



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor  
Hull, MA 02045

Phone: 781-925-8102

Fax: 781-925-8509

**TUESDAY, January 26, 2021**

Held virtually via GoToMeeting

**Members Present:** Paul Paquin, Chair, Paul Epstein, Tammy Best, Lou Sorgi, Jennifer Stone  
**Staff Present:** Chris Krahforst, Conservation Administrator; Sarah Clarren, Assistant Conservation Administrator  
**Minutes:** Upon a **motion** by P. Epstein **2nd** by L. Sorgi and the below roll-call **vote** of 6-0;  
Paquin – aye, Bannen – aye, Stone – aye, Epstein – aye, Best – aye; Sorgi – aye  
It was **voted** to: Approve the Minutes of January 12, 2021

**6:00** Call to order

P. Paquin read aloud the charges of the Conservation Commission.

**6:10 127 Newport Rd., Map 26/Lot 124 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **New England Generator CO** for work described as **construct 50”Lx30”Wx48”H generator platform**.

Representatives: No one present

Abutters/Others: No one spoke

Documents: “As-Built Foundation (annotated 2020)” – Ernest H. Fagerstrom – 10/9/1999

S. Clarren relayed that at the last meeting, the Commission unanimously voted to deem the application incomplete and send it back to the applicant to submit an accurate plan of the work and site. Since the meeting, a revised plan has been submitted. The Commission agreed that the plan is sufficient to determine that the project will not alter the resource areas.

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

It was **voted** to:

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

Epstein – aye

Best – aye

Sorgi – aye

Bannen – not present

Paquin – aye

Stone – aye

**6:15 110 Manomet Ave., Map 21/Lot 059 (SE35-1596) Opening** of a Public Hearing on the **Notice of Intent** filed by **Joseph and Kimberly Mulkern** for work described as **rear addition**

Representatives: Joe and Kim Mulkern; Alissa Jones

Abutters/Others: No one spoke

Documents: “Site Plan of Land” – Hoyt Land Surveying – 10/13/2020

“Foundation Plan/Concrete Sections & Details” – Rivermoor Engineering, LLC – 11/13/2020

S. Clarren relayed that the project received a DEP File number earlier in the day. A. Jones presented the proposed project as described above. She relayed that the addition will be constructed on concrete piers and will not alter the flow of water. A Commissioner noted that there appears to be a new, unpermitted fence on site which may redirect water. The Commission concluded that the fence could not be added to the Order and that the homeowners should contact the Conservation Department to submit a permit application for the fence.

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

It was **voted** to:

**Close** the Public Hearing and **approve** an Order of Conditions.

Best – aye

Sorgi – aye

Paquin – aye

Stone – aye

Epstein – aye

**6:23 0 Nantasket Rd., Map 32/Lot045-A (SE35-1594) Opening** of a Public Hearing on the **Notice of Intent** filed by **Mark and Jennifer Cope Goodman** for work described as **proposed sea wall repairs, timber staircase, spilt rail fence, and invasive species management**.

Representatives: Mark and Jennifer Cope Goodman; Nate Jones (Marine Project Engineer)

Abutters/Others: No one spoke

Documents: "Performance Standards Narrative [NOI]" – Coastal Engineering Co, Inc. – 2021

"Plan Showing Proposed Seawall Repairs & Site Improvements" – Coastal Engineering Co., Inc – 12/29/20  
"[3 pictures of the site]" – n.d.

N. Jones presented the project as described above. He relayed that the site is a beach lot and the primary lot is located across the street at 276 Nantasket Road. He relayed that currently there is access to the beach by an at-grade set of stairs over the coastal bank to the top of a pre-existing seawall. He added that the vertical seawall is deteriorating and in some cases, has completely failed. In the places where the seawall has failed, the coastal bank is eroding. He then noted that much of the coastal bank contains invasive species. The proposed plan involves replacing the stair case with an elevated timber staircase (bottom portion would be removable), repairing the seawall in-kind (same size, footprint) and in some areas they would have to reconstruct the failed seawall. He then noted that they would also like to add a 6' x 8' timber platform on top of the seawall, next to the stairs which would serve as a viewing platform, which is not shown on the plan.

The Commission expressed concern over having a vertical seawall as it exacerbates erosion, but as the plan involves repairing an existing structure, that is permissible. The Commission asked if the applicants considered a revetment instead, to which N. Jones said that a revetment is more costly and that at this time, the vertical seawall is sufficient and won't exacerbate erosion too much. The Commission added that they would need pictures and accurate plans depicting the height, width, length and depth of the wall to ensure the work, if approved, is consistent with what is currently onsite. The Commission asked how the stairs would be anchored to the site, to which N. Jones said there would be diamond pier footings. A Commissioner questioned if vegetation would be able to grow underneath the stairs, to which N. Jones said they could use flow-through decking to allow light underneath the stairs. A Commissioner suggested using aluminum removeable stairs to reduce the weight, to which N. Jones said that they are considering that and it is noted on the plans. The Commission relayed that a revised plan should be submitted, detailing the proposed changes, to which N. Jones agreed. S. Clarren noted that the plan calls for Rosa Rugosa which is not an indigenous species and may actually not be best for the site. She advised the applicants to review CZM's webpage for suggested coastal bank plantings. She also suggested submitted a thorough planting plan for the proposed invasive species management.

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

It was **voted** to:

**Continue** the Public Hearing to February 9, 2021 at a time TBD.

Roll call:

L. Sorgi - aye  
P. Paquin- aye  
J. Stone- aye  
P. Epstein- aye  
T. Best- aye

**6:39 12 Crest Rd., Map 03/Lot 108. (SE35-1595) Opening of a Public Hearing on the Notice of Intent filed by Rick Hulverson for work described as construct 23'x44' deck and 7'x36' porch.**

Representatives: Richard Hulverson (Contractor)

Abutters/Others: No one spoke

Documents: "Existing and Proposed Conditions Plan" – Nantasket Survey Engineering, LLC – 11/13/2020  
"Basement Plan" – Ted Porter Architecture – 11/13/2020

R. Hulverson presented the project as described above. He relayed that the front porch would be covered and the deck on the Oceanside would be extended. Multiple members of the Commission expressed concern over the proximity of the rear deck to the coastal bank. It was noted that the condition of the bank is not currently poor, but given climate change and the increase in frequency and intensity of storms, the bank may become compromised. The Commission added that the bank is not owned by 12 Crest Rd, so if an issue arises, the property owners may not be able to take action as quickly as they would like. The Commission noted that the property owners are not present, but they should consider extending the deck in a different location, or not constructing it. The Commission expressed concern over the loose debris currently onsite and relayed that it should be removed and care should be taken to ensure no trash is left onsite during construction.

Four Special Conditions were added as follows:

1. The Commission recommends changing the location of the stairs near the bank and re-orient to the NW. This is not a required condition, just recommended.
  2. The Commission expressed concern that the proposed deck is too close to the coastal bank as an opinion and caution for this project.
  3. The daily construction debris and trash needs to be cleaned up and removed daily or stored in an appropriate dumpster.
  4. No machinery shall be used within 20 ft of the top of the coastal bank.
- Upon a **motion** by P. Epstein **2nd** by L. Sorgi 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

Stone – aye

Epstein – aye

Stone – aye

Best – aye

Sorgi – aye

### **CoC Requests**

10-16 Milford St: P. Epstein **Motion**, L. Sorgi **2<sup>nd</sup>**, following roll-call vote of 5-0; Paquin – aye; Stone – aye; Epstein – aye; Best – aye; Sorgi – aye; to have the Department **issue** a Certificate of Compliance.

40 Clifton Ave: The Commission noted that the berm does not appear to be onsite and vegetation has died. However, the fence was installed as permitted. P. Epstein **Motion**, L. Sorgi **2<sup>nd</sup>**, following roll-call vote of 5-0; Stone – aye; Epstein – aye; Best – aye; Sorgi – aye; Paquin – aye; to have the Department **issue** a Certificate of Compliance.

### **Continued and New Business**

After-the-fact work bylaw: The Commission reviewed a proposed bylaw drafted by the Department which would increase the filing fee for after-the-fact filings. The Commission agreed that such a bylaw should be passed in order to cut down on the after-the-fact permits.

### **Violations and Compliance Issues**

(new) 0 GW Blvd & 189 Nantasket Ave correspondence: The Commission noted that the correspondence was straightforward, but did not discuss any further as the item was not received in sufficient time to be added to the agenda in accordance with the Open Meeting Law.

**7:05** Upon a **motion** by P. Epstein and **2nd** by S. Bannen and the below roll call **vote** of 6-0;

It was **voted** to: Adjourn.

Best – aye

Bannen – aye

Epstein – aye

Paquin – aye

Sorgi – aye

Stone – aye