

TOWN OF HULL
CONSERVATION COMMISSION
Meeting Minutes
March 12, 2024

AGENDA

Members Present: Paul Paquin (PP), Chair, Lou Sorgi (LS), Katherine Jacintho (KJ) Sam Campbell (SC), Tammy Best (TB)

Members Absent: Danielle Dolan (DD)

Staff Present: Ian MacDonald (IM), Administrator, Chris Krahforst (CK), Director, Renee Kiley (RK), Clerk

Staff Absent: None

AGENDA

1. Call to Order

- a. Review of Agenda, Overview of Hearings Procedure

2. Notices of Intent

- a. **9 Willow Street, Map 3/Lot 30 (SE35-1830) Opening** of a Public Hearing on the **Notice of Intent** filed by: **Bruce Miller** for work described as: **Proposed deck and second floor addition. Abutter Notification: *proof provided*. Resource Areas: Land Subject to Coastal Storm Flowage: AE 10'.** (Storm damage, pollution prevention, flood control). **100' Buffer Zone to Wetlands. Site Visits Done: 3/11**
Representative: David Ray
Abutters/Others: none
Documents: Proposed Plan, photo

Ray: Building deck, addition, and making the home FEMA compliant. Proposing adding flood vents, elevating utilities. Deck will be on sono tubes Commissioner: How far from the border. Ray: It's currently over the property line. It has been through the ZBA

Motion to issue an Order of Conditions by SC 2nd by TB Roll Call: PP-aye, SC-aye, Tb-aye, KJ-aye

- b. **95 Manomet Ave, Map 23/Lot 127 (SE35-1828) Opening** of a Public Hearing on the **Notice of Intent** filed by: **Ray Delmonico** for work described as: **Install in-ground pool with a permeable patio and associated landscaping. Abutter Notification: *proof provided*. Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 12'.** (Storm damage, pollution prevention, flood control). **Site Visits Done: 3/12**

Representative: David Ray, Ray Delmonico

Abutters/Others: none

Documents: Proposed Plan

Ray Delmonico will be the contractor on the project. Pre-fabricated pool, it's a solid piece. There will be a permeable patio around the pool. Commissioner: I hope that the applicant knows that the area floods. It is a 7 foot pool. Commissioner: Is it fiberglass? Delmonico: Yes. Another Commissioner: Are any of these projects on the railroad bed. Pools have to be 6 feet off the setback. Commissioner: What is on the railroad bed? And are we approving a plan with the sheds and flowerbed on the railroad bed. RK: I believe that previously we have had a special condition only approving the project before the commission and not the items on the railroad bed. Commissioner: There should be a special condition, water not allowed to be discharged onto the property and must be trucked out of town.

Motion to issue an Order of Conditions with the special condition that no water be discharged onto property and the water is to be pumped out and trucked out of town. The Order of conditions only applies to the pool and no other structures by SC 2nd by KC roll call: SC-aye, TB-aye, KJ-aye, PP-aye

- c. **110 Manomet Ave, Map 21/Lot 59 (SE35-1829) Opening** of a Public Hearing on the **Notice of Intent** filed by: **Joseph Mulkern** for work described as: **Install fence, and repair and replace existing driveway. Abutter Notification: proof provided. Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 12'.** (Storm damage, pollution prevention, flood control). **Site Visits Done: 3/12**
Representative: Joseph Mulkern
Abutters/Others: none
Documents: Proposed Plan

Mulkern: I'm installing a fence and repairing the driveway. Commissioner: The driveway is 1 foot from the boundary. Another Commissioner: It is a repair of an existing driveway.

Motion to issue an Order of Conditions by SC 2nd by KJ Roll call: TB-aye, KJ-aye, PP-aye, SC-aye

- d. **83 Warfield Ave, Map 24/Lot 79 (SE35-1832) Opening** of a Public Hearing on the **Notice of Intent** filed by: **Francis Kelley** for work described as: **Install 10' X 20' pool and surround patio. Abutter Notification: proof provided. Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 10'.** (Storm damage, pollution prevention, flood control). **Site Visits Done: 3/12**
Representative: Francis Kelley
Abutters/Others: none
Documents: Proposed Plan

Kelley: The decking will be minimal; we'd like to put sod around. It will be 8-10 from the house & 8-10 feet from the property line. The property is completely fenced. Commissioner: What about the decking. Kelley: on the front & right we'll have a minimal patio around to keep the dirt out of the pool. Patio isn't the right word, more of a walk around a 1 block width. Commissioner: The plan should be annotated to reflect what will be on the ground

Motion to issue an Order of Conditions with the special condition that the applicant annotate the plan and that no water be pumped onto the property and all water be trucked out of town by SC 2nd by KJ. Roll call KJ-aye, PP-aye, SC-aye, TB-aye

- e. **Beach Paths Along Nantasket Ave, Various Parcels (SE35-1831) Opening** of a Public Hearing on the **Notice of Intent** filed by: **Town of Hull** for work described as: **Maintenance of 33 existing pedestrian paths through primary dunes and onto adjacent beach. Abutter Notification: proof provided. Resource Areas: Barrier Beach:** (storm damage protection, flood control, wildlife habitat); **Coastal Dune:** (storm damage protection, flood control, wildlife habitat) **Land Subject to Coastal Storm Flowage: Various Zones.** (Storm damage, pollution prevention, flood control). **Site Visits Done: 3/12**
Representative: Chris Krahforst
Abutters/Others: Charles Schaffer, Judy Isenberg, Nancy Biladou , Susan Mann
Documents: Proposed Plan

Commissioner: Are these the town paths? IM: Yes. CK: This new permit is to include all the paths from Phipps to X Street. This covers town paths at the end of each street, 33 paths.

Commissioner: A lot were typical maintenance, some were larger scope. Alden St & Warren are potential Chapter 91. Has the town reached out to Waterways? IM: The town has reached out. CK: 2 approaches, 1st is typical maintenance, carries forward the town's practice of maintaining the town's paths. A-J, orient the path to the southeast, maintain snow fencing, install seasonal signage, storm protection and winterizing including filling pockets of blown out dunes. For example, if you went to Coburn Street today you would see that is was pocketed, DPW brings in sand, fills the gaps and plants. Install 2 beach mats at Revere Street & L Street, storm debris clean up, all activity will happen before April 1st. There will be additional work at Alden, Coburn & Warren. There is a wall at Coburn that needs to be removed. DPW has already removed it. They thought that filing for the NOI meant that they had the permit. We put a stop order to that work. At N St & O St. We will reorient paths for

greater projection. P & Q St. will have minor activities. V St, typically have storm depositing on the street, safe practice of returning beach material to the beach and installing jersey barriers in the winter season as well as removing them in the summer. Commissioner: We will have to continue until we hear from chapter 91 & natural heritage. Another Commissioner: Are there pictures of the work area? CK: We do have the pictures. Commissioner: What was the size of the wall removed. CK: About 3 feet, it was within the path layout. There was natural sand under and it is fenced off. Commissioner: A special staging it should be done in accordance with the BMC. Winter closure of the paths; could sand be put at the seaward end of the paths instead of the street side? CK: I defer to the DPW director. That practice was the established practice. Commissioner: NOI for new signage last year. Not all old signage has been removed. Encourage the removal of the old signs as well as additional efforts for unpermitted paths. CK: That is not part of this NOI. Commissioner: This NOI is a net positive plan. To meet the performance standards. CK: that is correct & we speak of it in the narrative. We could work on the paths north of the piper plover habitat. DPW focus before April 1st. Commissioner: Lewis ST. How much wider? That path is very narrow. CK: It will be between 3 and 4 feet. We have 4 foot mats. Another Commissioner: The collection of material. Are we importing clean material or is it collected material? CK: We can condition it that it is compatible material or cleaned material. We recommend natural Nantasket beach sand in the paths. Commissioner: The natural sand has a concern that has debris. CK: We can condition it that all sand be cleared of debris. Charles Schaffer: Concern about work at Coburn. The work has been done already. DPW dumping sand on vegetation. What is being done about communication between the commission and the DPW? IM: We can do a better job interdepartmentally. Having a clear order of conditions should help. Schaffer: Sand placed on the beach side. Sand on the street side more labor. If the goal is storm prevention we should look to place the sand from the Seaside as opposed to the street side. Judy Isenberg: In the narrative, paths between N & T Street. What is that about? IM: We can clarify. CK: The maps of the paths sometimes included two streets. There are no paths proposed in between any streets. I don't know what a mobi mat is, Is it a hindrance? IM & CK: It makes it easier to traverse the sand. Nancy Biladou: Before n-xyz St, the openings are different. What does it mean to orientate the paths to the southeast? Is the red line down on the beach/ some paths were directed the path on to a homeowners land. And the signage can it be posted no fireworks on July 4th? Commissioner: The reason for relocating paths is to make sure they aren't on people's property and they will be oriented to the south east. Bilado: Are they going to come onto the dune. Commissioner: yes. CK: The vegetated part of the dune gets lifted and then moved to a new spot. This work will allow for the dune to gain a little bit of protection, but it's not like the other dunes. Helen Gould: Can M St. path be looked at? It needs to be reorientated. Susan Mann: Closing beach paths in the winter causes an unintended problem of people climbing over the dune. Keeping some paths open might be an alternative to allow residents to access the beach still. Commissioner: If there is a standard practice about closing paths and leaving A Street consideration about having signage. CK/: winterizing the paths from the beach side, better access from the beach side might help allowing access to the beach.

Motion to continue until March 26th by SC 2nd by KJ. Roll call PP-aye, SC-aye, TB-aye, KJ-aye

7:58pm Sorgi joins meeting. Jacintho leaves

- f. **189 & 193 Nantasket Ave & O George Washington Blvd. (Paragon Dunes), Map 37/Lots -002, -003, and -004. (SE35-1827) Continuation** of a Public hearing on the Notice of Intent filed by **Procopio Companies** for work described as **construction of new mixed-use building including landscaping and other site improvements. Abutter Notification:** Proof Provided. **(Resource Areas: Barrier Beach** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: FEMA AO (Depth-3'), AE 10'** (storm damage and pollution prevention, flood control); adjacent to shellfish beds and Weir River ACEC. **Site visits done:** many times previously
Representative: Adam Brodsky, David Roche, Karlis Skulte
Abutters/Others: Sandy Segal
Documents: Proposed Plan

Adam Brodsky: At the last meeting the applicants gave an overview of the project. John Chessia also reviewed the project for the performance standard. It is being reviewed by the planning board. The

changes don't change the civil review; it does enhance the flowage and the climate resiliency. Commissioner: We should wait for the up-to-date plans and the review. Brodsky: When do you think that you'll receive the review. CK: Mr. Chessia & I discussed the performance standards. The narrative does talk to the performance standards. The concern that I have are the special conditions for the parking area. The issues of review are still relevant. How storm water is handled through the system. The final storm water system and the outfall location still need to be found. Also, the cars in the parking area are to be moved in the event of a storm or flooding. The footprint is staying the same or decreasing. I agree, that the new design is adding to resiliency. Brodsky: We are willing to include the conditions from the planning board and duplicity of the conservations commissions conditions. Commissioner: I think that we need a report from Mr. Chessia. Sandi Segal: I think that in an open meeting cameras should be turned on for commissioners. IM: Understood, thank you for the comment.

Motion to continue to March 3/26 by SC 2nd by LS. Roll call: PP-aye, SC-aye, TB-aye, LS-aye

- g. **23 & 28 Lewis Street, Map 19/Lots 049 & 055. (SE35-1812) Continuation** of a Public Hearing on the **Notice of Intent** filed by: **Steven Wolberg** for work described as: **After the fact excavation of a trench to install underground electrical utilities. Abutter Notification: proof provided. Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 15'**. (Storm damage, pollution prevention, flood control). **Site Visits Done:** Many Times

Representative: none

Abutters/Others: none

Documents: Proposed Plan: none

Motion to continue until 3/26 by SC 2nd by LS. Roll call. PP-aye, SC-aye, TB-aye, S-aye

- h. **3 James Ave., Map 05/086 (SE35-1818) Continuation** of a Public hearing on the Notice of Intent filed by **Kerry Kipp** for work described as **After the fact construction of a revetment structure on a Coastal Bank Resource Areas: Coastal Bank** (storm damage protection and flood control, likely wildlife habitat); Coastal Beach (storm damage protection and flood control, likely wildlife habitat) **Land Subject to Coastal Storm Flowage: FEMA VE 18'** (storm damage and pollution prevention, flood control). **Site visits done:** 1/9

Representative: none

Abutters/Others: Susan Short Green

Documents: Proposed Plan: none

Commissioner: I didn't see any damage to the embankment. IM: The applicant needs provide an alternative analysis and a soft solution revetment alternative and have it reviewed by a coastal engineer. We are hoping to receive updated plans soon. CK: There is now a professional engineering firm. IM: It was Grady that drafted the plan. I think that Kevin Mooney is going to do the alternatives analysis.

Susan Short Green: Is this an after the fact? Commissioner: It is an after the fact.

Motion to continue until 3/26 by SC 2nd by LS. Roll call: TB-aye, LS-aye, PP-aye, SC-aye

3. Certificate of Compliance

94 Salisbury (SE35-1753) IM: The commission asked for an updated plan. IM: You have seen the property and the applicant has provided a new plan. No action

4. New Business

- a. Wetlands Protection Act Bylaw- Will discuss at next meeting
- b. DRB -Paquin will continue as part of the appointing committee
- c. 547 Nantasket- spoke to property owner; they have not submitted a new application yet.
- d. Special meeting for 51 Harborview 3/20 in person 6:30 2nd floor or MMS

5. Minutes

- a. Motion to approve Minutes for 2/27/2024 as amended by 2nd by TB SC-aye, LS-aye, PP-aye, TB-aye

6. Adjourn

Motion to adjourn by SC 2nd by LS roll call LS-aye, TB-aye, SC-aye, PP-aye