

**Hull Conservation Commission
Meeting Minutes
Tuesday, April 12, 2022
Meeting held online, via GoToMeeting**

Meeting Remote Location	Remote Call-in meeting with Zoom: https://zoom.us/j/99333363624?pwd=VFZ4TzgxNHVjT2cySmQ5QmxCVWlJQT09 OR: By Phone: 929-205-6099 Meeting ID: 993 3336 3624 Passcode: 346674
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Members Present: Paul Paquin, Chair, Tammy Best, Katherine Jacintho, Sam Campbell

Members Absent: Lou Sorgi

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

Staff Absent: none

Minutes: Consideration of Minutes of 3/22/2022: Motion by Campbell to approve the minutes as amended, 2nd by Jacintho Roll call: Best-aye, Jacintho- aye, Paquin-aye, Campbell-aye

AGENDA

7:30 Call to order

Review of Agenda, Meeting Procedure, and approved permit guidance
Minutes

7:36 Beach Ave., Maps 12, 13, 15, 17, 19, 21, 23, 25, and 27 (SE35-1661) Continuation of a Public Hearing on the Notice of Intent filed by Town of Hull for work described as *maintenance of pedestrian dune crossings and removal of sand encroachment on existing Beach Ave roadway for public safety purposes*. 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, AO (Depth = 2'), VE 15 (storm damage and pollution prevention, flood control), LiMWA. Site visit done: 3/20. This project is being reduced to only include "removal of sand encroachment on existing Beach Ave roadway for public safety purposes". On 04/12, the applicant has requested a continuance to May 10th at a time TBD

Representatives: none

Abutters/Others: none

Documents: none

Motion to Continue until 5/10/2022 by Sam Campbell 2nd by Katherine Jacintho. Sam Campbell-aye, Tammy Best-aye, Katherine Jacintho-aye, Paul Paquin-aye

7:41 29 Beach Ave., Map 27/Lot 011 (SE35-1664) Opening of a Public Hearing on the Notice of Intent filed by Charles & Stacey Urdang for work described as *replace existing fence and gate, repair or replace concrete pad at front stair landing*. 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 12' (storm damage and pollution prevention, flood control). Within LiMWA. Site visit done: 4/10 and just prior

Representatives: Charles & Stacey Urdang

Abutters/Others:

Documents: Proposed Plan, Flood Map

Urdang: Two small projects involved. Remove and replace existing fence and gate with exact materials. Everything will remain the same. The 2nd part of the project addresses crumbling front brick steps. We want to remove the steps. Repair or place the steps with granite, brick or wood. Area FEMA Flood Map shown; AE 12. Commissioner: There is already an existing stockade fence. Replacing with another stockade fence will behave the same way as the one that is there now. Urdang: In front of the stairs there is a sidewalk that the town installed. Commissioner: In an AE zone, we require a 6 inch spacing above grade. Krahforst: This is within the LiMWA area. Urdang: If we have a 6" gap underneath how do we keep the dogs in? Commissioner: People have been putting up screening in that space. We're required to keep this area such that flood waters can flow freely. Another Commissioner: A fence with more spacing than provided by a stockade will help allow more water to flow through. Urdang: We are also looking for privacy. Another Commissioner: There are fencing that combines privacy and flow through.

Motion to Issue an Order of Conditions with a special condition that the fence can be stockade or other design that promotes more flood water flow though and that the fence has a 6" above grade gap at the

- 7:45 **1060 Nantasket Ave. Map 08/Lot 010 (SE35-1660) Opening** of a Public Hearing on the **Notice of Intent** filed by **Pat Shaffer** for work described as **construct new home. Abutter Notification:** proof provided, *but*. **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 13'** (storm damage and pollution prevention, flood control). **Site visit** done 3/5-3/8.
Representatives: Pat Schaffer
Abutters/Others: none
Documents: none
Commissioner: Has the notice been mailed in time? Krahforst: Today is the 10th day and may not meet the public notification requirements by the WPA regulations. Schaffer: I had an emergency and did mail them. This is the 3rd time that the abutters have been notified. They have been in contact with the homeowners. Commissioner: We understand the problem but need to follow the regulations.
No Action by Chair. 2nd by Jacintho. Paquin-aye, Best-aye, Jacintho-aye
- 8:07 **49 Edgewater Rd., Map 29/Lot 015 (SE35-1663) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Kerry Adams** for work described as **repair or replace existing wooden retaining wall with poured concrete, reconfigure hot tub area to include deck level with adjacent paver patio adding walkway to existing southern deck on house, add helical piling to existing deck, revise stairs to beach area, replace stockade fence, install new stockade fence, and add hog wire fence to front of property. Abutter Notification:** proof provided. **Resource Areas:** **Coastal Beach** (storm damage protection, flood control, wildlife habitat); **Land Subject to Coastal Storm Flowage: FEMA AE 10** (storm damage prevention, flood control), **Coastal Bank** (likely storm damage prevention, flood control). **Possible c.91 Jurisdiction Site visit done:** 3/20
Representatives: Kerry Adams
Abutters/Others:
Documents: Proposed Plan, Existing conditions plan, photo of beach showing wall. Applicant shows equipment photo.
- 8:07pm Paquin recused himself.
Best serves as acting chair for this hearing. Best summarizes what is currently need w/respect to helical work and what equipment would be used and whether activity will take place on the cobble beach. Also, that there seems to be a lack of engineering details about the proposed replacement of the timber wall with poured concrete. Adams discusses the issues raised: Two engineers have reviewed the wall and they determined that it can be repaired with in-kind material. Helical piles installation looks like it will need to be positioned in the intertidal and would need DMF review. Also not clear is what type of equipment will be on the beach. Discussion on the helical work ensued and after, applicant proposed that the deck work be not part of this NOI. The Commission asked if not including the deck work would compromise other elements of the work proposed by the NOI, particularly the proposed walkway to the deck in question. The Commission is reminded that this would be a Building Department issue. The Commission asks the applicant to summarize the work being requested and as such detailing this on the proposed plan. Applicant details as such: 1. The wall is now a wall repair with in-kind. 2. Replace existing spa deck and cantilevered deck walkway to rear existing deck. 3. Helical piles for rear deck is not to be included in the proposed NOI work. 4. Install new steps to the beach as shown on the plan. 5 Replacing existing stockade fence and extend. 6. Install new stockade fence along western edge of property, 7. Install hog wire fence across the front of the house.
- Motion to Issue an Order of Conditions with the special conditions that include no creosote material used in existing retaining wall repair and a license be obtain from the Town for the installation of hog wire fence on town property along Edgewater Rd.**
Jacintho-aye, Campbell-aye, Best-aye
- 8:59 Paquin returns
- 8:59 **38 L St., Map 15/Lot 051 (SE35-1666) Opening** of a Public Hearing on the **Notice of Intent** filed by **Lawrence Trubia** for work described as **construct 12' x 14' rear addition and 10' x 10' deck. 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 and pollution prevention, flood control). **Site visit done:** 4/10 and just prior
Representatives: Lawrence Trubia
Abutters/Others:
Documents: Proposed plans
Trubia presents project as described above and details number and location of proposed footings and clarifies elevation questions from the Commission. The Commission noted that the plans do not have a name, address, or anyone responsible for their drafting. Also noted the project does not have a topographic plot plan or supporting evidence of the property boundary survey. Krahforst pointed out that the plans do say drawn by P. Lombardo and the property is located in a FEMA designated flood zone = AE10. Commissioner: FEMA requires that utilities be above base flood elevation if substantial improvement and recommends that the applicant understand those elements.

Motion to Issue an Order of Conditions with a special condition that the applicant provide as signed and dated set of plans by Sam Campbell 2nd by Best. Paul Paquin-aye Sam Campbell-aye, Tammy Best-aye, Katherine Jacintho-aye,

- 9:12 11 O St. Map 14 /Lot 124 (SE35-1667) Opening** of a Public Hearing on the **Notice of Intent** filed by **Kathleen Payne & Linda Clifford** for work described as **construct an 8'x14' deck off of existing porch. 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 and pollution prevention, flood control). **Site visit done:** 4/10 and just prior
Representatives: Kathleen Payne & Linda Clifford
Abutters/Others:
Documents: Proposed Plan
The Commission points out that the deck is very close to the street but appears to be within property boundaries. Payne & Clifford stated this was the case. Krahforst informs the Commission that the applicant will have to go before the ZBA. The Commission discussed the deck framing.
Motion to Issue an Order of Conditions with a special condition that the skirt (deck framing) around the deck be 50% open provide as signed and dated set of plans by Sam Campbell 2nd by Best. Paul Paquin-aye Sam Campbell-aye, Tammy Best-aye, Katherine Jacintho-aye,

Certificate of Compliance Requests

73 Beach Ave (SE35-1468)

A commissioner noted that the dimensions of the garage are a foot off from what was proposed. The survey may be incorrect. Krahforst noted that there is a commitment in the proposed plans to nurture certain areas for dune preservation within the property and pointed to where those areas are on the proposed plan. Specifically, the proposed dune area is within the walkway and the proposed garage. The Commission noted that the As-Built plans show that there is no longer enough space for the dune area. In addition, there appears to be a much smaller area on the As-Built plan from the proposed plans. On the proposed plan there is a 138 ft² dune grass area and on the As-Built plan this area appears to be much smaller. Michael Kiley (applicant) joins the discussion and explained that the design for the garage was on helical piles and these piles slid during construction. The area that was proposed for dune grass area was cut back to make the driveway wider. People would hit the stones and the telephone poles. The Commission request the applicant provide the calculations showing the proposed dune area and compare to what exists as shown on the As-Built Plan. The Commission will use this information and conduct another site visits.

Continued and New Business

Kenberma Area RR bed parking area site visit

Krahforst reminded the Commission that about 8-9 months ago the Commission did a site visit at this area because of a complaint that the area was altered by heavy equipment use. An abutter requested another site visit with the Commission and DPW director to show the areas of concern. The abutter experiences increased precipitation runoff as a result of this non permitted activity. A site visit will be scheduled during an upcoming site visit schedule. Krahforst will coordinate.

Violations and Compliance issues

9:46pm Motion by Best to adjourn 2nd by Jacintho Jacintho-aye, Paquin-aye, Best-aye