



HULL CONSERVATION COMMISSION

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THURSDAY, August 30, 2018

Meeting held at Hull Town Hall, 2nd Floor

Members Present: Paul Paquin, Chair, Sean Bannen, Paul Epstein, Elizabeth Fish, Chris Oliveri, Lou Sorgi
Staff Present: Chris Krahforst, Conservation Administrator; Sarah Clarren, Assistant Conservation Administrator
Minutes: Minutes of 8/14/2018 prepared, not reviewed.

7:08 Call to order

7:10 P. Paquin arrived

7:10 93 Main Street, Map 04/Lot 040 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **David Cass/US Coast Guard** for work described as **replace existing timber framed floating dock and removal of adjacent existing mooring piles.**

Representatives: David Cass, USCG

Abutters/Others: none present

Documents: "Replace Inboard Floating Docks CG STA Point Allerton [5 sheets]" – US Coast Guard Civil Engineering Unit – 07/12/2018
"Essential Fish Assessment (EFH) Determination [letter]" – US Department of Homeland Security – 8/7/2018
"Federal Consistency Review...[letter]" – Coastal Zone Management – 8/3/2018

D. Cass described the project which involves replacing an existing dock and removing existing mooring pilings. The Division of Marine Fisheries determined that no essential fish or shellfish habitat will be affected by the project.

- 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**.

7:15 1 Marina Drive., Map 36/Lot 027 (SE35-XXXX) Opening of a Public Hearing on the **Notice of Intent** filed by **The Core Group** for work described as **replacement of fire damaged areas on interior and exterior of Spinnaker Island club house.**

Representatives: Tony Suri (Property Manager); Rick Perin (Representative)

Abutters/Others: none present

Documents: "Spinnaker Island Club House [6 sheets]" – Core Group – 07/13/2018

The Commission determined that due to the fact that the project falls within the existing footprint, an Order of Conditions is not necessary. The applicants therefore withdrew their Notice of Intent. The applicants added that staging will not occur in the tidelands.

7:20 123 Manomet Ave, Map 21/Lot 017 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Al Downs** for work described as **build decks in the rear of house**

Representatives: Al and Kimberly Downs; David Ray (surveyor);

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – Nantasket Survey Engineering, LLC – 8/6/18, last rev. 8/8/18

D. Ray presented the proposed project which consists of a new deck on 9 sonotubes and an outdoor shower over crushed stone.

- 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**.

7:25 110 Samoset Ave., Map 23/Lot 106 (SE35-1433) Opening of a Public Hearing on the **Notice of Intent** filed by **Carl Burns** for work described as **demolish existing house and build new single family house.**

Representatives: Carl Burns; David Ray (Surveyor)

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – Nantasket Survey Engineering, LLC – 07/10/2018
"Foundation Plans" – Paul Bonarrigo, P.E. – 11/12/2017

D. Ray presented the proposed project which involves demolishing and rebuilding a new FEMA compliant home. A two car garage is proposed underneath the home. There will be a front and back deck, and a permeable paver driveway and patio. He added that the pre-existing shed will remain and a small 6" curbing is proposed around the garden.

One Special Condition was added as follows:

1) Gutters are to be positioned in a way that does not increase stormwater runoff to the abutting properties. This condition is ongoing and will not expire in three years.

- 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**.

7:39 184 Nantasket Road, Map 31/Lot 022 (SE35-1434) Opening of a Public Hearing on the Notice of Intent filed by Mary Beth Cicero for work described as demolish existing house & build new single family house. The applicant has requested a continuance until Sept 5, 2018 at a time TBD.

- 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 September 5, 2018 at a time TBD.

7:40 17 Moreland Ave., Map36/Lot027 (SE35-1430) Continuation of a Public Hearing on the Notice of Intent filed by Jennifer Romeo-Porcaro for work described as elevate existing single-family home; reconstruct stairs.

Representatives: David Ray (Surveyor)

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – Nantasket Survey Engineering, LLC – 07/25/2018
"Proposed Drawings Option 1" – Robert Therrien – 06/22/2018

C. Krahforst stated that since the last hearing, a DEP file number was issued.

- 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**.

7:41 18-20 Helen St., Map 01/Lot 016 (SE35-1432) Continuation of a Public Hearing on the Notice of Intent filed by Edward Amico for work described as fill depression with clean gravel to natural grade; construct two-story single-family home on piers; construct permeable paver driveway and walkway.

Representatives: David Ray (Surveyor)

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – Nantasket Survey Engineering, LLC – 07/25/2018
"Foundation & 1st Floor Framing Plans" – Robert Therrien – 07/19/2018

C. Krahforst stated that since the last hearing, a DEP file number was issued. The Commission discussed the Special Conditions discussed at the previous meeting.

Five Special Conditions were added as follows:

- 1) All permeable paver areas must remain permeable in perpetuity and no stone dust is permitted. This condition is ongoing and will not expire in three years.
- 2) Once a permeable paver is identified, details of the pavers to be used must be submitted, reviewed, and approved by the Conservation Administrator, or designee.
- 3) Water cannot be redirected to abutting properties as a result of this project.
- 4) The depression which was permitted to be filled must be filled with clean, natural material and must follow and not exceed the natural, surrounding grade.
- 5) Prior to a Certificate of Compliance being issued, an as-built plan must be provided which shows spot-grades in close proximity to those shown on the Plan of Record.

- 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**.

7:43 101 Rockaway Ave., Map 43/Lot 060 (SE35-1435) Opening of a Public Hearing on the Notice of Intent filed by Alan Marks for work described as remove and replace existing impervious driveway; demolish existing stairs/landing and construct new; install elevated generator platform.

Representatives: JoAnne and Alan Marks

Abutters/Others: none present

Documents: "Certified Plot Plan [annotated] – Perkins Engineering, Inc. – 09/02/2018

A. Marks stated that he spoke to the Building Department about the location of the generator and determined that a concrete slab could be used. The Commission suggested that in order to make the property more resilient, the applicants re-consider elevating the generator.

- 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**.

7:49 147 & 155 Nantasket Ave., Map 38/Lots 005 & 006 (SE35-1429) Continuation of a Public Hearing on the Notice of Intent filed by Roco Realty Trust for work described as raze existing retail/commercial structure and construct new mixed used development.

Representatives: Greg Morse (Engineer)

Abutters/Others: none present

Documents: "Proposed Mixed Use Development [8 Sheets]" – Morse Engineering Co., Inc. – 11/08/2017, last rev. 04/18/2018

"Stormwater Report and Calculations" – Morse Engineering Co., Inc. – 01/26/2018

C. Krahforst stated that the hearing was continued from the last meeting in order to allow more time to review the information that had been submitted. C. Krahforst stated that he had been in contact with G. Morse regarding the following 9 questions that had been raised regarding the plan and the peer review that John Chessia did on the project for the Planning Board.

C. Krahforst asked if the discrepancies in dimensions between the architectural and Site Plans get addressed? G. Morse said that there were a couple of minor discrepancies, but they have since been addressed. C. Krahforst then said at the previous hearing, the Commission had discussed installation of a fence that would allow flow through. G. Morse said that along the southern and western lot lines, a stockade fence was proposed. The fences primary purpose was to provide privacy to the abutting properties, but the owner is agreeable to a condition requiring flow-through by the Commission. C. Krahforst then asked if the Commission would like to require a plan for automobile evacuation prior to moderate and significant storm events, as there is the potential water pollution issue if cars become inundated. The Commission stated that no plan is needed, but it should be conditioned. G. Morse said such a condition could also be included in the Condo Docs. The Commission noted that the Condo Docs must be provided prior to construction commencing. C. Krahforst noted that a transformer pad had been considered at grade; G. Morse said that the grading and utility plan calls for a pole-mounted transformer. C. Krahforst asked if the pervious sidewalk (on the W side of the property) was adequately addressed on all plans, to which G. Morse said it is. He added that approval still needs to be granted for the curb cuts. C. Krahforst asked if the sewer, water, and electrical connections are shown in the plans, to which G. Morse said that the grading and utility sheet shows that the project will connect to the town's water/sewer system. He added that he is meeting with the DCR to obtain trenching permits to connect to the utilities. C. Krahforst then asked if the applicants are requesting a waiver on Standard 2 of the Stormwater Requirements, to which G. Morse said yes. C. Krahforst stated that the 80% TSS removal is not achieved in this project, but the proposed design for the groundwater storage capacity/stormwater treatment to the town stormwater system is achievable. G. Morse added that when the TSS calculations were done, they provide what they deem a "nutrient tree;" the first step is that the nutrient load enters into a deep-sump footed catch basin which removes 20% of TSS. The water then enters into a stormceptor/particle sceptor which further suspends the solids. He stated that DEP has provided a range of 50-70% removal rate for the proposed stormceptor/particle separator. He then added that the site currently has no TSS removal or stormwater BMPs in place. C. Krahforst concluded by stating that he had asked if a sediment/erosion control plan be provided to the Commission and one has been provided.

Four Special Conditions were added as follows:

- 1) In the event of a pending moderate or greater coastal storm, unit owners are responsible for keeping cars out of flood-prone areas; this must be stated in Condo Documents and Agreements. Copies of said documents must be provided to the Conservation Department for review. This condition is ongoing and will not expire after three years.
- 2) The permitted stockade fence shall have an opening of 12" underneath to allow for unimpeded coastal storm flowage. Native, salt tolerant trees are also permitted to be planted.
- 3) Prior to the start of construction, the applicant must receive approval for the location of all utilities and must receive all required permits.
- 4) All permeable areas must remain permeable in perpetuity. This condition is ongoing and will not expire after three years.

- 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**.

P. Paquin recused himself

8:21 11 Rockland Cir., Map39/Lot135 (SE35-1330) Continuation of a Public Hearing on the **Request to Amend the Order of Conditions** filed by **Henry Holmes** for work described as **increase size of impervious driveway; install impervious walkways in front and rear of property; change approved drywell locations; change location/size of front deck; install concrete pads for A/C units; install stone wall in front of the property.**

Representatives: Greg Morse (engineer)

Abutters/Others: Dan Quale (5 Rockview Rd); Joanne Haraden (6 & 10 Rockview Rd.)

Documents: "Conservation As-Built Plan" – Morse Engineering Co., Inc. – 08/03/2018

C. Krahforst stated that a revised plan was submitted today.

G. Morse began by stating that the project was originally approved by the Commission and has been substantially completed. He added that since the project was approved by the Commission, there were a few deviations from the plan of record. Deviations include a slight bump-out in the paving, installation of a second deck in the rear of the building, slightly different grading, and different shape of retaining wall in the front of the property. He stated that he believes that overall, the interests of the Act have been upheld.

The Commission expressed concern that a large amount of fill was brought in and it has increased runoff and has channelized runoff to the wetland located in the adjacent property. G. Morse stated argued that the original plan which was approved by the Commission allowed for 5' of fill to be brought in. He added that the front retaining wall was also shown on the plan. C. Krahforst argued that neither were discussed with the Commission. The Commission then added that the fill is causing issues to the adjacent properties. G. Morse stated that the fill was brought in to cover the foundation. He stated that the water cannot sheet to the abutting properties as the water is directed to the wetland via a swale. The Commission stated that they visited the site and witness runoff to abutting properties and noted that the swale had not yet been constructed. The Commission asked if the fill could be removed, to which G. Morse said he would have to visit the site again.

G. Morse then went on to discuss the driveway extension. He stated that the driveway was extended closer to the wetland than approved in order to provide for a turnaround. The Commission expressed concern over the multitude of deviations from the approved plan and requested information on why each change was made.

S. Clarren expressed concern over the encroachment of impervious surfaces into the 50 ft. buffer to the wetland and suggested the Commission examine the kind of ice melt that will be used on the property as it is likely that it will affect the ecology of the wetland.

J. Haraden of 6 & 10 Rockview Rd. expressed concern over the deviations of the plan approved by the Commission and by the Board of Appeals. She stated that trees have not yet been installed and a drainage swale has not yet been constructed.

- 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 September 25, 2018 at a time TBD.

P. Paquin returned.

8:48 1 Avalon Dr., Map 40/Lot 005 (SE35-1428) Continuation of a Public Hearing on the **Notice of Intent** filed by **the Estates Apartments, LLC** for work described as **widen existing path from 3' to 6'; install approximately 1" of gravel and 2" of mulch to level path; install rope fence with posts; install solar LED lights at bottom of proposed fence posts.**

Representatives: none present

Abutters/Others: Clark Frazier (50 Bonnie Brier Cir., Hingham); Will Newell (52 Bonnie Brier Cir., Hingham)

The applicants/representatives were not present for the hearing. The Commission determined they would be following best practices if they continue 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 September 25, 2018 at a time TBD.

8:50 Nantasket Ave. (RR Bed), Map 07 & 03(SE35-1431) Continuation of a Public Hearing on the **Notice of Intent** filed by the **Town of Hull** for work described as **regrade and repurpose accumulated overwash material to minimize channeling impacts to abutting homes. Overwash material to be used to fill eroded like-material at the base of existing revetment along Channel St.**

Representatives: Chris Krahforst, Conservation Administrator

Abutters/Others: none present

Documents: "Locus Map A & B" – 07/24/2018

"Construction Plan [annotated] – MA DCR Office of Waterways – annotated 07/31/2018

C. Krahforst stated that since the last hearing, DEP issued a file number.

- 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**.

Certificate of Compliance Requests

24 T Street (SE35-1252) – P. Epstein **Motion**, L. Sorgi **2nd**, **vote** 6-0; CoC issued.

72 Touraine Ave (SE35-1422) – P. Epstein **Motion**, L. Sorgi **2nd**, **vote** 6-0; CoC issued.

247 Beach Ave (SE35-1383) – P. Epstein **Motion**, L. Sorgi **2nd**, **vote** 6-0; CoC issued.

New Business

Violations: C. Krahforst stated that two violations have been noted; 21 Edgewater Rd was issued a cease and desist for unpermitted work. 85 Beach Avenue has installed mulch on the dune and has done sidewalk work on Town property. He stated that he sent a letter requesting that the mulch be removed.

Correspondence: none

Sandbag Discussion: The Commission discussed redirecting water by placing sandbags. They agreed that buildings can be protected by sandbags, but sandbags should not be placed along property lines, as it will just re-direct water to abutters. The Commission determined that a letter should be drafted from the Commission to the Select Board/DPW about sandbag placement. P. Paquin agreed to draft such a letter for review and approval by the Commission.

Reminder: 9/5 Conservation Commission Meeting: S. Clarren reminded the Commission that the next meeting will be on 9/5/18.

Emergency Certification Seaweed Removal XYZ: C. Krahforst stated that an emergency order has been issued after an emergency declaration was issued by the Health Department.

9:28 Upon a **motion** by E. Fish and **2nd** by P. Epstein and a **vote** of 6-0;

It was **voted** to: Adjourn.