

**Hull Conservation Commission
Meeting Minutes
Tuesday, December 28, 2021
Meeting held online, via GoToMeeting**

Meeting Remote Location	Remote Call-in meeting with GoToMeeting: https://global.gotomeeting.com/join/616697045 OR: By Phone:
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Members Present: Paul Paquin, Chair, Tammy Best, Sam Campbell, Lou Sorgi
Members Absent: Katherine Jacintho
Staff Present: Chris Krahforst, Conservation Administrator, Renee Kiley, Conservation Clerk
Staff Absent: none
Minutes: Minutes of 12/14 Motion made by Best to approve the minutes as amended, 2nd by Paquin; Best-aye, Campbell-aye, Paquin aye,

6:00 Call to order

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

L. Sorgi asked if a quorum is achieved if he excuses himself from this meeting as he has other commitments to attend to. A quorum is achieved and L. Sorgi excuses himself.

6:05 23 Westminster Rd., Map 23/Lot 113. Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Kathleen Beechtold** for work described as **12 x 10 installation of shed. Abutter Notification:** Not required, RDA. **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 12/27 & 12/28**
Representatives: **Kathleen Beechtold**
Abutters/Others: Doug Harbor
Documents: Annotated property plan. ARCMap property plan.

Beechtold: I am having a professionally installed 12x10 shed above ground in my backyard. Krahforst: Plan prepared by me using ARCMap-GIS. The applicant will have to agree that this plan is a decent representation of the project. The plan submitted by the applicant shows that the shed will be 6 ft from the property line. Commissioner: It appears that the shed is 6 feet from your property line and it is not near your boundary. Beechtold: That is Correct.

Motion by Campbell to issue a negative determination. 2nd by Best. Best- aye, Campbell- aye, Paquin-aye

Doug Harbor: May the shed be located more than 6 feet away from the fence? If we have something 6' 8" to be stored next to the shed. Commissioner: It depends on what it is. Harbor: A trailer. Commissioner: That is Building Department issue.

6:10 102 Edgewater Rd., Map 30 /Lot 053 (SE35-XXXX) Opening of a Public Hearing on the **Notice of Intent** filed by **Michael & Cheryl Woolf** for work described as Demolish existing home and built a new home in the same footprint. **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: FEMA X & AE (10)** (storm damage and pollution prevention, flood control). **Site visit done 12/27 & 12/28.**

Representatives: **Michael & Cheryl Woolf**

Abutters/Others: none

Documents: Existing and Proposed Conditions.

Commissioner: The DEP has not issued a number for your project. Krahforst: The application is on the DEP data portal. I will reach out to the DEP to see what the holdup might be in issuing the permit number. Commissioner: Do you want us to open the hearing? Woolf: What is your suggestion? Commissioner: We can do that but we can't make a decision. Woolf: We would like to open the hearing. We want to stay in the same footing and add a second floor. We are tearing down the structure to the foundation. We are keeping the same foundation. Commissioner: Are there any extensions being added. Woolf: No, the building will stay within the existing footing. Krahforst: This is a substantial improvement to the structure and you are planning on using the existing foundation property. I don't see a foundation plan. Will the foundation be FEMA compliant? Has the applicant talked to the building department? Woolf: Yes we have. Commissioner: If there is substantial improvement to the structure the foundation must be made FEMA compliant. Commissioner: How much of the property is in the flood zone? Krahforst: You can see that the plan the dash line separates the floodplain from the X Zone. (Plan shown indicates that approx ½ of the property is in the flood

zone.) Commissioner: You will have to provide a foundation plan that is modified such that it will be FEMA-compliant. You may need to raise the 1st floor. Woolf: We will add flood vents, and intend to raise the home. Commissioner: If you are keeping the foundation or not you will need a FEMA compliant foundation plan. Woolf: How do we obtain a foundation plan? We don't know what we are doing. We thought we gave you everything you asked for. Each floor will be extended (elevated). We are going to bring up the basement and add on the 2nd floor. Commissioner: We are an oversight committee that looks to help people comply with the WPA. We are not allowed to design or make suggestions on how you will do it. You need a contractor or an engineer to write this up for you. The building department cannot design the FEMA compliant foundation. You will need an engineering plan. At the very least we will need to know how many flood vents will be added or how the foundation area will be filled. The 1st floor has to be out of the flood plain. We need to know how high the 1st floor will be. We can't design it for you. With your permission we will continue for 2 weeks. I'm glad that you asked to open the hearing. Woolf: I am assuming that we should start with our contractor. Krahforst: A FEMA-compliant foundation is a building department issue, but we will need a foundation plan. Woolf: We were told we have to wrap the foundation and it will be good for the 2nd story. We were told if we take out the foundation we have to do a lot of other things.

Motion to Continue to 1/11/2022 by Campbell, 2nd by Best. Campbell- aye Paquin- aye, Best aye

Continued and New Business:

Commissioner J. Stone has withdrawn her position on the commission. Krahforst shared the communication from J. Stone.

At last meeting we said that applicants doing business on town property must get a license from the town. If they don't get the license a certificate of compliance will not be issued. We may need them to file an amended order of conditions.

3 E Street. A shower and deck (actually a shower and shed) that we weren't sure if these were permitted.

6:35 Motion to adjourn Campbell. 2nd Best; Best- aye, Campbell-aye, Paquin-aye