



## HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2<sup>nd</sup> floor

Hull, MA 02045

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**WEDNESDAY, September 5, 2018**  
**Meeting held at Hull Town Hall, 2<sup>nd</sup> Floor**

**Members Present:** Paul Paquin, Chair, Paul Epstein, Chris Oliveri, Lou Sorgi  
**Members Absent:** Sean Bannen  
**Staff Present:** Chris Krahforst, Conservation Administrator  
**Staff Absent:** Sarah Clarren, Assistant Conservation Administrator  
**Minutes:** None

**7:32** Call to order

**7:35 35 Richards Rd., Map 50/Lot 005 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by the **Hull Land Conservation Trust** for work described as **construct footpath less than 3' wide from the pre-existing paved area to the Town-owned land along Straits Pond; construct 6' x 8' brick patio.**

Representatives: Judeth VanHamm (Hull Land Trust); Scott Plympton (Hull Land Trust); Judy Donner (Hull Land Trust)

Abutters/Others: none present

Documents: "35 Richards Road Existing Conditions Plan" – Nantasket Survey Engineering, LLC – 4/7/2004  
"End of Richards Road proposed path and memorial brick patio" – 2018

P. Epstein stated that he is the Hull Conservation Commission liaison for the Hull Land Trust and that he suggested that an application be filed for the proposed project.

S. Plympton stated that the Hull Land Trust has been working with the Lofchie's on a Conservation Restriction to provide access and a walkway to Straits Pond waterfront and island. Plympton said that they have no intention to make the path more than 3' wide.

A brick patio with a park bench is proposed which will memorialize those who have donated to the project. The plan was annotated to show the location of the patio.

The Commission noted that the coastal bank was delineated by a surveyor, but the path was just hand drawn.

The Commission stated that woodchips have been placed on the coastal bank and need to be removed; C. Krahforst added that dumping anything on a coastal bank is a violation of Town Bylaws. J. VanHamm asked what they should do with the woodchips, to which the Commission suggested that they talk with DPW.

One Special Condition was added as follows:

The woodchips on the coastal bank must be removed in its entirety by May 1, 2019.

- Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 4-0;

It was **voted** to:

**Close** the Public Hearing and **issue** a Negative Determination of Applicability. The Determination of Applicability was **signed**.

**7:55 184 Nantasket Road, Map 31/Lot 022 (SE35-1434) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Mary Beth Cicero** for work described as **demolish existing house & build new single family house.**

Representatives: David G. Ray (Surveyor); Mary Beth Cicero (owner); Bob Sheppard (contractor)

Abutters/Others: Maureen Gills (173 Nantasket Rd); William McClory (179 Nantasket Rd); Brian Rayne (190 Nantasket Rd); Laurie Sprague (187 Nantasket Rd)

Documents: "Proposed Conditions Plan" – Nantasket Survey Engineering, LLC – 8/6/2018, last rev. 8/7/2018  
"[rendering]" – n.d.  
"Existing Conditions Plan" – Nantasket Survey Engineering, LLC – 8/1/2018  
"S-101" – Rivermoor Engineering, LLC – 7/27/2018

D. Ray presented the proposed project which involves demolishing the pre-existing, dilapidated, small house and rebuild a new home with a two-car garage. The home will sit on a combination of piers and a FEMA compliant foundation with flood vents. There will be 4' of freeboard for the living spaces. D. Ray said the decks facing the water are cantilevered.

C. Krahforst stated that erosion is occurring from runoff, not just due to coastal storms. He then expressed concern over any channeling effects that constructing a home on and over a coastal bank would have. D. Ray responded by stating that there are multiple 10-12' openings. A rendering was presented showing the location of the openings and a stone veneer. D. Ray then stated that the area is relatively flat; it is not a steep coastal bank. The Commission asked what would be done to protect the coastal bank. B. Sheppard, contractor, stated that the pre-existing rubble wall/revetment would be repaired by putting stones that have been dislodged back in place. B. Sheppard said that work would be done on the landward side and if that plan changes, then they will come back before the Commission. The Commission asked if the entire home could be done on piers, to which D. Ray said it would not work for the garage.

B. Rayne of 190 Nantasket Rd. expressed concern over having a solid foundation, as during the spring 2018 storm events, water came up halfway past the pre-existing home. He then expressed concern over channeling of water. W. McClory of 179 Nantasket Rd. asked if any work was going to be done on the bank to the right side (E-side) of the pre-existing home, to which D. Ray said no. L. Sprague of 187 Nantasket Rd. asked if the proposed home would be closer to the road than the pre-existing one, to which D. Ray said the home would be the same distance from Nantasket Rd. L. Sprague then expressed concern over the proposed openings, as it would allow water to flow; the Commission responded by stating that allowing water to flow freely is preferable from a conservation standpoint. The Commission recognized the effect of proposed hard structures (foundations/piles) that interact with wave force may have a detrimental impact on the coastal bank, specifically in the area to the west of the proposed project. A commissioner then suggested that heavy vegetation could be done in the area, including the property line, in order to stabilize the bank and attenuate potential wave energy due to deflection to which M. Cicero agreed. W. McClory of 179 Nantasket Rd. expressed concern over erosion and the potential for a pipe to be exposed.

Two Special Conditions were added as follows:

- 1) Stones that were part of the existing revetment and displaced by previous coastal storms will be returned to their original position
  - 2) Vegetation will be installed and maintained in good condition in perpetuity (this condition is ongoing and will not expire after three years) along the waterfront area of the proposed garage area to attenuate potential coastal storm waves and mitigate channeling of coastal storm water to the abutter to the west of this property after consultation with a qualified coastal landscape architect.
- Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 4-0;  
It was **voted** to:

**Close** the Public Hearing and **approve** the Order of Conditions. The Order of Conditions was **signed**.

**8:50** Parking lot area adjacent to 133 Beach Ave., Map 21/Lot 006 (SE35-1413) Continuation of a Public Hearing on the Notice of Intent filed by Joe Mahoney for work described as post-storm clean up of sand in parking lot adjacent to 133 Beach Ave.

**The applicant withdrew their Notice of Intent.**

**8:54** Parking lot area adjacent to 143 Beach Ave., Map 19/Lot 164 (SE35-1415) Continuation of a Public Hearing on the Notice of Intent filed by Arjan Kraan for work described as post-storm clean up of sand in parking lot adjacent to 143 Beach Ave.

**The applicant requested a continuance to October 9, 2018 at a time TBD.**

- Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 4-0;  
It was **voted** to:

**Continue** the Public Hearing to October 9, 2018 at a time TBD.

**8:55** Parking lot area adjacent to 141 Beach Ave., Map 19/Lot 163 (SE35-1412) Continuation of a Public Hearing on the Notice of Intent filed by Sarah Murphy for work described as post-storm clean up of sand in parking lot adjacent to 141 Beach Ave.

**The applicant requested a continuance to October 9, 2018 at a time TBD.**

- Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 4-0;  
It was **voted** to:

**Continue** the Public Hearing to October 9, 2018 at a time TBD.

### **Certificate of Compliance Requests**

None.

### **New Business**

Violations: None

Correspondence: P. Epstein stated that he received a phone call about vegetation being removed from the dune and he asked her to put the information in writing and forward it to him and he would pass it to the correct parties [Chris Krahforst, Conservation Administrator]. P. Paquin, Chair, stated that all such notices or information should be sent directly to the Conservation Department. C. Krahforst stated that he received the call regarding the alleged vegetation removal. He stated that he investigated the dune and saw no evidence of grass being pulled in the location described. C. Krahforst stated that the Conservation Department deals with enforcement and all calls should be directed to the Department, not the Beach Management Committee. He added that if the Commission does not agree with how the Conservation Department is acting, they can approach the Town Manager.

Meeting Schedule: No update.