



HULL CONSERVATION COMMISSION

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TUESDAY, June 22, 2021

Held virtually via GoToMeeting

Members Present: Paul Paquin, Chair, Sam Campbell, Tammy Best, Lou Sorgi, Katherine Jacintho, Paul Paquin
Members Absent: Jennifer Stone
Staff Present: Chris Krahforst, Conservation Administrator;
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 May 25, 2021 as amended.

6:00 Call to order. Chair Paquin read aloud the charges of the Commission. Krahforst then relayed three (3) items: the application for 162 Cadish Ave has been withdrawn; the applicant's representative for 189-193 Nantasket Ave. and 0 GW Blvd requested a 30-day continuance; and the RDA for 180 Main St. is not in WPA jurisdiction and that hearing is not necessary. Chair Paquin then announced the procedure of each hearing.

6:05 162 Cadish Ave., Map 13/Lot 047 (SE35-1627) Continuation of a Public Hearing on the **Notice of Intent** filed by **Daniel Schleifer** for work described as **construct new 6' x 17' deck**.

Representative: None

Abutters/Others: No one spoke

Krahforst reported that on 6/18, the applicant requested the application be withdrawn.

6:13 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**.

Representative: D. Ray, E. Wiessmeyer

Abutters/Others:

Documents: "Existing and Proposed Conditions Plan 06.17.21 Revision"
"Foundation Plan 5.10.21"

David Ray reminded the Commission presented the project as described above. A new plan was provided showing parking will be permeable, 4 dry wells proposed to handle roof runoff, and a landscape plan for coastal bank under the deck. Ray stated that Krahforst shared an email from CZM that man-made alterations that artificially create a "top-of-coastal bank" per MA DEP coastal bank delineation method, which the current plan does not consider. Krahforst shared the CZM 6.21.21 narrative. CZM recommends, as was done for 67 Pt. Allerton Ave. that transects across the coastal bank should be provided to illustrate how the coastal bank was delineated. A Commissioner stated that the plan should better reflect the guidance provided by CZM for the delineation of the top of the coastal bank, even with the house as proposed. Ray stated he would revise the plan to reflect this interpretation of the coastal bank. One Commissioner pointed out that they have required a 10 ft buffer from the top of the coastal bank and the applicant may wish to continue this project to consider revisions given the CZM guidance and the Commission's preference for a 10-foot top of the coastal bank buffer. Krahforst pointed out that there were signs of creeping occurring on the bank One Commissioner noticed this too and that it was occurring close to the top of the coastal bank and asked that the applicant consider moving the structure further from the top of the coastal bank. Krahforst asked if the Commission would need a geotechnical assessment of the project's stability on the coastal bank. One Commissioner stated that if there was some form of compromise from a traditional Commission approach to permitting structures in the coastal bank buffer, that a geotechnical report would be needed.

- Upon a **motion** by L. Sorgi **2nd** by K. Jacintho and a **vote** of 5-0

It was **voted** to:

Continue the hearing to July 20th, 2021 at a time TBD.

Sorgi –aye

Jacintho - aye,

Paquin – aye

Campbell – aye

Best– aye

6:31 323 Beach Ave., Map 13/Lot 025 (SE35-1628) Opening of a Public Hearing on the Notice of Intent filed by Nylson Andrade for work described as install 1,375sq ft. of pavers.

Representative: B. Kenerson,

Abutters/Others:

Documents: Annotated "As-Built 03.31.20" N.D.

Paquin began asked the reason for the continuance. Kenerson stated that it was because there was no DEP number available at the last meeting and there is one now. Kennerson stated that nothing has changed from the original proposed project. Paquin reminded the Commission that the resource is a dune and located in a velocity zone and within the seaward limit of moderate wave action. The Commission stated that this project, as proposed, would not meet the performance standards a coastal dune. Krahforst shared the material contained in the CZM manual "Applying the Ma Coastal Wetlands Regulations" manual (p. 3-27) which states that fences or pavers placed in dunes are discouraged and unlikely to be permitted. Krahforst asked the Commission to consider the functionality of the dune in this area. One commissioner concludes that the area is functioning dune. One Commissioner stated that if they were to use pavers, it should only be to replace existing non-permeable hardscapes, so as to not discourage an improvement of converting impermeable to permeable). Krahforst stated that the Commission asked for alternatives (e.g., mats) be provided. One Commissioner stated that there is an area that is used for parking and would pea stone be allowable (for a piece of the project) but the other areas, especially along the beach side of the house, seem to have a functioning dune.

- Upon a **motion** by L. Sorgi **2nd** by K. Jacintho and a **vote** of 5-0

It was **voted** to:

Continue the hearing to July 20th, 2021 at a time TBD.

Jacintho – aye

Paquin – aye

Campbell – aye

Best – aye

Sorgi – aye

6:42 78 Clifton Ave. Map 32, Lot 059 (SE35-1621) Continuation of a Public Hearing on the Notice of Intent filed by Kyle & Casey Von Iderstein for work described as replace existing deck and proposed expansion of house foundation to support house remodeling project.

Representative: K. Von Iderstein, M. Schilling, N. Hannon

Abutters/Others: No one spoke

Documents: "Proposed Addition Plan 04.21.21"

Applicant's PPT slides

"Home Addition Von Iderstein Residence 06.17.21 Revision" 4 pp.

The Chair thanked the applicant for staking off the construction boundaries. He did note the top of the coastal bank (TCB) was not marked out. Krahforst showed the latest plans which shows a new delineation line of the top of the coastal bank. Krahforst stated that the top of the bank seems to be different from what the plans show from his site visit. One Commissioner stated that the new TCB also seems to be inconsistent from what appears to be from site visits and doesn't accept this current TCB delineation. One Commissioner stated that a cross section should be provided to help understand the applicant's delineation of the TCB. Schilling discussed the details for removing the old foundation, which will be saw cut slab and remove by hand, use helicals and new slab. Schilling stated the amount of disturbance will be negligible. One Commissioner commented that the project is an increase but only parallel to the TCB, not further towards the bank and bay. The applicant confirmed this as so. One Commissioner expressed concern that more house is added and what does that do to the bank's stability and asked if a geotechnical assessment may be needed to see if the project impacts the bank's stability. One Commissioner expressed concern of the non-permitted shed right near the TCB and that it is on top of a concrete pad. The applicant stated that the helical company (Helical Geotechnical Design and associates) both agreed that this project "would be okay". One Commissioner expressed the work on-going to add material, including stone dust, to the area near the house between the TCB. Applicant stated gravel was added to address pooling of runoff in the area. One Commissioner added that project is an expansion of non-permitted structure that probably wouldn't have been allowed. One Commissioner suggested to re-work the proposed deck so that it is not an increase over the coastal bank, some engineering assurance/calculations as to the change in design on the stability of coastal bank. One Commissioner asked if the Commission should seek a peer review of this project. Another Commissioner suggested that a modified plan and the necessary engineering/geotechnical information be provided addressing the impact to bank stability before considering a peer review of this project. The Commissioner asked the applicant if they wished to continue and get the Commission the necessary information to which the applicant agreed. One Commissioner restated that the TCB is not accurate and that transects may/should be provided.

- Upon a **motion** by L. Sorgi **2nd** by K. Jacintho and a **vote** of 4-0

It was **voted** to:

Continue the hearing to July 6th, 2021 at a time TBD.

Paquin – aye

Best – aye

Sorgi – aye

Jacintho – aye

7:07 189 & 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 6/15, the applicant has requested a continuance to July 20 at a time TBD.

- Upon a **motion** by L. Sorgi **2nd** by T. Best and a **vote** of 4-0

It was **voted** to:

Continue the hearing to July 20th, 2021 at a time TBD.

Best – aye

Sorgi – aye

Jacintho – aye

Paquin – aye

Continued and New Business

July – Dec 2021 Meeting Schedule: L. Sorgi **Motion**, T. Best **2nd**, following roll-call vote of 5-0; Best – aye, Sorgi – aye, Jacintho – aye, Paquin – aye, Campbell – aye, approve Meeting Schedule.

Emergency Certification for Cadish Rd erosion Krahforst shared photo documentation of erosion and repair of Cadish Ave. The DPW used stone to stabilize the harbor side road bank and some asphalt used to patch the road where it was needed to restore the road surface. One Commissioner suggested that the material used is probably too small. Krahforst stated that this was a repair and not an expansion of the road reinforcement which would most likely require an application to the Commission. One Commissioner noted there is a dilapidated pier which was required to be removed as part of a previous project. Krahforst stated that the previous proponent has been absent and that project seems to have stalled.

Violations and Compliance issues

125 Hampton Cir. Krahforst relayed that a platform was being built in the rear of home without a permit. A letter of non-compliance was sent and the owner has since been engaged in preparing a NOI for the project, after-the-fact

327 Beach Ave. Krahforst relayed that two non-permitted stockade type fences have been installed in the V Zone and that slats were used to enclose the area under the home's piles, which is not FEMA compliant. The building dept. has been informed about this non-compliance and is following up with the homeowner

133 Beach Ave Krahforst relayed that a non-permitted path was created in the adjacent dune opposite property during the past weekend and the DPW director met with the landowner's daughter who admitted that they did this and that it will not happen again. The Conservation Dept. issued a non-compliance letter to the landowner as advised by Town Manager, for the record.

7:14 Upon a **motion** by Sorgi and **2nd** by Campbell and the below roll call **vote** of 5-0;

It was **voted** to: adjourn.

Paquin – aye

Best – aye

Campbell – aye

Sorgi – aye

Jacintho – aye