



HULL CONSERVATION COMMISSION

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Hull, MA 02045

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TUESDAY, August 10, 2021

Meeting held at Hull Town Hall, 2nd Floor

Members Present: Paul Paquin, Chair, Lou Sorgi, Tammy Best, Sam Campbell, Katherine Jacintho

Members Absent: Jen Stone

Staff Present: Chris Krahforst, Conservation Administrator

Staff Absent:

Minutes: Upon a **motion** by L. Sorgi **2nd** by S. Campbell

It was **voted** unanimously to: Approve the Minutes of July 20, 2021 as amended.

7:30 Call to order

7:35 101 Central Ave., Map 14/Lot 105 (SE35-1630) Continuation of a Public Hearing on the **Notice of Intent** filed by **Mitchell Hanley** for work described as **install fence, raised garden planter, paver walkway, patio; replace paved driveway.**

Applicant: Not present

Representatives:

Abutters/Others: No one spoke

Documents: None presented

No one presented the project. Krahforst relayed to the Commission that this hearing was continued because there was no DEP permit number issued at the last meeting.

Upon a **motion** by L. Sorgi, **2nd** by S. Campbell and a **vote** of 5-0;

Close the Public Hearing and **approve** the Order of Conditions with Hull Standard and Special Conditions. The Order of Conditions was **signed**.

7:40 67 D St., Map 17/Lot 080 (SE35-1631) Opening of a Public Hearing on the **Notice of Intent** filed by **Tom Maguire** for work described as **install 14'x14' shed; enlargement of existing concrete patio; stone walls and granite blocks**

Applicant: T. Maguire

Representatives:

Abutters/Others: no one spoke

Documents: Hand annotated "Existing and Proposed Conditions Plan, 6.18.09"; Two photos of area

T. Maguire shared a support letter from neighbor which was added to the file. Krahforst explained that the applicant filed an RDA for installation of a shed and site visits revealed that there were a number of non-permitted installations and the Commission issued a positive determination and the applicant is present to present that an NOI in response to the positive determination and to include the non-permitted aspects of the projects on site. The Commission noted that these changes were significant. One Commissioner pointed out that there was a concrete walkway and stairs that are not indicated in the plan presented. One Commission asked if there is an As-Built plan and COC for the original home construction. Krahforst to review Dept. file to see if a COC was issued for the home construction and if an As-built plan was submitted. The Commission also noted that the lawn appears to extend into the RR Bed. The Commission suggested the applicant get a license from the BOS with respect to the pavers installed at the lawn's edge as well as the presence of a shed on the RR Bed. The Commission requests that an updated "as-built" plan (including the shed located on the RR Bed) be provided to the Commission to serve as a plan of record reflecting the after-the-fact work.

Upon a **motion** by L. Sorgi, **2nd** by S. Campbell and a **vote** of 4-0;

It was **voted** to:

Continue the Public Hearing to Sept 14th, 2021 at a time to TBD

7:55 1060 Nantasket Ave., Map 08/Lot 010 (SE35-1632) Opening of a Public Hearing on the **Notice of Intent** filed by **Shaffer Construction** for work described as **demolish existing building**.

Applicant: P. Shaffer

Representatives:

Abutters/Others: R. Platka, D. & E. Bradley, R. Huntress

Documents: Hand annotated "Existing and Proposed Conditions Plan, 05.07.21", dated 07.28.21;

P. Shaffer presented the project and stated that the house is over 100 yrs. old and in poor shape and it will be removed. Plans to rebuild are not part of this application. Shaffer stated that removal will occur in the back (between the revetment and the house along the old RR Bed) and be done by cutting the house in half and removing the portion that is very close to the neighbor. The Commission recommended the work be done during no precipitation or windy conditions. Platka (abutter) asked about insurance of the contractor and any damage from the driving of piles. The Commission stated that the building Dept. covers those issues (re; insurance, etc.) and that this application for a permit is for demolition of the existing home and not construction of a new home.

It was **voted** to:

Close the Public Hearing and **approve** (unanimous) the Order of Conditions with the Standard Special Conditions. The Order of Conditions was **signed**.

Special Conditions are: (1) All demolition material will be removed appropriately from the site and the Town and (2) the demolition process is to avoid any contact with the adjacent revetment

8:05 75 Hampton Cir., Map 36/Lot 176 (SE35-1625) Continuation of a Public Hearing on the **Notice of Intent** filed by **Edward Wiessmeyer** for work described as **construct new house, with decks, parking, and utility platforms**. **On 08/02, the applicant's representative requested a continuance to Aug 24th at a time TBD.**

Applicant: Not present

Representatives:

Abutters/Others: None spoke

Documents: None presented

The applicant has requested a continuance to Aug. 24th. Krahforst stated he would follow up with the applicant to ensure that they have staked out the top of the coastal bank as was requested by the Commission

Upon a **motion** by L. Sorgi, **2nd** by S. Campbell and a **vote** of 5-0

It was **voted** to:

Continue the hearing to August 24th, 2021 at a time TBD.

Krahforst asked the Commission to consider moving the next hearing (245 Nantasket Ave), which he will represent for the Town, to the end of the agenda since its scheduled time has already past and to accommodate the applicants waiting for the opening of 165 Main St. (Sewer Dept). The Commission agreed to this schedule change.

8:07 165 Main St., Pump Sta #9, Map 01/Lot 001 (SE35-163X) Opening of a Public Hearing on the **Notice of Intent** filed by **Hull Sewer Dept.** for work described as **replace existing pump station with new**.

Applicant: Sewer Dept.:

Representatives: John Struzziery, Director; Brian Kiley, Ass. Director

Abutters/Others: None spoke

Documents: "Pump Station-proposed conditions plan" July 2021; "Pump Station – Existing Conditions/Demolition Plan", July 2021; "Pump Station-Traffic Control Plan", July 2021.

Krahforst relayed that DEP has yet to issue a permit number for this project and thus this hearing will need to be continued. B. Kiley presented the project as listed above. The existing pump station is at the end of its useful life and a new "submersible" station, which is more resilient to climate change is what is proposed for this new pump station. The main structure will be elevated above base flood elevation and contain all the electrical components, generator and controls. The existing pump station will remain functional while the new pump station is being built

20' east of the existing station. One Commissioner noted that this area is recognized by the engineers as a barrier beach. The Commission requested that the resource area delineation by Woods Hole Group that was conducted and associated with this project be supplied to the file as its utility may extend to other projects in the area. One Commissioner asked when the area is inundated by saltwater by over wash will water be pumped into the sewer system. Struzziery stated that water would be infiltrated into the ground. The biggest impact will be during construction through the excavation of a large 20 ft deep area and any water that accumulates will be pumped into 10,000 gal dry tanks (2 will be on site) and then infiltrated into the ground and, in part, after pretreatment to the stormwater drainage system that empties into the Harbor. Pre-treatment will consist of settling and filter fabric filtration. The excavation and work will most likely occur over a 3 month period. A discussion about impacts to parking was discussed, though the Commission did recognize that this was not a Conservation Commission issue. One Commissioner asked if the proposed stormwater infiltration system that would result in part to discharge overflow into the stormwater discharge system have the potential to overwhelm the existing drainage system and result in flooding to the parking lot. One Commissioner asked if there is a need to develop a current condition report and load report in order to take stock of the existing system. The representatives stated that when they have a contractor on board, they will provide this evaluation to the Commission. One Commissioner asked that during excavation that there be some consideration and caution to potential archeological finds at the site given its location and history.

Upon a **motion** by L. Sorgi, **2nd** by S. Campbell and a **vote** of 5-0

It was **voted** to:

Continue the hearing to Aug 24th, 2021 at a time TBD.

8:30 245 Nantasket Ave., Map 34/Lot 098 & 098B (SE35-1612) Opening of a Public Hearing on the request to **Amend the Order of Conditions** filed by the **Town of Hull** for work described as **install paver area over compact gravel area; remove fence; install planters**

Applicant: Town of Hull

Representatives: C. Krahforst

Abutters/Others: None spoke

Documents: "Amended OOC Plan", 08.12.21

Krahforst presented the project as described above. The new design has improved parking, the original patio proposed is to be reduced, non-parking areas are shown on the plan (in green), no delineation of individual parking spaces are proposed as the surface is impervious hard-pack gravel. The removable plant boxes to delineate patron outdoor eating spaces originally proposed is to be replaced by extending the existing brick wall around the patio. One Commissioner stated that continuing the 2' high wall is preferred to removable plant boxes as was originally proposed. Concrete parking bumpers are proposed and the no-parking areas are to be "nicely" roped off. One Commissioner noted that the plan is not adequate in that it does not show where the property boundaries are, or that there is no locus map associated with the application. Krahforst pointed out that this project, with similar deficiencies, was previously approved by the Commission. This is a request to amend those Orders of Condition. One Commissioner asked if posts and chain type of barrier is a better alternative to the proposed amendment to install large concrete round planters (4 ft round, 2 ft high). Krahforst observed that the round planters would not present a channeling of flood waters hazard to abutters given the location of this property in a largely commercial area. The Commission was concerned that there appears to be a lack of professional parking engineering but recognized that this concern is outside the purview of the Commission. One Commissioner was concerned that the design appears to be poorly planned and that the process to amend the OOC would be a future strategy to continue to improve the design of this project. The Commission also noted that the material to construct the proposed reduced deck area is not defined but assumed to be of permeable material.

It was **voted** to:

Close the Public Hearing and **approve** (unanimous) the request to amend the Order of Conditions as presented with the Standard Special Conditions. The Order of Conditions was **signed**.

Special Conditions carried forward are:

- 1) Any permeable paver installations shall be maintained to ensure permeability. This condition does not expire at the end of three years, nor with the issuance of a Certificate of Compliance.
- 2) In the interests of prevention of pollution from debris, flood protection, and storm damage prevention, all moveable streetscape, shall be removed and stored properly from the site when it is anticipated to be

impacted by moderate to greater coastal storms. The amended proposal replaces these with 2 ft tall, 4 ft round concrete planters which replaces the earlier proposed streetscape. If any moveable streetscape remains, said removal program shall be initiated based upon the forecasted 10-year storm event and shall be completed prior to the advent of flooding. This condition does not expire at the end of three years, nor with the issuance of a Certificate of Compliance.

Certificate of Compliance Requests

None

Continued and New Business

Peddocks Island DCR signage for SE35-1401 Krahforst shared with the Commission photos and designs of signage (location of eelgrass, and public restroom locations) that was required by the OOC. These are part of the file for SE35-1401.

Dodder plant invasive Krahforst informed the Commission about the occurrence of the invasive parasitic dodder plant that appears to be showing up in places in Hull and that strategies for removal are being explored with DPW. Krahforst showed a picture of what the plant looks like.

MACC Virtual Fall Conference Krahforst informed the Commission of the upcoming MACC Fall Conference which will take place on October 19-23 and reminded the Commission that he forward the email announcing this conference.

The Commission reconsidered holding Conservation Commission in person and voted to return to virtual meetings via GoToMeeting and beginning at 6PM.

Violations and Compliance issues

34 Gun Rock Ave: The Commission recalled the installation of a snow fence in the V Zone of this property. The Commission is requiring that this fence be removed.

243 Nantasket Rd. Krahforst informed the Commission that unpermitted construction occurred and a non-compliance letter was issued and the Building Commissioner was informed.

9:13 Upon a **motion** by L. Sorgi, **2nd** by S. Campbell and a **vote** of 5-0;
It was **voted** to: Adjourn.