



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
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**TUESDAY, June 8, 2021**

Held virtually via GoToMeeting

**Members Present:** Paul Paquin, Chair, Tammy Best, Sam Campbell, Katherine Jacintho, Lou Sorgi  
**Members Absent:** Jennifer Stone  
**Staff Present:** Chris Krahforst, Conservation Administrator; Sarah Clarren, Assistant Conservation Administrator  
**Minutes:** no minutes

**6:00 Call to order.** Chair Paquin read aloud the charges of the Commission. Krahforst then relayed that one item on the agenda (78 Clifton Ave.) requested a continuance to the next meeting. Chair Paquin then announced the procedure of each hearing.

**6:13** 237 Beach Ave., Map 17/Lot 184 Opening of a Public Hearing on the Request for Determination of Applicability filed by John Boyd for after-the-fact work described as construct 3' x 5' raised utility platform.

Representative: None

Abutters/Others: No one spoke

Documents: Annotated "Mortgage Inspection Plan 07.01.20"

Krahforst relayed that he signed off on this utility platform project as per guidance from the Commission, but received a complaint about the installation. Applicant agreed to have a public hearing. Krahforst relayed concerns regarding platform is an eyesore, which is not a Commission concern.

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

It was **voted** to:

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

**Paquin – aye**

**Best – aye**

**Campbell – aye**

**Sorgi – aye**

**Jacintho – aye**

**6:18** 10 G St., Map 16/Lot 071 Opening of a Public Hearing on the Request for Determination of Applicability filed by Elizabeth Weeman for work described as ground work and replace existing shed with like. Abutter Notification: proof provided.

Representative: E. Weeman

Abutters/Others: No one spoke

Documents: Annotated "Plot Plan of Land-10 G St 07/08/2013"

Weeman presented project as described above. Currently a shed that's falling down. Commission said that the shed is in a different location on the plan from what is being proposed. Replacing existing shed with new (8' x 10'). A new plan showing the correct location is needed. A new plan will be submitted to the Conservation Dept.

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

It was **voted** to:

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

**Best – aye**

**Campbell – aye**

**Sorgi – aye**

**Paquin – aye**

Krahforst noted that there's an HVAC directly on the ground and it should be elevated.

**6:26** 119 Manomet Ave., Map 21/Lot 015 and the Railroad Bed Map 21 Opening of a Public Hearing on the Request for Determination of Applicability filed by Karen Perry Kaplan for work described as install 32 linear feet of fencing.

Representative: K. Perry Kaplan

Abutters/Others: No one spoke

Documents: Annotated "121 Manomet Easement Plan 09-30-20"

Weeman presented project as described above. The same kind of fence that's there now (picket) is proposed. Since part of the fence is located on Town owned property (RR Bed). The Commission said a license from the Town is needed before doing any work on town property. Kaplan relayed that she's reached out to Phil about obtaining a license for installing the fence on the RR Bed. Campbell asked if RDA's need to be signed off on by property owner. Krahforst said no; anyone can Request a Determination of Applicability (RDA). Clarren added that owners need to be notified of the RDA and proposed work, which has been done.

A Commissioner stated the Commission's decision is for a picket fence and that a license be obtained from BoS.,

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

It was **voted** to:

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

**Campbell – aye**

**Sorgi – aye**

**Jacintho – aye**

**Paquin – aye**

**Best – aye**

**6:32 221 Beach Ave., Map 17/Lot 128 Opening of a Public Hearing on the Request for Determination of Applicability** filed by Rockaway Beach Realty LLC for work described as reconfigure front steps; construct 15' x 30' deck.

Representative: J. Hannon

Abutters/Others: No one spoke

Documents: "Proposed Deck Addition 05/14/21", 2 pp

J. Hannon, rep from Atlantic Coast Engineering, presented project as described above. Proposed site plan shows the front steps facing Beach St [Ave] will be reconfigured. Said that the site is 50' from the barrier beach. A Commission asked how high the deck would be off the ground; applicant proposed 3'. Nothing solid is proposed down to the ground. The fence shown existing on the plan will be removed, not replaced. Krahforst pointed out that this is a RDA application. Commission stated that this work would require a Notice of Intent application, especially since it is in a FEMA over wash zone

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

It was **voted** to:

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

Jacintho – aye

Sorgi – aye

Paquin – aye

Best – aye

Campbell – aye

**6:40 162 Cadish Ave., Map 13/Lot 047 (SE35-1627) Opening of a Public Hearing on the Notice of Intent** filed by **Daniel Schleifer** for work described as **construct new 6' x 17' deck**.

Representative: D. Schliefer

Abutters/Others: No one spoke

Documents: Annotated "Mortgage Inspection Plan 06/18/20"

Dan Schliefer presented project as described above. Krahforst shared GIS map showing Ch. 91 jurisdiction of the property. The Commission stated there needs to be better plans submitted for this project. Applicant agreed to continue this hearing.

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

It was **voted** to:

**Continue** the hearing to June 22<sup>nd</sup>, 2021 at a time TBD.

Sorgi – aye

Jacintho – aye

Paquin – aye

Best – aye

Campbell – aye

**6:50 73 Highland Ave., Map 05/Lot 078 (SE35-1626) Opening of a Public Hearing on the Notice of Intent** filed by **Vincent Brault** for work described as **new addition, deck and patio**.

Representative: D. Ray, V. Brault

Abutters/Others: No one spoke

Documents: "Existing and Proposed Conditions Plan 05/05/21"

"Foundation Plan, Concrete Sections & Details 05/13/21"

"General Notes 05/13/21"

D. Ray presented the project as described above. Said it's basic. Over 30' from top of bank. Ray said access will be from the driveway.

A Special Condition was added as follows:

- 1) Staff from the Conservation Dept will determine limit of work/erosion controls.
- Upon a **motion** by L. Sorgi **2nd** by S. Campbell and a **vote** of 6-0;  
It was **voted** to:  
**Close** the Public Hearing and have the Department **issue** an Order of Conditions.  
Paquin – aye  
Best – aye  
Campbell – aye  
Sorgi – aye  
Jacintho – aye

**6:40 75 Hampton Cir., Map 36/Lot 176 (SE35-1625) Opening** 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: L. Matysiak, Gisela Voss

Documents: "Existing and Proposed Conditions Plan 05/10/21"

"Foundation Plan 05/10/21"

David Ray presented the project as described above. Some Commissioners questioned the location of the coastal bank as shown on the plans. Ray said that there are more than one coastal bank. Jacintho said that the stairs may have caused a shift in the orientation of the bank. Krahforst read an excerpt from CZM's "Applying the Massachusetts Coastal Wetlands Regulations (i.e., Coastal Manual), bottom of page 1-53: "In some cases, there may be a small break in slope, which is then immediately followed landward by a return in slope; this break would not necessarily constitute the top of the coastal bank. For example, in circumstances where there is a flat area at the top of a revetment or a footpath traversing a coastal bank, these artificial alterations are not considered changes in slope pursuant to the policy language..." Krahforst relayed comments in chat are about neighborhood concerns regarding parking for proposed project. L. Matysiak (76 Hampton Circle) asked the height of the proposed home, to which Ray said it's under 35'. Matysiak also expressed concern of the density of the neighborhood and small size of the lot. G. Voss (77 Hampton Cir) said that she would love to see a home built there but asks that any greenery (trees) could remain. A Commissioner requested a planting plan and clarification on what is to be planted on the bank, wanted to know how stormwater runoff from the building will be handled, and what type of driveway is proposed. Krahforst mentioned that Coastal Banks should not be adversely impacted by the proposed work. Commission revisited the question about the delineation of the top of the coastal bank. Commission asked Krahforst to reach out to DEP / CZM to review the bank. Rose said that he spoke with Krahforst who suggested keeping the foundation away from the top of the coastal bank, so it was moved back as proposed. The Commission requested:

- 1) Handling of rain runoff
  - 2) What trees will remain and a vegetation plan (existing and proposed)
  - 3) Driveway drainage information
  - 4) How the foundation is to be pinned to embankment
  - 5) Unpermitted structures should be considered and permitted with proposed project.
  - 6) Suggested staking locations of the bank and proposed structures
  - 7) Considering a geotechnical assessment of the project's impact to the stability of the bank
- Upon a **motion** by L. Sorgi **2nd** by K. Jacintho and a **vote** of 5-0  
It was **voted** to:  
**Continue** the hearing to June 22<sup>nd</sup>, 2021 at a time TBD.  
Best – aye  
Campbell – aye  
Sorgi – aye  
Jacintho – aye  
Paquin – aye

**7:35 323 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: Dandrade Hardscapes representative (no name), B. Kenerson,

Abutters/Others: C. Steinberg

Documents: Annotated "As-Built Plan 03/31/20"

Applicant's representative cited work Dandrade Hardscape (DH) did at 300 Beach Ave and that this proposed project is similar. Krahforst stated the 300 Beach Ave project was a replacement of an existing concrete hardscape with pavers. This proposed project is different from the 300 Beach Ave project in that it seeks to place permeable pavers on sand (dune).

B. Kenerson said that the pavers are proposed around the house; will behind the seawall. The intent to provide better and easier access around the property. Owner is handicapped. The house is elevated. There are no dunes on the inside of the seawall. Paquin said the property is on a dune and that there is an unpermitted fence onsite and there is an unpermitted access point. Kenerson said path has been there for 50+ years and the fence isn't his. Kenerson said they are replacing concrete with pavers. Said there is a slab where old walkway was. Commission said that wasn't the case. DH said there are small areas DH said that they weren't aware they needed to submit a DEP check. Krahforst shared the NOI application provides instructions for fees and shared an email to DH was sent with clear guidance on fee submission. Commission relayed that the survey shows that the fence is on 323 Beach Ave property. Sorgi suggested alternatives. Kenerson asked what alternatives would be permissible. A Commissioner said that the RR bed side is being used as a parking area; will conduct another site visit. Krahforst said a plan hasn't been submitted showing the delineation of resource areas. Charles Steinberg asked if the borders were confirmed. The Commission asked for alternatives.

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

It was **voted** to:

**Continue** the hearing to June 22<sup>nd</sup>, 2021 at a time TBD.

Paquin – aye

Campbell – aye

Sorgi – aye

Jacintho – aye

Paquin – aye

Best – aye

**7:58 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: None present

Abutters/Others: No one spoke

Documents: None presented

The applicant's representative requested a continuance. Clarren noted that. Best was absent for last meeting, but did listen to the 5/25 hearing on this matter and will be available to participate on this continued hearing; for the record.

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

It was **voted** to:

**Continue** the hearing to June 22<sup>nd</sup>, 2021 at a time TBD.

Sorgi – aye

Jacintho – aye

Paquin – aye

Best – aye

Campbell – aye

**Certificate of Compliance Requests**

185 Samoset Ave (SE35-1476): catch basins have been installed, per the Commission's request. Sorgi moved, Campbell seconded. Campbell – aye; Sorgi – aye; Jacintho – aye; Paquin – aye; Best – aye.

14 Gunrock Ave (SE35-1366) – Sorgi, Paquin, best, Campbell – aye

200 N Truro St (SE34-1531): Sorgi motion, Campbell 2<sup>nd</sup>. Jacintho – aye; Paquin – aye; best – aye; Campbell – aye; Sorgi – aye.

243 Kingsley Rd (SE35-1527):

**Motion**, Sorgi, Jacintho **2<sup>nd</sup>**, following roll-call vote of 5-0; Jacintho – aye; Paquin – aye; Best – aye; Campbell – aye; Sorgi – aye, to have the Department **issue** a Certificate of Compliance contingent on a revised plan showing stairs be submitted.

**Continued and New Business**

Meeting schedule July-Dec 2021: postponed.

Seaweed Removal Emergency Authorization Requiring Conservation Commission Review & Approval –XYZ St area:

Krahforst relayed that the Health Dept. issued a state of emergency due to seaweed. Administrator conducted site visit, notified Chair, and issued Emergency Order. Followed BMP and pushed it into the water during high tide. Town also issued health emergency for Gunrock Beach, but wasn't alerted, so no Emergency Order for that was issued, Krahforst

noted that the Conservation Dept. does not initiate removal seaweed as that responsibility lies with the Health Dept. and would need a human health declaration.

(new) meeting materials: Krahforst relayed that we have electronic materials and can make that available, but know that it may be hard as sometimes we don't have time to review everything. Within 4 days of the upcoming meeting, there will be a place to access electronic meeting materials. A Commissioner said that's a full-time job.

### **Violations and Compliance issues**

(new) 325 Beach Ave – 2 unpermitted stockade fences. Also slats blocking in a V zone.

**8:23** 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