



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor

Hull, MA 02045

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TUESDAY, July 20, 2021

Meeting held at Hull Town Hall, 2nd Floor

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

Members Absent: Katherine Jacintho, Jen Stone

Staff Present: Chris Krahforst, Conservation Administrator

Staff Absent:

Minutes: Upon a **motion** by L. Sorgi **2nd** by S. Campbell and the below roll-call **vote** of 4-0;
Campbell – aye; Best – aye; Sorgi – aye; Paquin – aye;
It was **voted** to: Approve the Minutes of July 06, 2021 as amended.

7:30 Call to order

7:40 3 Lincoln St., Map 23, Lot 059 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Nicole Zimmerman** for work described as **replace asphalt driveway with pavers, add pavers to front of property, add plant boxes.**

Applicant: Nicole Zimmerman

Representatives:

Abutters/Others: None spoke

Documents: Hand Drawn plan located in RDA Application under C. Project Discription and updated hand drawn color plan in file

N. Zimmerman presented the project as described above. The Commission relayed that **no** stone dust is to be used. The Commission requested the applicant to annotate the plan to indicate permeability accordingly, to which Zimmerman did. The Commission also requested the applicant contact the DPW to ensure an appropriate apron be constructed at the intersection of the driveway with the curb cut.

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

It was **voted** to:

Close the Public Hearing and have the Department **issue** a Negative Determination of Applicability.

7:50 67 F St., Map 17, Lot 147 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **John & Sinead Dunn** for work described as **replace existing brick driveway with asphalt, repair existing wall.**

Applicant: John Dunn

Representatives:

Abutters/Others: None spoke

Documents: Hand Annotated "Proposed Reconstruction Plan, 2/11/08"

J. Dunn presented the project as described above. The Commission asked what the wall repair material will be to which Dunn stated it would be made of stone. One Commissioner suggested that a drywell should be installed. Dunn explained that there is a sump pump and drain system already.

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

It was **voted** to:

Close the Public Hearing and have the Department **issue** a Negative Determination of Applicability.

7:52 685 Nantasket Ave., Map 18, Lot 027 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **TAJ Family Trust** for work described as **overlay existing paved area (2400 ft²) with concrete, install crushed stone parking area (1100 ft²), plant trees.**

Applicant: James Manathas

Representatives:
Abutters/Others: None spoke
Documents: Hand annotated "Easement Plan, 03-17-06"

J. Manathas presented the project as described above. One Commissioner asked about the requirement of a 3 ft buffer. The applicant and Administrator indicated that the pre-existing driveway was grandfathered, but the remaining perimeter area with maintain a vegetated/mulch 3 ft buffer as shown on the POR. The Commission asked that the planters and stairway that are existing in the front be annotated on the plan. During a previous public review, the neighbors asked for the planting of 24 trees. The trees proposed are arborvitae and the Commission asked for that detail be annotated on the plan. One Commissioner asked if this project should be considered under a Notice of Intent. Krahforst indicated the Flood Zone is an AE 10 and offered no opinion. One Commissioner asked if the parking proposed is on Town property. Manathas said it was not. The POR was annotated that the crush stone be maintained to ensure permeability and no stone dust be used.

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

It was **voted** to:

Close the Public Hearing and have the Department **issue** a Negative Determination of Applicability.

8:05 101 Central Ave., Map 14/Lot 105 (SE35-16XX) Opening 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: Mitch Hanley

Representatives:

Abutters/Others: None spoke

Documents: Hand annotated Proposed Work Plan July 2021 and accompanying Project Narrative

Krahforst stated that no DEP permit number has been issued and the hearing could not be closed tonight. M. Hanley presented the project as described above. T. Best read the narrative that explained the numbering on the proposed plan. The Commission noted that this work was already completed and this is an after-the-fact application. The only remaining work to be completed is the gap in the fence where there exists a tree straddling the area.

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

It was **voted** to:

Continue the hearing to August 10th, 2021 at a time TBD.

8:10 323 Beach Ave., Map 13/Lot 025 (SE35-1628) Continuation of a Public Hearing on the **Notice of Intent** filed by **Nylson Andrade** for work described as **install 1,375sq ft. of pavers.**

Applicant: No one was present

Representatives:

Abutters/Others: None spoke

Documents: None presented

The applicant has requested a continuance to Sept. 14th.

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

It was **voted** to:

Continue the hearing to September 14th, 2021 at a time TBD.

8:12 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.**

Applicant: No one was present

Representatives:

Abutters/Others: None spoke

Documents: None presented

The applicant has requested a continuance to August 10th

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

It was **voted** to:

Continue the hearing to August 10th, 2021 at a time TBD.

8:13 189 - 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.**

Applicant: No one was present

Representatives:

Abutters/Others: None spoke

Documents: None presented

The applicant has requested a continuance to August 24th

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

It was **voted** to:

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

8:15 HRA Lot, Map 33, Lot 009 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **Hull Redevelopment Authority** for work described as **after-the-fact installation of post and rail fence.**

Applicant: Not present

Representatives: C. Krahforst

Abutters/Others: None spoke

Documents: Hull Redevelopment Authority Nantasket Ave and Water Street After-the-fact Fence installation, July 2021.

C. Krahforst presented the project as described above. Post & Rail fence was installed as a measure to prevent pedestrians from crossing in an unsafe area of Nantasket Ave. A resident reached out to HRA and they installed the fence, but failed to get a permit first. The Commission discussed whether the old railroad ties that delineated the area should be removed. The Commission determined they don't present a problem to the resource area.

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

It was **voted** to:

Close the Public Hearing and have the Department **issue** a Negative Determination of Applicability.

Certificate of Compliance Requests

353 Beach Ave (SE35-1424) The applicant (L. O'Leary) and representative (D. Ray, Nantasket Survey Engineering) presented evidence (photos) showing the pre-existing fence, and that a portion of the fence was moved to allow for construction and re-installed prior to the request for a Certificate of Compliance (COC). The Commission requested that the plan of record (POR) be annotated to reflect that the fence was previously installed and not part of the project the applicant is seeking for the COC. C. Krahforst reviewed with the Commission the FEMA guidance for obstructions (e.g., fence) in a V Zone. D. Ray annotated the POR stated that from the Existing and Proposed Conditions plan a vinyl fence was existing. **Motion**, Sorgi **2nd** Campbell, following roll-call vote of 4-0; to have the Department **issue** a Certificate of Compliance.

29 Newport Rd (NE35-555). No one was in attendance to represent this request. The Commission noted that there were several departures from the Plan of Record: an addition and walls. This project was proposed in 1993 and the property is being sold and no Certificate of Compliance was sought. The Commission requested a topographic as built before considering the issuance of a Certificate of Compliance. Krahforst stated he would let the applicant know of this requirement

Continued and New Business

Proposed update to Hull Standard Conditions. Krahforst presented the proposed new version of the Hull Standard Conditions. The Commission reviewed the draft presented and one Commissioner noted that this draft contained a reference to a Special Condition. Krahforst stated that was a good catch and that the boilerplate language should contain a place mark that references the Special Conditions that stand in perpetuity and noted these changes. The Commission suggested that the as-built requirement be condition as "If requested by the

Commission or its agent” be added to Hull Standard Condition # 18 (c), and that changing “to” to “from” in Hull Standard Condition #6. Mr. Caparrotta, of 49 Central Ave asked the conditions be restricted to only the area of work. The Commission disagreed and that the resource area, and not just the area of work, remain in the language as presented in this version of the Hull Standard Condition. The Commission endorsed the Standard Conditions as amended and finalized by a final review and approval by Town Counsel.

Review of obstructions in V Zone, FEMA guidance. The Commission discussed fences in the floodplain and noted the relevant discussion during the discussion on the hearing for a Certificate of Compliance for 353 Beach Ave. One Commissioner suggested that there be a prescription for fences in each of the Flood Zones (AE, AO, V Zone) and proposed no regulation for fences in AE zones. The Commission was unanimous in the decision that fence installations need to be reviewed on a case-by-case basis.

Remote/In person General Duty Clause: provide a safe and healthy workplace free from recognized hazards likely to cause death or serious physical harm. The Commission decided to continue meeting in person.

Violations and Compliance issues

34 Gun Rock Ave (new): The Commission conducted a site visit and discussed the placement of the snow fence in the V Zone and determined that this should be removed. The Commission considered the possibility that this is a temporary structure. The purpose of this installation was explained by the owner of 34 Gun Rock Ave at the previous meeting to prevent people from climbing the rocks in front of his home. One Commissioner expressed that this may be a human safety issue which may override the Commission WPA decisions. If it remained and not opposed by the Commission it would set precedent and could result in this type of activity in other areas of the Town. The Commission instructed the Conservation Dept. to communicate to the owner that this installation needs to be removed.

9:00 Upon a **motion** by L. Sorgi, **2nd** by S. Campbell and a **vote** of 4-0;
It was **voted** to: Adjourn.