chris Krahforst, Conservation Administrator, Sarah Clarren, Assistant Conservation Administrator  
**Minutes:** Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 5-0;  
It was **voted** to: Approve the Minutes of January 23, 2018 as drafted.  
It was **voted** to: Approve the Minutes of January 9, 2018 as drafted.  
Discussion on drafted minutes of 11/14/17 and 11/28/17 continued to the next meeting.

**7:30** Call to order

**7:35** 107 Nantasket Rd., Map 28/Lot 132 Opening of a Public Hearing on the Request for Determination of Applicability filed by Paul Sullivan for work described as remove and replace existing front landing, construct 12' x 16' deck, install 40' long fence.

Representatives: Paul Sullivan

Abutters/Others: none present

Documents: "Proposed Site Plan" – Edgewood Design & Architecture, Inc. – 01/12/2018

P. Sullivan stated that the existing front steps are diagonal. He proposes removing and replacing them with stairs that are no longer diagonal. Additionally, a new deck is proposed on the left rear side. There will be no change to the grade. Approximately 6 footings will be needed. P. Sullivan then stated that the project would include installation of a fence.

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

P. Paquin recused himself.

**7:45** 43 Edgewater Rd. Map29/Lot012 Opening of a Public Hearing on the Request for Determination of Applicability filed by Paul Paquin for work described as dig one or more 12" inspection holes along existing foundation.

Representatives: Paul Paquin

Abutters/Others: none present

Documents: "As-Built Plan" – David G. Ray – 11/11/10, last rev. 06/09/2015

P. Paquin stated that he is considering demolishing and rebuilding his home. As part of the process, he was advised by a structural engineer to dig holes along the foundation to see what is underneath. He stated that there will be no change in grade and there may be up to three holes dug. The holes will be refilled with the soil on-site.

- 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**.

P. Paquin returned.

**7:47** 1 Main St, Map 05/Lot 102 (SE35-1402) Opening of a Public Hearing on the Notice of Intent filed by Kevin O'Flaherty for work described as demolish existing single family home and construct new two story house on piers.

Representatives: Jack Mitchell (builder); David Ray (Surveyor)

Abutters/Others: Bob Pahl (Hull Historic District Commission)

Documents: "Certificate of Appropriateness [HDC Permit] – HDC – 01/31/2018

“Coordinated Town Board Review of 1 Main St...” – HDC – 02/01/2018

“Public Hearing Notice [with abutter note] – John and Martha McDonough – n.d.

“Existing and Proposed Conditions Plan” – David G. Ray – 12/19/2017, last rev. 01/16/2018

“Foundation Set [pgs. 5 & 8] – Peter B. Branagan – 12/12/2017

C. Krahforst stated that the Commission received two letters from the Hull Historic District Commission. Both letters were read aloud for the record.

D. Ray presented the project which involves demolishing the existing building and constructing a new one. As the home is in a Velocity Zone, the new home will be elevated on concrete piers. He stated that concrete piers are allowed, as the property is not located on a barrier beach. Parking will be located underneath the home and there will be approximately 4' of freeboard. D. Ray stated that the home has historic significance but could not be saved due to its condition. J. Mitchell stated that the HDC has requested vegetation and fences as sight barriers and the home owners has expressed interest in high vegetation, but nothing is proposed at this time. J. Mitchell stated that at this point, the asphalt on-site will remain and the location of the egress stairs is tentative. D. Ray noted that if any significant changes are proposed, they will return to the Commission for approval. J. Mitchell stated that it is possible to install a veneer onto the piers, as directed by the HDC. C. Krahforst noted that as per the building code, the area underneath the home must remain open, so the owners will not be able to comply with one of the HDC's requests. The Commission discussed potential fences with the representatives. B. Pahl of the HDC stated that the HDC looks favorable upon picket fences. The Commission stated that the fence must not impede water. However, no fences, pavers, or landscaping is proposed at this time.

One Special Condition was added as follows:

S12. As permitted on February 14, 2018, the project does not include any landscaping, fencing, or pavers/walkways. If the applicant would like to pursue such work, they must receive approval from the Conservation Commission.

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

**8:15** 215 Nantasket Ave., Map 37/Lot 008 (SE35-1403) Opening of a Public Hearing on the Notice of Intent filed by the Department of Conservation and Recreation for work described as construct 14.6' x 32' materials shed.

Representatives: Paul Silva (DCR); Susan Kane (DCR)

Abutters/Others: none present

Documents: “32' CC Profile on Concrete Wall [annotated]” – Calhoun Superstructure Ltd. – 01/24/2012  
“[2 Pictures] – C. Krahforst – 02/13/2018

P. Silva stated that the design has changed since discussion on a salt shed began. The current proposal involves altering the existing blocks to only be two rows high. The shed will also have a much lower profile (14.6') than the initial tentative proposal. Overall, the shed will be white and will be slightly higher than the recently permitted fence. The shed will be prefabbed and will be able to hold smaller heavy equipment, such as bobcats. S. Kane stated that salt is needed on-site to maintain the DCR parking lots and to salt the sidewalks in front of the businesses.

A Commissioner asked if the DCR has a permit to use the site for salt storage, to which P. Silva stated that he was not aware of one nor the need of one. C. Krahforst stated that he visited the site and took a picture of the existing salt running off into a storm drain which discharges into Hull Bay, an ACEC. P. Silva stated that there will not be runoff if the salt is covered. C. Krahforst noted that in DEP's review of the project, they noted that a Stormwater Report is required; this will need to be submitted and reviewed prior to the Commission voting on the project. S. Kane stated that the DCR is compliant with DEP's Stormwater Regulations, but they will submit a stormwater report for the project.

- Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 6-0;  
It was **voted** to:

**Continue** the Public Hearing to February 27, 2018 at a time TBD.

**8:35** 121 Bay St., Map 33/Lot 100 (SE35-1368) Opening of a Public Hearing on the Request to Amend the Order of Conditions filed by Beatrice Bergstrom for work described as amend plan to construct two-

family home by increasing parking area by 128 sq. ft, recessing approved cantilevered porch into building, moving building 1' closer to street, and constructing two 67.5 sq. ft. porches with stairs.  
Representatives: Steve Bergstrom (representative)  
Abutters/Others: Jennifer Brown (118 Bay St)  
Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 04/24/2017, last rev. 01/31/2018

S. Bergstrom stated that the project had already received a permit from the Commission, but the Zoning Board of Appeals suggested that the project complies with the rear setback limits. He stated that the new plan shows this change along with a few other changes as stated in the public hearing notice. C. Krahforst stated that per his calculations, the increase in parking area is 104 sq. ft and not 128 sq. ft. as stated in the notice. S. Clarren stated that she is responsible for the miscalculation. The Commission asked where the water collected on the driveway would go, to which S. Bergstrom stated that weep holes will be installed in order to allow the water to drain to the bay. He added that it would be possible to slope the driveways to drain to the street, to which the Commission agreed could be allowed.

S. Clarren pointed out that the stairs on the left side of the building land within the 10' no disturb area. S. Bergstrom stated that the new proposed building is better than the pre-existing condition where the building was on the coastal bank. He stated that there will be walkouts from the basement to the rear of the property.

S. Bergstrom stated that the old foundation will be removed and the area will be filled and returned to the existing grade.

J. Brown of 118 Bay St stated that during the fire that burned down the building, residents fled towards the bay and were momentarily not able to find a way to the street; therefore, having exits from the rear of the home to the front of the home is needed.

C. Oliveri left at 9:08 PM.

The Commission stated that the applicant must provide information on the proposed grades and how they will be fixed post foundation removal, confirmation of where the driveway will drain, a new foundation plan, detail on if there will be an elevated stairway or a portion of elevated stairway on the left side of the building, and a side view of what is proposed to grade in order to provide clarity of the site.

- Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 5-0; (C. Oliveri left at 9:08PM)

It was **voted** to:

**Continue** the Public Hearing to February 27, 2018 at a time TBD.

## **Certificate of Compliance Requests**

### **New Business**

130 Cadish Ave (SE35-1258): request to extend OoC – P. Epstein **Motion**, L. Sorgi **2<sup>nd</sup>**, **vote** 5-0; Order of Conditions extended by one year.

1063 Nantasket Ave, un-permitted demo of shed: C. Krahforst stated that the shed on the property was removed when the demolition of the home was done. The Commission stated that if the owners want to reconstruct a shed, an RDA must be filed.

Community Preservation Act Projects to be considered for CPA funds Discussion: L. Sorgi informed the Commission that the CPA will have a forum on March 19<sup>th</sup>. The Commission agreed to postpone discussion on CPA projects until the next meeting.

Special/Standard Conditions Discussion: Discussion postponed.

Correspondence: HDC Letter re: 1 Main St: Two letters were submitted regarding 1 Main St.

MACC Annual Conference: March 3<sup>rd</sup>: S. Clarren reminded the Commission of the upcoming Annual Conference.

Fences: C. Krahforst stated that he would send the Commission information on fences in resource areas.

**9:36** Upon a **motion** by L. Sorgi and **2nd** by P. Epstein and a **vote** of 5-0;

It was **voted** to: Adjourn.