

TOWN OF HULL
CONSERVATION COMMISSION
Meeting Minutes
September 26, 2023

AGENDA

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

Members Absent: Katherine Jacintho (KJ)

Staff Present: Chris Krahforst (CK), Director, Renee Kiley (RK), Clerk

Staff Absent: Ian MacDonald (IM), Administrator

1. Call to Order

- a. Review of Agenda, Overview of Hearings Procedure

2. Notices of Intent

- a. **69 Hampton Cir. Map 36/Lot 173 (SE35-1801) (Requested to Continue) *Continuation*** of a Public Hearing on the **Notice of Intent** filed by: **Lawrence Bartlett** for work described as **Replace steps, stone walls and concrete pad** **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** 9/05
Representative: None
Abutters/Public: None
Documents: None

Motion to continue to 10/10 by SC 2nd by SS. Roll Call: SC-aye, TB-aye, DD-aye, LS-aye

- b. **36 Ocean Ave. Map 3/Lot 47 (SE35-1782) *Continuation*** of a Public Hearing on the **Notice of Intent** filed by **James Russell** for work described as: **After the fact gravel Driveway. Abutter 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, pollution prevention, flood control). **Buffer to Salt marsh. Site Visits Done:** many times
Representative: James Russell
Abutters/Public: Jack Mitchell
Documents: Plan submitted by Paul Gratta, Narrative

Russell: Paul Gratta submitted plans. We are proposing that we install a 20' x 20' asphalt driveway. Commissioner: The flood zone is an AE 10. CK: It is an area that gets washed out from large storms. This is a smaller footprint; there is also a proposal to do something in the back. Russell: I'm proposing to remove all the blue stone in the back. Commissioner: What is going to go between the areas in the yellow? Russell: We are proposing rocks around or we can leave the straw bales. Commissioner: I meant on the plan. Russell: We would put clean soil and restore the area. Commissioner: You will remove the rocks? The plan needs to be annotated; these plan shows 3-5 inches of trap rock. Is that what you are proposing? Russell: Yes. Commissioner: The only rock that will be left will be under the asphalt. Russell: Yes. Commissioner: The plan should be annotated. CK: I can propose that the plans reflect what is being proposed. Commissioner: I'm not sure what trap rock is. Russell: The contractor included it. RK:

"Narrative 36 Ocean Ave I am writing to inform you about the project we are planning to undertake that involves the removal of crushed stone from our property and restoring the area to its original condition. As a supporter of the Hull Conservation Commission we believe that transparency and collaboration are imperative to insuring that our actions align

with conservation principles. Our driveway, as it currently stands, is surfaced with crushed stone. Over this time, this surface has deteriorated and no longer serves its intended purpose. In light of this, we have decided to take a step towards conservation and restoration by returning to its natural state. Our Plan involves the following steps:

Crushed Stone removal: We will remove the existing crushed stone from the driveway area ensuring that it is properly recycled or disposed of in an environmentally responsible matter.

Surface Leveling: After the stone removal, we will proceed to level the surface of the driveway area to its original contour, ensuring that no unnatural depressions or elevations are left behind. The goal of the project is to add fill to match the existing grade.

Naturalization: To restore the area to its original condition, we will replant native vegetation that was originally present in the vicinity; this will not only improve the aesthetics of our property but also contribute to local biodiversity and ecosystem health.

Soil erosion Prevention: To prevent soil erosion during and after the project we will implement erosion control measures using the strategic placement of straw bales.

Monitoring and Maintenance: We are committed to ongoing monitoring and maintenance of the restored area to ensure that it continues to thrive and support local wildlife.”

Commissioner: With the narrative provided, it’s much clearer now. Jack Mitchell: The trap rock is typically used as a drain. It’s heavy rock that will follow the blue line. I do not know anything about this project. Commissioner: It sounds like the larger rock will be there to shield the neighbor. Another Commissioner: The plan needs to be clearly annotated. CK: The trap rock may not make sense in an over wash area. The area will try to be at the same grade. CK: It may be beneficial to allow the area to return naturally. Commissioners: agree

Motion to issue an order of conditions with the special condition that all crushed stone be removed, the surface be leveled with clean dirt, the area that is not going to be converted to an asphalt driveway, area to be allowed to restore its self naturally, that sediment and erosion control measures be in place during the project, that monitoring and maintenance be in place for the duration of the project and at completion, and that all these elements be annotated on the plan, and that all trap rock be further explained on the plan. 2nd by DD Roll call: SC-aye, TB-aye, DD-aye, LS-aye

- c. **51 Harborview Rd. Map 56/Lot 028 (SE35-1735) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Thomas P. Fitzgerald** for work described as: **Complete slope stabilization project for a portion of the northerly slope. Abutter Notification:** *proof provided*. **Resource Areas:** **Coastal Bank:** (Storm damage prevention and flood control); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: FEMA VE 20’** (storm damage and pollution prevention, flood control). **Site visits done:** many times
 Representative: None
 Abutters/Public: None
 Documents: None

CK: This project is in peer review and the commission made a motion to allow the interim plan, with GZA & John Struzziery’s comments. An amended enforcement order will be issued. It is in draft form and is waiting for town counsel to do a final review on it. It will need a building permit, the contractor is ready. The peer reviewer has all materials needed. GZA & CEC are communicating with the applicant and moving forward to a final peer review. I’m hopeful that it will be available on 10/10.

Motion to continue to 10/10 by SC 2nd by DD. Roll Call: SC-aye, TB-aye, LS-aye, DD-aye

3. Request for Determination of Applicability

- a. **Straights Pond Pedestrian Path, Eastman Rd. (Withdrawn) Opening** of a Public Hearing on the **Request for Determination** filed by **Town of Hull** for work described as: **Reconnaissance clearing along proposed path along Eastman Rd. Abutter Notification:** *proof not required*. **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).

CK: This project received funding from CPA. The commission came to the CPA for funding looking at

the property boundaries for access to Straits Pond Island to connect the area as a wildlife viewing park. The idea was to develop a set of plans to outline the town's property and how access could be granted. We applied for a Mass Trails grant but we were not successful. I will follow up with DCR to find out why the grant was not successful. We thought that we would come to the commission for an RDA to clear paths for a foot trail. We were proposing to work with DPW to clear a walking path. We would like to take a step back and speak to all concerned residents. We would like to do more public outreach. This design was rather large and it became much larger, close to several hundred thousand dollars. I felt that a request for an RDA was premature.

4. Extension Request for Order of Conditions

a. 4 Touraine Ave (SE35-1590)

Sean Stewart: This permit is expiring in Dec. We had to file a for a Chapter 91 license, and it took over 18 months to complete.

Motion to extend the permit for an additional 12 months by SC 2nd by DD. Roll: DD-aye, SC-aye, TB-aye, LS-aye, DD-aye

5. Certificate of Compliance

a. 143 Nantasket Rd (SE35-1697)

Commission will do a site visit on 10/03

6. New Business

a. 18 Manomet Ave. (COC from DEP)

DEP issued a COC for the SOOC

b. Schedule

There was an error in the posted dates.

Motion to accept corrected schedule by SC 2nd by DD Roll call: SC, TB, DD, LS

c. Commissioner: Should we move site visits to Sundays because we are losing daylight.

7. Motion to Adjourn by SC 2nd by DD. Roll Call: SC-aye, TB-aye, LS-aye, DD-aye