

**Hull Conservation Commission
Meeting Memo
Tuesday, October 26, 2021
Meeting held online, via GoToMeeting**

Meeting Remote Location	Remote Call-in meeting with GoToMeeting: https://global.gotomeeting.com/join/536105861 OR: By Phone: (872) 240-3212 Access Code: 536-105-861
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Members Present: Paul Paquin, Chair, Tammy Best, Katherine Jacintho, Lou Sorgi, Sam Campbell
Members Absent: Jennifer Stone
Staff Present: Chris Krahforst, Conservation Administrator, Renee Kiley, Conservation Clerk
Staff Absent: none
Minutes: Minutes of 10/12 Motion made to approve the minutes as amended by Sorgi 2nd by Campbell.

Jacintho- aye. Sorgi- aye, Paquin- aye Campbell- aye, Best- aye
6:00 Call to order. Chair Paquin read aloud the charges of the Commission
Roll call vote to open the meeting Sorgi: aye Best: aye Paquin: aye, Campbell: aye

6:09 Jacintho arrived

Krahforst: 193 Nantasket Ave. & 0 George Washington Blvd. Map 37, Lots 002-004 (SE35-1614) requested a Continuation until 11/09

6:10 70 Central Ave. Map 14/Lot 057 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Matt Wood** for work described as **install 12'x16' shed. Abutter Notification:** RDA, not required. **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 AE 10. Site visit** done 10/24 and 10/26.

Representatives: Clancy Wood

Abutters/Others: No one spoke

Documents: Shed Placement Plan on property, Photo of Shed on property.

C. Wood: Shed is in progress. Commissioner: Is it the blue shed on the property? The drawing doesn't appear to accurately show where the shed is relative to property boundaries. It says that is it 6ft 6in from the end of the property. Wood: We're assuming it is. Commissioner: From our site visits, there appears to be a problem with where the fence actually is and how it is shown on the plan. The shed is only about 1 foot from the fence. Is that the boundry? Wood: I guess I don't know. We went around the neighborhood and based the shed placement on what the neighbors have done. The neighbors diagonal to us have a shed that is close to the fence. There is another shed on L St that is located in a similar spot. We need the extra space this shed would provide. Commissioner: Where the fence is behind the shed doesn't line up with the drawing. Whose property is this shed on? Wood: The driveway is on the left. The hedges are indicating where the property line is. We don't have a site plan. Commissioner: Is there a building permit for the shed? Did you submit a plan showing the location of the shed to the building dept.? Wood: We have applied. Commissioner: We need an accurate plot plan at least. We have to have a plan the shows the boundries of your property and where the shed is relative to those boundaries. Wood: Do I have have access to a GIS plan? Commissioner: The assessors office may have it. Wood: Can I draw on the plan showing boundaries from Assessor's data in GIS? Krahforst: The GIS parcel data layer is not accurate and thus may not line up where the actual property boundaries are. A mortgage inspection plan has been used for plans like this and acceptable to the Commission in the past. The property lines in this plan are not clear. Wood: Could I get that on the assessors map. Commissioner: yes Wood: Can I drop this plan on the assessors map? Are you worried about the shed in relation of the house? Commissioner: We want to make sure this is on your property. Commissioner: You may be able to get a mortagage plot plan. Krahforst showed an example of the GIS parcels map which shows poor accuracy of boundary lines, and shows this the fence is not on your boundry. Commissioner: Use your mortgage plot plan and measure how many feet the shed is from the house. Wood. Could I come with a photo and a tape measure or do we need documentation? Commissioner: That doesn't work. We need to know where the property lines are. You could have a survery done. Your property could be a rectangle. Speak to Krahforst to guide you. Krahforst: Does the Comission want to address any foundation issies, ie water flowage. Commissioner: The shed is there and if it is in fact on the property then we can talk about the foundation. You can't do any thing with the shed until it is properly permitted. It appears to be more like a little house than a shed. Commissioner: Is the question here that this is a RDA and should be an NOI? Commissioner: Is the application complete enough? We are talking about boundries and suggest waiting for better documentation. Commissioner: Can we continue the application? Krahforst: I think so, but it is up to the applicant. The commission can ask for a continuation for an RDA. Commissioner: The options are a continuation or a negative or positive determination. Krahforst: A positive determination requires a NOI. Wood: I will accept the continuation. KRAHFORST. I will commicate with the email on the application.

Motion continue hearing until 11/09 by Sorgi 2nd: Campbell. Sorgi aye, Paquin- aye, Campbell- ay, Best- aye, Jacintho- aye

6:30 1093 Nantasket Ave Map 08 /Lot 033 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Carmen Tapa** for work described as **after-the-fact repair of stone foundation. Abutter Notification:** RDA not required. **Resource Areas: Barrier Beach** (storm damage prevention, flood control, likely wildlife habitat), **Coastal Beach** (storm damage prevention, flood control, likely wildlife habitat), **FEMA VE 12** (storm damage prevention, flood control). **LiMWA**, possible **Ch. 91 License needed. Site visit** done 10/24 and 10/26.

Representatives: Hamid Pishdadian

Abutters/Others: No one spoke

Documents: Two (2) Foundation Pictures, annotated in red "repair area" on DRAFT Existing and Proposed Conditions Plan 6-15-21"; 1093 Nantasket Ave plan showing FEMA flood zones.

Pishdadian: Spoke to Conservation about project and put in a request for determination. Returned original stones into the wall.

Commissioner: I was unsure what I was looking at. Was it repaired? Another Commissioner: The stones of the wall were completely missing in sections of the foundation. Stones in front of the wall that is in tidelands were not part of the wall.

Owner: Stones have been on beach. Commissioner: I would have liked to see before pictures. Krahforst: This area is in Chapter 91 jurisdiction. Any work needs a Chapter 91 license or evidence of a discussion that it is not needed from Mass DEP waterways. The whole building is in filled tidelands. Owner: I've been consulting with Nantasket Survey. We are going to apply for a Chapter 91 license to raze or repair the building after the plan has been drawn. Commissioner: If the building is going to be razed you will need a separate filing.

Motion to issue a negative determination by Sorgi 2nd by Campbell. Roll Call vote: Paquin- aye, Campbell- aye, Best -aye Jacintho aye, Sorgi - aye

6:37 45 Cadish Ave. Map 16/Lot 020 (SE35-1641) Opening of a Public Hearing of a Public Hearing on the **Notice of Intent** filed by for work described as **construct 8'0" x 16'5" single story addition to S. Side of existing single family house. Abutter 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 AE 10** **Site visit** done 10/24 and 10/26.

Representatives: John McDonald

Abutters/Others: No one spoke

Documents: Annotated "Existing Conditions Plan 6-3-2014 Rev." by Nantasket Survey Engineering

McDonald: No changes to the plans. Commissioner: No comments

Motion to issue Order of Condition by Sorgi 2nd by Campbell. Campbell aye, Best- aye, Jacintho- aye Sorgi- aye, Paquin-aye Staff provided guidance.

6:42 104 Atlantic Ave., Map 53/Lot 046. (SE35-1638). Continuation of a Public Hearing on the **Notice of Intent** filed by **Anthony Lambert** for work described as **demolish existing house & build new 3-Story house on pilings. Abutter 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 AE 15** (storm damage prevention, flood control). **Site visit** done 10/24 and 10/26.

Representatives: Anthony Lambert; David Ray, Nantasket Survey Engineering

Abutters/Others: No one spoke

Documents: "Existing and Proposed Conditions Plan 9-21-21" by Nantasket Survey Engineering; Pile Location Plan 08/04/21" by Bonarrigo.

Sorgi: I know the applicant but can be objective. Campbell: I live at 107 Atlantic Ave but can be objective. Lambert: I'm deferring to David Ray to represent the project. Ray: We propose to demolish a non-FEMA-compliant house that sits on the ground and rebuild a new house that is on pilings. There will be freeboard of 2 feet. We are planning on a removing a bituminous driveway and replacing it with a permeable driveway. The driveway will have permeable turnout. There will be a small non permeable section of 3 feet where Hull DPW requires it to meet the avenue. There will be also be small permeable walkway to the seawall with a removable stairway. Commissioners: Any issues? None. Commissioner: Should we issue a special condtions that the un-permitted stairway on the seawall by Oct 15 or 31st? Another Commissioner: I don't see an issue with stairs on the house side.

Sorgi motion to issue an Order of Conditions with special condtions no stone dust to be used & permeable pavers stay permeable in perpetuity 2nd Campbell

Best- aye, Jacintho- aye, Sorgi- aye, Paquin- aye, Campbell- aye

Staff provided guidance to applicant.

6:48 174 Samoset Ave., Map 19 /Lot 148 (SE35-1640). Opening of a Public Hearing on the **Notice of Intent** filed by **Michael Porter** for work described as **proposed deck & additions. Abutter 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 AE 10** (storm damage prevention, flood control). **Site visit** done 10/24 and 10/26.

Representatives: M Porter, D. Ray-Nantasket Survey Engineering

Abutters/Others: No one spoke

Documents: "Proposed and Existing Conditions Plan" Nantasket Survey Engineering, 10-12-2021; "Foundation Plan" 09-07-2021, Rivermoor Engineering.

Porter: I am being represented by David Ray. Ray: This is an addition to an existing house. We propose a FEMA compliant addition foundation with flood vents to the appropriate amount. Deck around the addition will be on sono tubes or concrete pilings. AC units will be elevated above flood level. Commissioner: What is the drainage under the shower? Ray: They will tie the shower drainage into the house's sewer system. Commissioner: For the record, the bushes and patio are on the Railroad bed.

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

6:47 47 Kenberma St. Map 24/Lot 027. Opening of a Public Hearing on the Request for Determination of Applicability filed by **Tammy Best** for work described as **remove 70 linear ft. of fencing; replace with ~90 linear ft. of similar fencing; add additional ~42 linear ft. of fencing. Abutter Notification:** RDA, not required. **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 AE 11** (storm damage prevention, flood control). **Site visit** done 10/24 and 10/26.

Representatives: Tammy Best

Abutters/Others: No one spoke

Documents: Plan of record

Best: recused herself. Best presented the above project: Along the street side of the house we have a 4 foot picket fence that is rotting and needs to be replaced. We would like to replace it with similar and add a section to tie it into the house. In the back we propose to add similar fencing. Commissioner: Is it picket? Best: Yes. Commissioner: You could remove the tree on the front of the property. Best: I'm fine with the tree remaining.

Sorgi motion to issue a negative determination. 2nd. Paquin. Sorgi- aye, Paquin- aye, Campbell- aye, Jacintho- aye

6:57 Best returned

6:57 189 & 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. **On 10/22, the applicant's representative requested a continuance to Nov. 9th at a time TBD.**

Representatives: No One Spoke

Abutters/Others: No one spoke

Documents: None presented

Sorgi motion to continue until 11/09 2nd Campbell.

Commissioner: How long has this been continued? Commissioner: I looked it up the OOC was amended in March 2021 and it can be continued for up to 2 years. Krahforst: They are prepared to have material ready in 2 weeks. Commissioner: They have said that they don't want to proceed with the project.

Sorgi motion to continue to Nov. 9 2021. 2nd Campbell; Paquin- aye, Best- aye, Campbell- aye Sorgi- aye, Jacintho- aye

Certificate of Compliance Requests

7:00 1 Clifton Ave. (SE35-1280) Sorgi motion is issue a Certificate of Compliance Campbell 2nd. Campbell- aye, Best- aye, Jacintho- aye Sorgi- aye Paquin- aye.

7:01 114A Atlantic Ave (SE35-1619) Kiley: Applicant was not ready for this evening.

Continued and New Business

7:02 Krahforst: There is a buyer interested in 125 Main Street. An environmental scientist would like to do a geo probes to test for contaminations. There is a dune there and they will be working, in part, in the dune on Tuesday. There is a vegetated dune at the site. A small bobcat will be on site to place the geo tubes. Commissioner: Ordinarily, I wouldn't be concerned but there are legal issues and many days of fines outstanding. I would like Krahfrost to be there to see what is removed and photograph what is removed. Krahforst: If I have to stay off of the property but I can photograph from the boundaries. Krahforst: This isn't being done by the current owner. Commissioner: This could be important data. Commissioner: This doesn't need a permit? Krahforst: Would you like an RDA. Commissioner: I would like it referred to town attorney. Commissioner: Does the property owner need to file an RDA? Krahforst: No, anyone can file an RDA. NOI requires the property owner. Krahforst: This is similar to the straits pond testing that I brought to the Commission's attention recently asking for administrative approval. Commissioner: If they don't allow the administrator on the property they will need to apply for a permit. Krahforst: I will let them know that is the commissions' request. I will seek guidance from town counsel.

7:09 Krahforst: Dunkin' Menu board replacement. They are replacing the sign with a new and improved menu. I gave them approval. It is in the same spot. Commissioner: Any update to 169 Beach Ave Superseding Order of Conditions? Krahforst: The Secretary issued their certificate. I shared it with town counsel. The Secretary decided that no further work was needed with respect to doing an Environmental Impact Report. The Secretary decided that the town was requesting that. The secretary noted the importance of maintaining vegetation of dune. The Secretary stated that the

alternatives including an offsite access or an over the dune should be considered. And the applicant did not factor in with sea level rise which the town has shown. We are waiting DEP superseding Order of Conditions. I will share that decision when it is available. I will also share the Secretary Certificate as well.

Violations and Compliance issues

None

7:13 Sorgi: Motion to adjourn, 2nd Campbell: Best –aye, Jacintho-aye, Sorgi- aye, Paquin- aye, Campbell- aye