

**Hull Conservation Commission
Meeting Memo
Tuesday, February 08, 2022
Meeting held online, via GoToMeeting**

Meeting Remote Location	Remote Call-in meeting with GoToMeeting: https://global.gotomeeting.com/join/756606029 OR: By Phone: (571) 317-3112 Access Code: 756-606-029
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Members Present: Paul Paquin, Chair, Tammy Best, Katherine Jacintho, Lou Sorgi, Sam Campbell

Members Absent: None

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

Staff Absent: none

Minutes: Minutes of 1//25/2022 Motion by Sorgi to approve the minutes as amended, 2nd by Best. Roll call: Best-aye, Sorgi-aye, Paquin-aye.

AGENDA

7:30 Call to order

Roll Call Sorgi-Here, Jacintho-Here, Paquin-Here, Best-Here

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

Campbell joined at 7:40pm

7:40 Boston Harbor - Harry's Rock Light HR, 42°17'13.291"N, 70°55'54.280"W (SE35-1654) Continuation of a Public Hearing on the **Notice of Intent** filed by **Michael Carosotto of USCG** for work described as **repair and replacement of existing aid to navigation structures. Abutter Notification:** no abutters. **Resource Areas:** the Ocean. **Site visit done:** N/A.

Representatives: None

Abutters/Others: None

Documents: Plans submitted with NOI, Email to Consultants from Division of Marine Fisheries (DMF)

Krahforst: The commission delayed their decision waiting for the required comments from the Division of Marine Fisheries on this project. An email received from DMF stated no special conditions are necessary on the part of DMF.

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

7:45 189 & 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. **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-21 and AO (Depth=3')** (storm damage and pollution prevention, flood control). Within **Limit of Moderate Wave Action (LiMWA)**. **Site Visits done** multiple times.

Representatives: Alan MacDonald, Adam Brodsky, Karlis Skulte

Abutters/Others: Susan Short Green

Documents: Revised proposed plans

Krahforst: The NOI has been reduced to just a parking lot. Brodsky, representing Nantasket Dunes, stated that new revised parking lot plans were submitted recently and requested a continuance until the peer review has been completed. Skulte, also representing Nantasket Dunes as the civil engineer for the project, described proposed project changes which includes paving the former go kart track next to the DCR parking lot, new storm water management report, minor changes to the bio retention basins with landscaped islands between each cluster on parking, and improved basins. Changes include scaling back the parking spaces; there were 20 parallel parking spaces that were proposed which are now eliminated facing towards DCR parking lots. Listened to the abutters, additional landscaping and fencing is proposed to help prevent light trespassing. The new design reduces the amount of pavement and less storm water that will have to be treated. We kept the original scale of the stormwater management system and thus exceed the capacity needed for storm water management. Commissioner: Does it need to go in front of planning board? Brodsky: We will need to go in front of the planning board for a modification for a site plan review. Commissioner: Is there a chance after the Planning hearing that these plans will need to be changed? Brodsky: I don't believe that they will need to be changed. We are trying to get in front of the planning board before the next meeting. A parking lot doesn't trigger a site plan review. MacDonald: We were discussing with

the planning board re our new operator for the 2022 season. If there were meaningful changes we would have to go before the planning board. Commissioner: It is difficult to make a decision when the plans may require changes. Commissioner: I want to confirm that the final plan is what has been sent to peer review. Brodsky: We will be coming back to the Commission. Susan Short Green: I requested these plans. I haven't received these plans after requesting them. Krahforst: We received the plans late yesterday afternoon and they are now available on the Dept.'s website. Commissioner: Are there separate landscaping and parking plans? Krahforst: I haven't had a chance to review the material as they were received just yesterday. Krahforst: Was the new set of plans sent to the peer reviewer? Skulte: I will confirm that the peer reviewer has a hard copy. Brodsky: We are requested a continuation so that these new plans can be adequately reviewed. Green: I don't see any changes to the landscape plan. Skulte: There is an updated landscape plan provided as part of the new 14 page plan set. Commissioner: Because of the length of time this project has taken before the Commission, we request a summary of what was proposed for this project and what changes are sought; it's just not the parking lot. Brodsky: We have written to the Commission that we have reduced the project and are now only proposing the parking lot.

Motion by Sorgi to Continue to 3/8, 2nd by Campbell. Roll Call: Campbell-aye, Paquin-aye, Sorgi-aye, Jacintho-aye

7:57 14 Driftway. Map 54/Lot 031 (SE35-1655) Opening of a Public Hearing on the **Notice of Intent** filed by **William Ryan** for work described as **construction of an addition to a single family dwelling. Notification:** proof provided. **Resource Areas:** **Buffer to Coastal Bank** (storm damage prevention, flood control, likely wildlife habitat). **Site Visits done:** 2/7 and 2/8

Representatives: William Ryan, Owner; Kevin Grady, consultant

Abutters/Others: Stella Dally.

Documents: Proposed plan including photos

Grady: The project is a proposed addition in the buffer zone of a coastal bank. It is a 36 ft² elevator shaft. The resource areas are a coastal dune to the north of the property, FEMA VE Zone, Elevation 25, half way up the coastal bank. The addition is outside the buffer zone. It is over 60 feet from the top of the coastal bank in a previous developed site. The proposed addition won't have an adverse impact to the bank or movement of sedimentation of coastal dunes. Photos of the site shown. We will use silt fences to prevent erosion from the site. Dally: What do you mean by 36 ft². Commissioner- it is very small about 6'x6'. Dally: What about the height? Commissioner: Height is not purview of the Conservation Commission but I will allow the question. Grady: The height goes from the garage to the 2nd floor. Dally: How will the equipment access that part of the property? Commissioner: They will work from the Driftway down along the east side of the property.

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

8:15 40 D St. Map 16/Lot 217 (SE35-1658) Opening of a Public Hearing on the **Notice of Intent** filed by **Rudy Pompeo** for work described as **demolish existing house & construct new tow-story house. 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:** 2/7 and 2/8

Representatives: Rudy Pompeo, David Ray

Abutters/Others: Nancy Cranker

Documents: Existing and Proposed conditions plan,

Ray: We propose to demolish an existing non-FEMA compliant home as well as a bituminous driveway, concrete walkways, and appropriately remove the debris off site. We propose to build a new 2 story home with porch and deck. The house will have FEMA required flood vents. We also propose 2 driveways and a walkway, all with permeable materials with the exception of the 3 feet bituminous skirt meeting the street that the DPW requires. Commissioner: The house is really close to the property boundary. Another Commissioner: The new house is not in the same footprint as the existing house. It appears to be moved more towards the middle of the lot. Ray: That is correct and the house will be fully zoning compliant. Cranker: I'm grateful it will be a single family house. There is a beautiful Aspen tree and I'd love to see if it could be saved. There is a tree on the east and west sides. Ray: We intend to keep both trees. The west side tree might be too close and may need to be trimmed. Commissioner: Are there any stormwater runoff issues? Pompeo: Downspouts could empty into a little underground detention system. Ray: The Commission typically considers downspouts emptying into dry wells.

Motion by Sorgi to issue Order of Conditions with the following special conditions: all materials will be removed out of town and disposed appropriately, permeable pavers will be permeable in perpetuity, no stone dust to be used, and all downspouts will discharge into dry wells. 2nd by Campbell. Roll Cal: Best-aye, Sorgi-aye, Jacintho-aye, Campbell-aye, Paquin-aye.

8:24 203 Beach Ave. Map 17/Lot 074 (SE35-1656) Opening of a Public Hearing on the **Notice of Intent** filed by **Donna Chase** for work described as **proposed addition and landing. Notification:** proof provided. **Resource Areas:** **Barrier Beach** (storm damage prevention, flood control, likely wildlife habitat), **Coastal Dune** (storm damage prevention, flood control, likely wildlife habitat), **Land Subject to Coastal Storm Flowage: FEMA AO (depth = 2')** (storm damage prevention, flood control). **LiMWA. Site Visits done:** 2/7 and 2/8

Representatives: Donna Chase, David Ray

Abutters/Others: None

Documents: Updated plot plan, photos of site

Ray presented the project as listed; proposed is a small 3.9' x13' addition. Flood vents will be installed to a new foundation for this addition. Also proposed is a small platform with stairs. The original foundation plan has been modified given that the deck went into the rear setbacks which the ZBA denied. However, the ZBA did approve the small addition and egress as proposed here. Commissioner: Will the addition have a regular foundation. Ray: A new small concrete foundation with 2 flood vents is proposed. We will use a small excavator and hand excavation to do the work.

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

- 8:29 216 N. Truro St. Map 47/Lot 030 (SE35-1657) Opening** of a Public Hearing on the **Notice of Intent** filed by **Clive Muir** for work described as **replace existing rear foundation wall & repair existing deck footings as required**. **Notification:** proof provided. **Resource Areas:** **Coastal Bank** (storm damage prevention, flood control, likely wildlife habitat), **Buffer to Coastal Bank** (storm damage prevention, flood control, likely wildlife habitat), **Land Subject to Coastal Storm Flowage: AE 10** (storm damage and pollution prevention, flood control), Likely **c.91** License required. **Site Visits done:** 2/7 and 2/8

Representatives: David Ray, Surveyor; Clive Muir, owner; John Boyd, builder

Abutters/Others: None

Documents: Proposed site plan, photos of site shown.

Ray: What exists is an old fieldstone foundation that is starting to fail. John Boyd, who is the contractor, is proposing to build a new foundation in that section and because of limited access will need to do this by hand. A portion of the old foundation will be removed and replaced. In addition, the concrete blocks supporting the deck poles nearer to the waterfront are starting to show their age and will need some repair and maintenance. Commissioner: Is there a basement behind the foundation wall? Ray: Yes, there is an unfinished basement. Commissioner: At mean high tide does that wall get wet? Ray: Not at mean high tide. The wall gets wet on a spring high tides. Commissioner: Can you explain further what is proposed for the wall repair? Ray: Yes, supports inside and outside will be installed by hand and a portion of a new concrete foundation wall will be built which will require digging in order to drill and pin into the underlying ledge. Commissioner: I saw that those blocks holding the deck appear to be corroded below the ground. They are solid above. Are you going to block them off with hydraulic cement? Ray: We will be putting a coat of higher grade concrete with something on the order of psi 8500. The entire wall will be coated too so it will endure getting wet. Commissioner: This project consists of repair to the blocks and the foundation. We were worried about how they would get equipment down there. Ray: The foundation is going to include 8 ft. along the sides of the existing foundation and will need to be done by hand. Commissioner: You will need to confirm with DEP whether or not you need a c.91 license. Ray: We have researched to see if one exists but haven't found one. I have informed the owner that one may be needed. We will be perusing obtaining a c.91 license. Krahforst: Before any work is done a c.91 license may be needed unless this work is under emergency repair. Ray: The structural engineer does not think that this foundation will last a year.

Motion by Sorgi to issue Order of Conditions with the special condition that no work is done until the c.91 license is issued or until the Building Department has declared an emergency repair order, 2nd by Best. Roll call: Jacintho-aye, Campbell-aye, Paquin-aye, Best- aye, Sorgi- aye.

- 8:42 2A Marina Drive Map 60/Lot 900 (SE35-1659) Opening** of a Public Hearing on the **Notice of Intent** filed by **Spinnaker Island & Yacht Club Association** for work described as **repairs to Spinnaker Island Causeway Bridge**. **Notification:** proof provided. **Resource Areas:** **Land Subject to Coastal Storm Flowage: FEMA VE 12**. **Site Visits done:** 2/7 and 2/8

Representatives: Danielle Goudreau, representative from Collins Engineers

Abutters/Others: None

Documents: Presentation from Collins Engineers shown. Site photos

Krahforst: Plans Shown. The c.91 license is for a timber treated pedestrian way from 1984. It does not reference this as a vehicle causeway. There are a number of c.91 licenses for this site. Goudreau: I have a presentation to share with the Commission. We received comments from the MA Fisheries. We haven't received comments for the Natural Heritage Program as of yet. Krahforst: Anything that is presented is needed for the file. Presentation shared with Conservation Dept. for file. Commission calls for a recess.

- 8:48** Recess to 9pm.

- 9:00** Chair calls to order the Commission.

Goudreau: The Spinnaker Island causeway connects the island to the mainland. In 2021, our engineers noticed that the timber support piles, cross bracing, and bridge joints needed to be serviced. This project is to restore the causeway to its original capacity. This will be done through the installation of 151 fiberglass reinforced pile jackets, replacement of old timber cross bracing, replacement of bridge joints, and filling areas of voids beneath the bridge

abutments. The Causeway is located in the FEMA 100 year floodplain. The location is in FEMA VE Zone, Elevation 12' & 18'. It is located in land designated as containing shellfish. We will use best management practices to control work proposed in the area. We are repairing the support piles and timber cross bracing. DEP 2006 field survey report sea grass 500-650 feet from the proposed repair work. Notable rare species in the area are the northern long eared bat and rosette tern. The proposed project is anticipated to result in no adverse taking of these species habitat or have any adverse effect on the tern.. We have requested streamlined review from Natural Heritage Program and they have 30 days to provide comments. We propose no impacts to the resource area. Repairs are to be only on the bridge and the support structure. All Causeway roadway joints will be replaced. The bridge abutments will be reinforced. Abutment undermining is not a concern. Bridge joint area are to be grouted. Proposed plans and wetlands impact plans show which areas will part of the project. Modification to an existing c.91 license might not be needed since this is only for maintenance and repair to the causeway. MA Division of Marine Fisheries asked for a silt curtain and turbidity boom to be used for all in water work and cross bracing replacement. DMF recommends Time of Year (TOY) restriction between Feb 16 and June 30 due to potential increase in turbidity and sedimentation. We would like to request the Commission includes extension of the TOY restriction where work could be allowed between June 30-Feb 16 because pile jacket repairs will not contribute to any increase in sedimentation and turbidity. Dredging on mud line pile jacket repairs doesn't increase in turbidity to the area. Construction activities will be limited to upland areas. Work will be completed from a support barge. Commissioner: For clarification, before wrapping piles, will they be blasted clean with water? Goudreau: Yes. Commissioner: That process could result in a lot of potential turbidity. Goudreau: It's just the marine growth that is being removed. Commissioner: Is there any concern what these are creosoted piles? Goudreau: The creosote coating is absorbed into the timber. Any washing of the piles should not liberate creosote into the water. Another Commissioner: Any concern about debris falling into the water during cleaning? How will the debris be captured? Goudreau: There will be timber floats between the piles and steel support barge which will help capture debris and marine growth. Some debris may fall into the water column but it is mainly marine growth. Commissioner: I wasn't talking about marine growth. Will some of the cross bracing be removed and disposed of properly? When you take down these cross members, are you comfortable that these just won't fall apart? Goudreau: Cross member replacement will be done sequentially, one at a time, as the pile jacket repair takes place. Commissioner: It seems you put a carbon fiber jacket around the timber, then inject material, and then add a fiber glass jacket? Goudreau: Only one timber fiber glass jacket and carbon fire mesh are installed per pile. The carbon mesh is for strength. Commissioner: You are going to start below the water line? Goudreau: You start from the bottom up so it displaces the water in the jacket. The pilings will not be replaced. It's not really possible to remove and replace the piling without significantly disrupting the area. Commissioner: Will access across the causeway be limited? Goudreau: The project will take 3-4 months. It depends on the contractor and the availability of materials. While completing repairs below the structure in a stepwise manner, there won't be an impact with respect to access to the Island. For the bridge joints work, we plan to close one lane so residents are able to come and go during the repair project. Commissioner: At the two ends where it touches land (abutments), are these to be repaired with poured concrete? Goudreau: That is correct, the voids will be filled with controlled strength material or regular concrete. Commissioner: Will you need to relocate any of the existing riprap? Goudreau: The stones have moved over time, and some stones may need to be moved back. They will probably be moved with a top side excavator. We plan on using the barge or from topside. Commissioner: Should we wait until we receive comments from Natural Heritage before issuing an Order of Conditions? Also, c.91 license might need to be amended. Goudreau: There is an existing c.91 license because this is just a repair. Commissioner: Do you have one that says the causeway is for vehicular access? There has been similar repairs under this license. Krahforst: I shared the c.91 license. Check in with DEP Waterways Program to see if there isn't a meaningful difference between the pedestrian walkway as stated in the 1984 c.91 license or for vehicular access. Marine Fisheries has included specifications to consider for special conditions and we should wait until we hear back from the Natural Heritage Program for any conditions they may require. Commissioner: Would the applicant be amenable to a continuance while waiting for Natural Heritage to weigh in? In the past we have asked for an extension of the window. Commissioner: Which is dates of work. No work can be completed between 2/16-6/30 based on DMF comments. Goudreau: Once we received comments from Natural Heritage, we would like to help draft the special conditions for the Commission to consider.

Motion by Sorgi to continue until 2/22, 2nd by Campbell. Roll Call: Campbell-aye, Paquin-aye, Best-aye, Sorgi-aye, Jacintho-aye.

- 9:22 Beach Avenue, Maps 15, 17, 19, and 21. (SE35-1653) Opening of a Public Hearing on the Notice of Intent filed by Town of Hull DPW for work described as drainage improvements along discrete locations along Beach Ave from Coburn St. to L St. Notification:** proof provided. **Resource Areas:** **Barrier Beach** (storm damage prevention, flood control, likely wildlife habitat), **Coastal Dune** (storm damage prevention, flood control, likely wildlife habitat), **Land Subject to Coastal Storm Flowage: FEMA AO (depth = 2')** (storm damage prevention, flood control) and **FEMA AE 12 . LiMWA. Site Visits done:** 2/7 and 2/8
Representatives: Chris Gardner, DPW Director
Abutters/Others: Susan Short Green, Judith and Barry Haas,
Documents: Updated site plans (6)
Gardner described the proposed drainage for Beach Ave. Beach Ave experiences significant ponding of water on the Ave. which is a public safety issue. We did a pilot project at J St and Beach Ave. and it is working well. Infiltration of stormwater into the adjacent sand at the base of the dune occurs with minimal impact to resources. Commissioner: J Street does seem to work well. Why does this drainage improvement work so well? Gardener: Infiltration is improved

with the deep sump catch basin, near grade perforated drainpipe, and the siltation cloth. Commissioner: Is the pipe plastic? Gardner: Yes. Krahforst: The original design for J St and Beach Ave was a catch basin with a solid pipe extending under the dune and out onto the beach. The new pipe is now perforated and located just below grade and well above the catch basin sump. DPW uncovered the old design at J St and the pipe was clearly clogged. The pilot project thought about maintenance and does not extend into the dune as per the old design. This project is to extend the pilot design to 6 sites along Beach Ave that have problematic ponding: adjacent to 145 Beach, B Street, C, E, G, & L Streets. The design is similar at each site to what was done at J St and Beach Ave. At 145 Beach there is no existing catch basin so a new one will need to be installed. Gardner: They are all the same design with varying lengths of pipe along the landward toe of the dune. I believe that these drainage improvements will help with erosion caused by water ponding on the street and splashed against the dune due to traffic. Commissioner: What is the maintenance plan? Gardner: They are designed for minimized clogging because of drainage is just below grade and assessable along the side of the road. However, the catch basins will be maintained as part of our catch basin maintenance effort. We have a catch basin truck to service these. Commissioner: Catch basins shouldn't be near a path. Could we move the paths if needed? Krahforst: We could consider moving the path. Because we participate in the FEMA CRS Program, DPW annually reports on their catch basin cleaning efforts. This new design has deeper sumps in the catch basin and should help with maintaining the elevated pipe drainage system. Commissioner: suggest revegetating any disturbed dune areas. Gardner: Our guys are practiced at beach grass planting. Commissioner: Is there a vertical representation of the plans? Or are they all just aerial plans that you have shown? Gardner: We just have the drawings. Commissioner: What is the depth of the catch basin sump? Gardner: about 4 feet. The pipe is near/at grade. Sediment will fall to the bottom of the sump. General maintenance monthly will help keep it in check. Commissioner: It's not a standard practice but we might have to condition this project for a year. Gardner: One of the guys in the design phase of this project has 40 years of piping experience. The drainage on J Street will be monitored. Green: I live at one of the proposed locations and I have never experienced ponding. There is only ponding at the west side of beach. When the original NOI for this project was submitted, I was left off the notification. Why move forward with this project when the pilot project at J St hasn't been tested for at least 1 year. Was the road construction done incorrectly? We're cutting vegetation to put in catch basins. Commissioner: From a dune migration point of view, should these drainage improvements be on the west side of Beach Ave? Gardner: They have always been on east side. It becomes a safety issue in the winter. Water sitting on the road splashing onto the dune causes erosion. In the places where there isn't a catch basin the ponding takes 24-48 hours to clear. At 145 Beach Ave. site there is a significant low point in the roadway. It can take up to 50-60 hour to clear. Commissioner: It is serious. Krahforst: Most of the drainage is oriented to the east, under the dune and out to the beach, At E and B Streets, the intersections are paved and recently resurfaced. I asked the town why we couldn't address the low point issues of Beach Ave. prior to resurfacing and paving but that added cost and engineering was prohibitive. It is easier to work along the beach side of the roadway since there is no paved intersections or private property line uncertainties. Jacintho: If there isn't ponding, how was the location selected? Gardner: There was ponding and a water issue at all these locations. We have photos and documentation. Another Commissioner: I would like to see some long term reporting. Krahforst: I will make that a recommendation in our CRS reporting to add to the annual report which further helps with our scoring under CRS. Judith Haas: For the roadway in between Revere and Coburn, how is repaving going to affect what you are going to do? Commissioner: It's not part of this project. Gardner: When repaving, catch basins are accommodated by simply adding a spacer to the grate support if the road elevation increased due to repaving. Also, they wouldn't regrade the roadway. J. Haas: How far into the Dune is this work going to extend? Gardner: about 24", the sand would be returned and grass replanted. Barry Haas: I have been concerned about the ponding. I think that this is an elegant simple solution. Green: How is this going to work, this whole process? Gardner: It won't take very long. The J Street pilot took a day and a half to complete. I don't think that it will take more than a day and half. Green: The wooden structures preventing dune sand from entering the catch basins are easily broken. Is there any way to have a nice looking dune without the wooden structure? Gardner: They work well. Commissioner: A stacked and stick coir system might work well. Green: Are we preventing the dune to migrate? Commissioner: There is a road in the way. We aren't allowing the dune to migrate onto the road. Green: There is no ponding in front of my home. Krahforst: Historically, it's been the practice to delineate a reasonable Beach Ave width and maintain the dune from migrating too far over Beach Ave. This is to balance resource protection with public safety. I support the suggestion for using other materials to prevent dune sand from filling into the catch basins and to plant dune vegetation like *Rosa rugosa* around any drainage containment to make the area more appealing. Green: I had planted *Rosa rugosa* that were dug up to open up a drain. The J St. pilot project doesn't even have a certification of compliance. Does this drainage design cause erosion beneath the dune? How can that pilot serve to allow this proposed drainage improvement project to go forward? Commissioner: I suggest we remove the B street location from this project until we have documentation of the ponding in this area.

Motion by Sorgi to issue Order of Conditions, but not to include proposed work at the B street location, with the special condition that these drainage improvements be monitored regularly and reported to the Conservation Dept. by April 1st of each year. 2nd by Campbell. Roll call: Paquin-aye, Best-aye, Sorgi-aye, Jacintho-aye, Campbell –aye.

Certificate of Compliance Requests

52 B St. (SE35-1287) Plan of record shown. The current configuration of the deck and stair was not as shown on the plan of record. The application has since sent a revised proposed plan of record showing existing deck. We now have a plan of record that says what is there. Is this adequate for the Commission to render a decision?

Motion to issue a Certificate of Compliance by Sorgi 2nd by Campbell. Jacintho-aye, Campbell-aye, Paquin-aye, Best-aye, Sorgi-aye

63 Bay St (SE35-1207)

Project was for a sunroom extension. Upon visiting the site, the addition was consistent with the plan of record. However, there are a non-permitted platform and a shower. Existing fences made it difficult to see the property. The fences are in an AE and the area as it is will flood all over the place. We may need an RDA for the generator platform and shower. Krahforst: COC is a strong compliance control. If COC are issued by the Commission, they cannot be appealed. It is up to the Commission if they want to issue a COC for the sunroom extension, given the non-compliance issues. Another Commissioner: If the order of conditions is completed in the manner they were presented you cannot withhold a COC for other non-compliance issues. Are the shower and generator platform an extension of the permitted work? If they aren't part of the work, the Commission can't withhold a COC. Krahforst: It looks to me that the material used for the additional is the same material as the shower and platform. These look to be added on to the sunroom project. I will reach out to the applicant and ask if this was an expansion of the permitted work and if they want to update the plans for consideration of the request for a COC.

187 Atlantic Ave (SE35-1466)

Krahforst: Spoke to builder and let them know that they needed a topographic as built and confirmed this project is not ready for a COC.

Continued and New Business

MACC Annual Environmental Conference is coming up. Please let the office know if you would like to participate and join in any of the sessions. It is a valuable conference. Tammy Best has been certified. If anyone is interested in Certification, the conference is a good place to accomplish this. Also, there are some coastal focused presentations.

95 Clifton Ave (SE35-1405) OOC extension request

Krahforst: This project came before the commissioner in 2018. Part of the house is built in the V Zone with fill and obstructions in the V-Zone which is inconsistent with Federal Regulations. The proposed rip rap part was removed from the proposed project but the overall project was flagged by FEMA. You can't add fill to a V Zone to receive a LOMR-Fill, which the applicant applied for. Town suggested to the owner to conduct a wave run-up study to verify whether this area is in fact a V-Zone. Its order of conditions is about to expire.

Motion to extend for 1 year by Paquin 2nd by Sorgi. Roll Call Best-aye, Sorgi-aye, Jacinth-aye, Campbell-aye, Paquin-aye

Violations and Compliance issues

Continuation of HRA Parking Lot, Map 33/Lot 066 (Would like to continue to March 8th meeting)

Motion by Paquin to adjourn. 2nd by Sorgi. Sorgi-aye, Jacintho-aye, Campbell-aye, Paquin-aye, Best-aye