



MEETING NOTICE POSTING & AGENDA

TOWN OF HULL

Pursuant to MGL Chapter 30A, § 18-25 all Meeting Notices must be filed and time stamped in the Town Clerk's Office and posted at least **48 hours prior to the meeting** (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.

TOWN CLERK'S STAMP

Board or Committee	Conservation Commission
Date & Time of Meeting	TUESDAY, July 12, 2022 at 7:30 P.M.
Meeting Remote Location	Remote Call-in meeting with Zoom: https://zoom.us/j/96037562241?pwd=dXhvbL2MrUnlMRHNvM3F3VFpnNm9vdz09 Meeting ID: 960 3756 2241 Passcode: 939324 Or Dial: +1 929 205 6099 or +1 301 715 8592
Requested By:	Chris Krahforst, Conservation Administrator

This meeting is being held remotely by telephone as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all telephone communications during this meeting may be recorded by the Town of Hull in accordance with the Open Meeting Law.

Members Present: Paul Paquin, Chair, Tammy Best, Katherine Jacintho, Sam Campbell, Lou Sorgi

Members Absent: None

Staff Present: Chris Krahforst, Conservation Administrator, Renee Kiley, Conservation Clerk

Staff Absent: none

Minutes:

Consideration of Minutes of 6/14/2022. **Motion by Sorgi to approve the minutes with typos to be addressed and as amended, 2nd by Sorgi 2nd by Campbell Roll call: Best-aye, Sorgi-aye, Campbell-aye, Paquin-aye, Jacintho-aye**

Consideration of Minutes of 6/28/2022. **Motion by Sorgi to approve the minutes with typos to be addressed and as amended, 2nd by Sorgi 2nd by Campbell. Roll call: Campbell-aye, Paquin-aye, Jacintho-aye, Sorgi-aye, Best -aye.**

7:35 50 Wyola Rd., Map 39/Lot 120. (SE35-1700) Continuation of a Public Hearing on the Notice of Intent filed by Daniel & Colleen Quaille for work described as Raise existing home and rebuild single family home. Resource Areas: Resource Areas: Buffer to a Coastal Bank (storm damage protection, flood control, wildlife habitat) Site visits done: 6/10-6/14.

Representatives: Douglas Quaille (applicant) Cameron Larsen

Abutters/Others: None

Documents: None

Krahforst: This is the 2nd continuation of this hearing. We were waiting on DEP to issue a number. There was a delay in issuance of the permit number because of an issue with the Commonwealth fee. This matter has been resolved and DEP has issued a permit number. Larsen: We are seeking an Order of Conditions. Nothing has changed with the proposed project since the last time we were here. Commissioner: I think that we were going to condition gutters and drywells.

Motion to issue to an Order of Conditions with the special conditions that a gutter system, drain spouts and dry wells be installed by Sorgi, 2nd by Campbell. Roll Call: Paquin-aye, Sorgi-aye Best-aye, Campbell-aye,

7:45 Katherine Jacintho Arrived

7:45 9 Manomet Ave., Map 27/Lot 013. Opening of a Public Hearing on the Request for Determination of Applicability filed by Karl Bouldoukian for work described as construct 80 ft² shed. Notification: RDA, none

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required. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 12'** (storm damage and pollution prevention, flood control). **Site visits done: 7/10 & 7/11.**

Representatives: Karl Bouldoukian

Abutters/Others: Randy Gould

Documents: Proposed site plan

Bouldoukian presents the above project: The shed will be placed in the back right hand corner of the property lot; 3 feet from the lot line. Commissioner: Will the shed be on cinderblocks or poured concrete? Bouldoukian: I was thinking of putting it on 2x4 floor joist system so water could flow through. Commissioner: We don't have that requirement but it is good to have it off the ground so water can flow and percolate. Randy Gould: According to Google maps this project is on rail road property & the driveway is on the railroad. Commissioner: The survey shows that the shed will be on the applicant's property. The patio (paver driveway) runs across the lot line. Krahforst: The issue with the driveway and permitted work will be discussed during the Certificate of Compliance request (near the end of tonight's meeting). Commissioner: Can you see the survey? Gould: No, I'm on the phone. Commissioner: The driveway is on the railroad bed, the shed will be within his boundary line approximately 10-15 feet from the end of the patio.

Motion to issue to a negative determination by Sorgi, with the special notation that the shed remains 3' off the boundary line and in the property line as shown, 2nd by Campbell. Roll call: Jacintho-aye Sorgi-aye, Best-aye, Campbell-aye, Paquin-aye.

- 7:53 5 Warren St., Map 21/Lot 115. (SE35-1694) Opening** of a Public Hearing on the **Notice of Intent** filed by **Alicia Kelley** for work described as **reconfigure front stairs, add (109 ft²) new deck in rear of home. Notification:** proof provided. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 10'** (storm damage and pollution prevention, flood control). **Site visits done: 7/10 & 7/11.**

Representatives: Alicia Kelley

Abutters/Others: None

Documents: Proposed site plan

Kelley presents the above project: On the front of the house, I'm removing the deck and stairs and replacing it. In the side/back I want to remove the stairs, relocate them, and build a new 6'x10' deck. Commissioner: Is the documentation clear enough? Krahforst: The documentation is clear.

Motion to issue to an Order of Conditions by Sorgi, 2nd by Campbell. Roll call: Sorgi-aye, Best-aye, Campbell-aye, Paquin-aye, Jacintho-aye.

- 7:58 Adjacent to 27-53 Beach Ave., Maps 25 & 27. (SE35-1684) Continuation** of a Public Hearing on the **Notice of Intent** filed by **the Town of Hull** for work described as **proposed primary frontal dune restoration and nourishment. Notification:** proof provided. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: VE 14 and ae 12',** (storm damage and pollution prevention, flood control). **LiMWA. Site visits done: 6/10-6/14**

Representatives: Mitchell Buck

Abutters/Others: Casey Callahan, Ian Adams

Documents: Proposed Dune Nourishment Plan, Letter from Town Counsel

Buck describes the current status of the above project: No changes proposed to the project. Commissioner: We have received the review from NHESP and the conditions they have listed should be included in our motion to issue an OOC, especially regarding Time-of-Year restrictions. Another Commissioner: Have you seen the letter and do you have any problems with the timelines? Buck: We have seen the letter and we have no problem with the guidelines. Krahforst: I did take a stab at drafting the special conditions that were listed with Natural Heritage as well as couple to include as recommended by Mass DEP in the Secretary Certification regarding solid waste disposal guidelines and how to handle asphalt, brick and concrete rubble. Callahan: Can someone explain the project? Buck: The plan is to restore the primary dune on Beach Ave (in the Malta St area); we will remove hardscapes in the dune and restore the dune width, height, and volume. The crest elevation would be about 16 feet (NAVD) which is about (avg. human) chest high. We will stay in the 50 foot wide Beach Ave layout. We aren't putting any sand seaward or on the coastal beach. The dune will be vegetated with beach grass and have 3 access paths, 1 at Malta, and 1 proposed near each of the dead ends. Krahforst: The dune will be between 3-4 feet high. Ian Adams, representative of 33 Malta Street: After the last hearing, we have reached out to Mr. Lampke but we haven't been able to speak to him. We don't think that there should be a vote without us speaking to him about the issue of title. Commissioner: Can we share (electronically) the letter that Town Counsel shared previously with the commission? Krahforst displays Lampke letter. Adam: While it is a short letter, we would like the opportunity to speak with him and state our position directly. At the bottom (of Lampke's letter) it says if you have additional question please reach out. We have additional questions. We have reached out and haven't heard back. Commissioner: Please reach out to him. The Town believes that they own the property.

Motion to issue to an Order of Conditions with the following special conditions, the sand used matches as

close to possible to the native sand, that all conditions from NHESP are included, as well as the conditions from the Conservation administrator as proposed be adopted by Sorgi, 2nd by Campbell. Roll call: Best-aye, Campbell aye, Paquin aye, Jacintho-aye, Sorgi-aye

8:08 Abandoned RR Bed adjacent to Harborview Rd. Maps 03 & 57/Lot 009(SE35-1698) Opening of a Public Hearing on the Notice of Intent filed by Town of Hull for work described as perform a pipeline assessment along the Harborview Road coastal beach because of a slope failure along the embankment & install associated underground structures with manholes at the surface. Notification: proof provided. Resource Areas: Coastal Beach (storm damage protection, flood control, wildlife habitat), Buffer to Coastal Bank (storm damage protection, flood control, wildlife habitat). Land Subject to Coastal Storm Flowage: VE 16/20/21, LiMWA, possible c.91 jurisdiction. Site visits done: 7/10 & 7/11.

Representatives: John Struzziery
Abutters/Others: Tim Grobleski 1150 Nantasket Ave, Vinny Sullivan, Rick Matilla, Randy Gould
Documents: Proposed site plan. Google Earth image of site. Photos from Mr. Sullivan.

John Struzziery presents the above project: Last September, there was a slope failure on the embankment adjacent to Harborview Rd. We think that the force main-which is a pressurized pump line carrying sewage from the Pemberton Pump Station to the Nantasket Ave Duck Lane area- may have been compromised. It is 5000 feet long; it is the only way to get wastewater from the village to the treatment plant. If this pipe line has been impacted, it's necessary to know what correction action might be necessary and to help prevent future movement of the pipe line. From a reconnaissance conducted in January (of this year), we did an initial assessment of this main at the pump station and at Duck Lane. It appears that some deflection had occurred in the area of the slide. We need to better understand how much the pipeline may have moved. In order to do it we are (technologically) limited to access points of less than 2000 feet. It is 5000 feet of line. We will clean the pipe using foam pigs to isolate water flow, and use a pumper truck to bypass the water from the pump station to the waste water treatment plant. Once the pipeline is cleaned we de-water through these foam pigs, and once the pipe is cleaned, we can do a camera inspection. Once the camera shows what we have, we'll open the pipe at these 2 pits and insert a step-wise probe that will measure horizontal and vertical deflection. If it's true to alignment, we'll be able to verify it, if it has deflection we will measure it and see if it's within tolerable limits. The pipe was placed in 2010-2011 by a method called pipe bursting. The old pipe was corroding and they bust through it and put in the 10 inch poly pipe. We believe that the pipe has moved. We don't want a catastrophic failure to occur at some future date. We are planning on beginning work on July 25th. We have 4 contractors ready to do the work. It's a large undertaking and a lot of coordination. We have reached out to Chapter 91 folks at Mass DEP and they think that a minor modification to an existing unauthorized public service project may suffice. Commissioner: You want to work in this area and add 2 man holes. Struzziery: We are definitely proposing to add one near Duck Lane. We may not need the 2nd one. We're asking to permit the 2nd one in case something happens during the work (which will require it). Commissioner: Where is the existing pipe? It's close to the bottom of the bank? Struzziery: Its about 15 feet outside the seawall (away from the toe of the bank). Another Commissioner: Does this NOI include the repairs to the pipe? Struzziery: It does not. We need to understand if there is a problem. Commissioner: You're not proposing to build a road along the yellow line (shown on the plan)? Struzziery: It's a temporary access path. If you walk there now it's very stony and uneven. We need to be able to bring in heavy equipment. We will restore the path to pre-existing conditions after the work. Commissioner: Where are you moving the stones to? Struzziery: We will push them to the side. Commissioner: Will they be seaward? Struzziery: We would want to move them towards the seawall. Struzziery: Most of big boulders are beyond where the access pit is proposed. Commissioner: You aren't going into the wash out area? Struzziery: No. Tim Grobleski. I live at 1150 Nantasket Ave. Is the proposed manhole definitely not on my property? Commissioner: It is not on your property. Do we have a survey for the area? Grobleski: My property goes to Duck Lane in the form of a triangle. Krahforst: We do not have a survey. Struzziery: This pipe has been there for 30-40 years. We do have easements but most of it is on Town property. This is an old railroad bed. Grobleski: There is a tenuous wall (located here). What is your assurance that my property won't be damaged? Those boulders are holding my property where it is for a long time. I need assurance that this project won't result in erosion of my property. We lost some property 3-4 years ago due to storm damage. Struzziery: What we will be doing is making a level path. The area along this part of the seawall won't be impacted. There aren't any large stones on this area. Grobleski: What type of equipment will you be taking back and forth? Struzziery: Excavator, front end loader, dump truck. Grobleski: That's huge. Struzziery: There will be a large pit that needs to be dug. The pipe is 10 feet down. We need to shore up the trench and we may need to pump out ground water. Commissioner: The pipe is 15 feet out from the hill. Grobleski: My property goes to the wall. I don't think that there is 15 feet. Struzziery: There shouldn't be much alteration to that area. Grobleski: I'm not convinced that this won't erode my property. Commissioner: Are there any other plans submitted? You say that you are creating a level path/access road. How are you doing that? Struzziery: We will use a front end loader to move high spots to the low spots. Commissioner: So you're going to use material on site? Struzziery: Yes, we'll use material on site. Grobleski: Are you going to carve a path into the hill? A storm will flood the area. There isn't access; you're going to have to carve out a 14 foot notch into the dune. Struzziery: It is fairly accessible. We've had equipment back there in the past. Grobleski: I don't remember heavy equipment back there. I know that this work needs to be done. If the Commissioners saw what I was talking about and how tenuous the environment here is they would see that there is cause for concern. Struzziery: We won't be affecting the uphill side, the wall or near the wall. I know that you don't have a sea wall. Grobleski: I do have a sea wall. It ends ¾ of the way past. Struzziery: So we aren't impacting or getting close to the wall. Grobleski: That doesn't make sense. There isn't space in the area. Commissioner: Can you

find a survey? Is it an emergency? Or can we put it off? Struzziery: I'm happy to meet with the Chair and the contractor. Grobleski: (Referring to the proposed plan) See the tree shown at Duck Lane? My property goes 10 feet past that tree. I know where you want to put the manhole. Someone put a traffic cone on it. Struzziery: It's further towards the revetment. The cone is where there is an existing drain manhole. We had a drain connection there that goes to the Duck Hole outfall. Grobleski: This is a major project with major excavation going on without the study completed or work done. Any work in that area could cause failure. Commissioner: Looking at Google earth, which house are we talking about? Grobleski: The sea wall is in front of my house. Commissioner: Where is the road going to go? Struzziery: It will enter adjacent to Duck Lane. Grobleski: My property goes past the tree. The corner past the tree is my property. Commissioner: We need some drawings with boundary lines. Struzziery: The access to the pipeline is part of an easement. Commissioners: We need some boundary lines. I don't see how this area would have to be altered. Are you going to be walking down with equipment? Would it be large equipment? This area seems quite flat. Struzziery: We do need to make it more level. We do have a lot of equipment that will have to be brought in. Grobleski: Is there an engineering plan? Struzziery: There is the plan that was submitted. Commissioner: I think that the plan needs property lines on it and shows where some of these features are. Grobleski: Are there specifications? Struzziery: We have detailed information from the contractors. Krahforst: This is largely a utility-exempt project under the Wetlands Protection Act. However, when you are expanding the utility, such as adding a manhole (which is the case here), an NOI is needed. We usually don't have many NOIs for working on a coastal beach. This is also within a buffer to a coastal bank. There was talk about regrading so heavy machinery could get in. I want to share that we did a similar project at Point Allerton, and they had to access the project across the coastal beach. They created a construction roadway and part of the conditions was that it had to be returned to exactly what was there prior. There is some discussion here about moving larger cobbles and boulders. My suggestion to the Commission is that the area be documented and after the work is completed, the resource be returned to as it was. The railroad bed is accessible but it can be quite uneven. I'm sure that with care we can ensure that the impact is short lived and the area be returned to what it was. Access to the railroad bed will need to alter the dune area adjacent to 1150 Nantasket. The good news is we have on file an existing and proposed plan done by Nantasket Survey for 1150 Nantasket Ave that the sewer department can reference with respect to property lines. Your property is a triangle. It doesn't appear to extend past the linear expression of Duck Lane. The Sewer Dept. could guarantee that work occurs on Town property with this survey. Grobleski: I would be content if the Order did say that photos would be taken and the area was restored to the original conditions. Commissioner: We can add that as a condition. Struzziery: We will only use the access roads for about a week. Commissioner: You're not going to put the rocks back to where they were? Grobleski: I'm not only concerned about moving the rocks but also the pathway proposed across my property. Krahforst: There is a dune structure there that will be temporary altered. Struzziery: Yes. Where we have the manhole access, near 1145 (Nantasket Ave.), we have a pipe that goes onto Nantasket Ave. We can gain access there and then we'll restore any disturbance to the dune. Krahforst: There was dune restoration (in this area near Duck Lane) in the past. If you stay in that area for access, and restore that vegetation and elevations there, then this area is better than the access proposed at Duck Lane. Vinny Sullivan: Are you only coming in from Duck Lane? Struzziery: We will also have to access the area adjacent to Ocean Ave. Sullivan: I'm deeded to low tide and you're talking about taking a 25 foot wide swath along 120 feet of my property. You're going to clear the vegetation. You need vegetation (for bank stability). There was a landslide already nearby and that demonstrates the importance of vegetation. I'm not onboard with tearing up the vegetation. You said that you were only going to do one access point. Now you are going to do 2? Struzziery: We were always going to do 2 access points. We have limitations on the equipment. We're stretching the limits (of reach) with the proposed test pits. That's why we have located the pits where we have them. Sullivan: All I know is you're going to be through my 120 feet of my property with a 25 foot wide accessway and pull vegetation. It's crazy that you're going to pull vegetation (and increase the potential) of a landslide. Struzziery: We have to check the pipe. Sullivan: I know that but if you were living in my house and someone said that we're going to take all this vegetation, you would be concerned. Struzziery: The good thing about this vegetation is that it will re-grow. Sullivan: I have lived here for 50 years. The hill will only stay because of the vegetation. You are asking for trouble. Commissioner: Which house are you referring to? Sullivan: 11 Crest Road. All that vegetation will be torn out. Commissioner: We need to walk this path. Commissioner: Where is the path? Struzziery: You can see the tree. Sullivan: He's going to take 120 feet of vegetation out. Struzziery: Not quite all of it. Commissioner: Is this going to take all the vegetation out of all the other homes? (Viewing the plan on screen) See his property? We see Crest Road. Then it ends (at the bank). Then there is vegetation and then a seawall. Another Commissioner: It's a revetment. The path ends almost directly in front of Crest Rd. Sullivan: The Seawall or revetment, whatever you want to call it, has totally fallen apart. And you want to take all the vegetation out. Who is going to put my yard back? No way. Commissioner: Is your house to the left of Crest Road? What about all that other vegetation? Commissioner: (The proposed project) doesn't go that far. Another Commissioner: Can you please pull up the plan? Right down from Crest Road, the house is on the left. The pit is at the end of Crest Road, in-between the revetment and the vegetation. Sections of vegetations out in front of the property need to be walked on or removed to get access to the test pit. Another Commissioner: Is there another map that shows the entire work area? (None shown). Struzziery: We could move this pit (Ocean Ave) 100 feet further to the west and then move the 1st pit (near Duck Lane) also 100 ft. to the west. Rick Matilla: I live next door to Mr. Sullivan. On the west side, adjacent to Ocean Ave, is all open space before you get to Spring Street. Could pit #1 be placed there? Struzziery: The limitations of the equipment only reach 2000 feet and we are stretching the limits w/respect to how far apart the test pits can be. Matillia. If you move the other pit 100 feet west, (the area) is pretty open. Struzziery: The pit at the east end of the project will be close to the coastal bank slide and we don't want to move those boulders in that area. I will try to push the proposed pit area (near Ocean

Ave.) away from the vegetation. What we have shown in our plans are sites that the contractors thought were best. The manhole is needed near 1155 (Nantasket Ave.). We need to make a repair. Possibly, the pit holes can shift further west. Grobleski: Can you bring in equipment from the Jacobs School or from barge from the ocean side? Struzziery: We looked into both cases. The access at the Jacobs won't work and the water is too shallow to consider using a barge. Sullivan: That's the edge of my property (Ocean Ave/Crest Rd area). Struzziery: A temporary-only access is proposed. Krahforst shared photos provided for the file by Sullivan. Sullivan: Photo #3: The pit is going to be where the rubble is. Struzziery: It will be next to it. Sullivan: Photo 1 is the vegetation that they want to remove; Photo 2 is Rick's property. You've talked about putting crushed stone to drive over it. Struzziery: Yes. It this would be temporary. Sullivan: How do you pick up crushed stone after you are done? Photo 3: This is further down. The revetment is pretty much reduced to nothing. Struzziery: The plan is for the test pit to be on the side of it. Sullivan: Not by much. Photo 4: This is a picture of the wall that was there when I was a kid. Photo 5 shows the current state of the wall looking back. The interior of the wall isn't very high. I can't imagine removing vegetation here because of a possibility of a landslide. My embankment is very steep and you're talking about pulling out vegetation. Struzziery: We can move it to further to the west. Gould: My concern is that the Town claims that this is Town property. A certain person that works in the corner office of Town hall has told people that we only own 10 spots (along the RR Bed). 1132 Nantasket Ave went to the Town to put a house there, they didn't get it and had to get permission from Mass DOT. The reason you have a problem on the west end/east end at Duck Lane is because the Conservation Commission knocked down the embankment in front of those houses. There used to be an access road in front of 1132 (Nantasket Ave.) that ran along the revetment. Commissioner: The revetment isn't there. Gould: You got rid of it. You're doing repairs for the landside. What makes you think that there isn't going to be another one? When the Town did the Ocean Ave Project they stopped just past Vinny's house. The other property was in neglect. I remember playing down there. Commissioner: We need to act now on this matter (sewer main). Gould: The rocks are part of the old sea wall. Put the rocks back there so there isn't another landslide. The pipe was put in 10 years ago and you've already had a problem within that time and you're not going to fix the problem. Commissioner: This is a Town management issue. Grobleski: What assurance do you have that if you do the repair that slope isn't going to fail a little bit further? We know that slope isn't going to hold. Is this work going to have to be redone if this slope goes? Struzziery: The Harborview Road sea wall is up for federal funding. We are on the list for funding, hopefully. The funding will be for reconstruction. We hope to strengthen the wall in the future. There may be other funding opportunities for this too. Grobleski: Agreed but is it (the wall) in the area where the sewer main work is proposed? Is there some merit to do this project all at once? Struzziery: We want to make sure that we don't have to make any repairs to this pipe line before the wall repair happened. Gould: Does the Town own the property? I want to see proof. Commissioner: The Town believes that they own it. Struzziery: It is the Town's responsibility to maintain the sewer. It was put in a long time ago, maybe 1870's. It was replaced about 10 years ago. Sullivan: I don't want any catastrophes. We need to step back and take a look at it. I guarantee that if they were going to take 120 feet of your vegetation you would be concerned. We can't tell the future. The whole reason for the Conservation Department is to try to determine what is going to happen and how to prepare for it. Removing vegetation makes no sense. Struzziery: We'll move the pit 100 feet. Sullivan: When I see that plan. I'm on board. Commissioner: It's too undocumented for me. Another Commissioner: We should walk this area. I know that if this becomes an emergency you'll have to move forward. Struzziery: I can adjust the plan tomorrow. Another Commissioner: We need boundary lines. Another Commissioner: The plan is confusing and a cross section would help. What scale are we at? This is difficult at this scale. Commissioner: How would you construct the accessway and are you putting down geotextile fabric? Would the applicant consider a continuance? Struzziery: Okay to continue.

Motion to continue to July 26th by Sorgi, 2nd by Campbell. Roll Call: Campbell-aye, Paquin-aye, Jacintho-aye, Sorgi-aye, Best-aye.

8:00 189 & 193 Nantasket Ave. & 0 George Washington Blvd., Map 37, Lots 002-004 (SE35-1614) Continuation of a Public Hearing on the Notice of Intent filed by Nantasket Dune Holdings, LLC for work described as demolish existing building and construct five-story building, after-the fact clearing of 0 George Washington Blvd., and construction of a parking lot; demolish golf course and construct parking lot. *The scope of work the Notice of Intent has been amended to only include: construction of a parking lot.* Notification: proof provided. Resource Areas: Barrier Beach (storm damage protection, flood control, wildlife habitat); Coastal Dune (storm damage protection and flood control, likely wildlife habitat); Land Subject to Coastal Storm Flowage: AE 10'/X' (storm damage and pollution prevention, flood control). Site visit done: many times. On 07/12/22, the applicant's representative requested a continuance to July 26 at time TBD.

Krahforst: The project hasn't changed. Commissioner: Is this continuance request due to payment matters of the peer review? Another Commissioner: It has been paid. Krahforst: Payment has just been made. The reviewer now needs time to put the report together and get it to the Commission. He has discovered some issues. The peer reviewer will be at the next meeting to present.

Motion to issue to continue to the July 26th by Sorgi, 2nd by Campbell. Roll Call: Paquin-aye, Jacintho-aye, Sorgi-aye, Best-aye, Campbell-aye,

Certificate of Compliance Requests

547 Nantasket Ave. (SE35-1552) (swale/trench for runoff control) Commissioner: We meet with a representative of the project. The trenches are starting to overgrow and fill in. We met with the current owner and the father of the

applicant. We (two Commissioners) suggested to cut the grass and fill it (the trenches) with crush stone. Another Commissioner: The north side is stacked up 8-10 higher (than the neighbor's grade) and he's up against the fence. The soil might be on the neighbor's property. The trench is no good. Pull the soil away and make it level to the neighbors land. You're rotting the neighbor's fence.

Motion to not issue a certificate of compliance; they have not complied with the original Order of Conditions
Roll Call: Jacintho-aye, Sorgi-aye, Best-aye, Campbell-aye, Paquin-aye.

9 Manomet Ave (SE35-1444)

Commissioner: Where is the As-Built Plan? Krahforst: The plan of the record is here as is the As-Built. Krahforst: The paver driveway on the Existing & Proposed Plan was to be only on the property, it has been extended into the RR Bed. The area behind the now existing driveway was converted pea stone (also on the RR Bed). In addition, there is a utility platform added that was not part of the NOI. There is a paver area in the shower area not part of the NOI. There is also a seashell driveway that extends along the North West side. It was supposed to be grassy (as indicated on the POR) but is now seashell but is permeable. There were 2 small concrete walls that were extended and elevated along the Manomet and Phipps St corner which was not part of the NOI. Commissioner: What is the flood zone? Krahforst: It is an AE 12. Commissioner: The railroad bed is easy. The applicant needed to get permission to do the work; if the applicant went to the Town then he needs to get an NOI. If the Town didn't give him permission now the Town is in violation because there is a violation on Town property. Krahforst: The Town would issue licenses that are consistent with Conservation Commission decision for this matter. If the Commission decided that it wasn't an appropriate use of the resource then the Town wouldn't issue a license. Commissioner: Then the Town would be in violation. Commissioner: A lot of work has been done that wasn't proposed. Commissioner: I have a problem with the wall. Another Commissioner: The wall needs a new NOI. Commissioner: What about the extra items? Could these be the subject of an amendment to the OOC? Krahforst: Amending an OOC that expands the project is not appropriate. Commissioner: Where is the shower? Another Commissioner: I'm not troubled by the pavers (in the shower area) but they need to be documented. Commissioner: I agree that we need another Order of Conditions. Bouldoukian: The shell area (driveway) was asphalt and the (adjacent) shower pavers are permeable. Commissioner: I suggest that the home owner get permission from the Town. Commissioner: I would like what was there. Krahforst: The Town will abide to the Commission preference with what type of license to grant. Commissioner: If the homeowner decides that they don't want to apply for an NOI and then they would have to return it to how it was. Krahforst: A NOI will have to be submitted by the Town of Hull. Commissioner: The Town can issue a license for the home owner to address this.

Motion to not issue a certificate of compliance there are 2nd by Campbell. Roll Call: Sorgi-aye, Best-aye, Campbell-aye, Paquin-aye, Jacintho-aye

9:25pm Paquin rescued himself.

Continued and New Business

49 Edgewater Rd "Amend Order of Conditions" request. Krahforst: For this project, they proposed to replace a timber wall with concrete rather than replaced it with in-kind. They asked if they could amend the OOC for this change. I believe that it needs an engineered design. Commissioners (4) agree unanimously that a new NOI is needed.

9:28pm Paquin returns

Remote Meetings: Krahforst: There has been a discussion about remote meetings continuing beyond the 15 July legislation extending COVID flexibility to Open Meeting Law. Town Manager thought that remote meeting laws will be extended. The Department has purchased a large smart board. We can now show plans electronically during in-person meetings should those types of meetings become necessary. Commissioner: In Marshfield they have in-person meetings with a teleprompter board in what is considered a hybrid setting. Krahforst: Open Meeting Law requires equal benefits to both remote and in-person participants. Commissioner: I feel that we get better participation and sharing by being remote. Another Commissioner: The CDC is still recommending mask wearing and COVID is still here. Another Commissioner: I was reviewing the regs. and the way it is written, we either have to issue a Certificate of Compliance or inform the requester of a decision within 21 days. Krahforst: That is true. It wouldn't hurt to have a vote on the Certificate of Compliances. Commissioners conduct roll calls above under Certificates of Compliance.

Violations and Compliance issues

None

9:41 Motion to adjourn by Sorgi, 2nd by Campbell. Roll Call: Paquin-aye, Jacintho-aye, Sorgi-aye, Best-aye, Campbell-aye.