



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor
Hull, MA 02045

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TUESDAY, April 24, 2018

Meeting held at Town Hall (253 Atlantic Avenue)

Members Present: Paul Paquin, Acting Chair, Sean Bannen, Paul Epstein, Elizabeth Fish, Lou Sorgi

Members Absent: Chris Oliveri

Staff Present: Chris Krahforst, Conservation Administrator, Sarah Clarren, Assistant Conservation Administrator

7:32 Call to order

7:32 Discussion of T – U St Violation Discussion

Chris Clancy, Representative of Steven Clancy (333 Beach Avenue) was present to discuss violation letters sent by the Conservation Department regarding unpermitted work. C. Krahforst stated that during site visits, the Commission noted that work involving heavy machinery on the beach had been done without a permit. He stated that according to the Beach Management Plan, homeowners can return material to the beach post-storm, but never before has further clarification been needed. C. Clancy noted that he did go to the Conservation Department seeking permission to return overwash material to the beach, but never specified the amount; the high intensity, multiple storms deposited so much material that heavy machinery was required to remove it. The Commission stated that the Conservation Department should always be notified and should be informed of the amount of material to be removed, as depending on how it is done, may impact a resource area.

7:56 100 Atlantic Ave., Map 53/Lot 047 Opening of a Public Hearing on the Request for Determination of Applicability filed by Pauline Sweeney for work described as remove driveway pavement and replace with gravel.

Representatives: Pauline Sweeney

Abutters/Others: none present

Documents: "Existing House Location Plan (annotated) – 08/13/2014

P. Sweeney stated that the existing driveway was partly cut for gas lines and they would like to remove the existing asphalt and replace with gravel. An asphalt tarmac at the street is also proposed.

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

It was **voted** to:

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

8:07 100 Clifton Ave., Map 32/Lot 051 Opening of a Public Hearing on the Request for Determination of Applicability filed by Donald Ranney for work described as construct stone steps to the top of the existing revetment.

Representatives: Donald Ranney

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan (annotated)" – David Ray – 4/22/16

D. Ranney stated that 10 irregular granite stones were installed to allow access to the top of the existing revetment.

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

It was **voted** to:

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

8:09 247 Beach Ave., Map 15/Lot 084 (SE35-1383) Continuation of a Public Hearing on the Notice of Intent filed by Tim Clifford for work described as replacement of deteriorating wall and sidewalk and install patio.

Representatives: Tim Clifford (owner); David Ray (Surveyor); Stan Humphries (Coastal Geologist)

Abutters/Others: none present

Documents: "Existing Conditions Plan" – David Ray – 2/22/2018

"NOI Application Supplemental Information" – LEC Environmental Consultants, Inc. – 4/20/2018

"[Picture]" – n.d. [new]

C. Krahforst stated that since the last hearing, the LOMAR went into effect; the property is no longer located in a Velocity zone. S. Humphries stated that the property contains no characteristics of a coastal dune and presented a picture of the site's condition. He stated that the primary work that was done for this after-the-fact filing, was to remove ornamental hedges and boulders. A low kneewall replaced the boulders. A 10' x 18' patio was also installed. D. Ray re-stated that the property is no longer located in a Velocity Zone; it is now an AO Depth 2', which means that in 'a worst-case scenario' there would be flooding up to elevation 2'. He added that the kneewall is less than 24" high, so when there is overwash, it will flow over the wall and there are numerous openings in the wall. He then stated that the public can sit on the wall. D. Ray stated that the pavers replaced a pre-existing impervious surface.

C. Clifford stated that there were two purposes of the project; the first was to beautify the area and the second was to improve functionality. The Commission stated that although it may look nice, the way it is constructed will impact the resource areas. C. Clifford noted that he hired a contractor to handle the process and didn't follow the permitting process correctly. He added that the work that he did should be the new standard of what is acceptable. The Commission stated that the solid walls along Beach Avenue predate the Wetlands Protection Act and can be repaired, but the work that was done removed the pre-existing boulders and were replaced with a solid wall; no repair work was done. The Commission added that just because the work was done, doesn't mean that the Commission has to accept it; if there is an impact to the resources, it may need to be removed or modified to cause less of an impact to resource areas. T. Clifford requested a continuance to work on a modification to the wall to allow flow-through.

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

It was **voted** to:

Continue the Public Hearing for approximately 60 days at a time TBD.

8:53 8 Summit Ave., Map 55/Lot 005 (SE35-1407) Opening of a Public Hearing on the Notice of Intent filed by Bev Cherry for work described as remodel home.

Representatives: Chris Cherry (owner); Bev and Art Cherry (abutters and applicant); David Ray (Surveyor)

Abutters/Others: C. Anne Murray

Documents: "Existing Conditions Plan" – David G. Ray – 6/16/2017 [new]

"Proposed Conditions Plan (annotated)" – David G. Ray – 3/27/2018

"Basement/Foundation Plan" – Can Tiryaki – 03/25/2018

L. Sorgi began by stating that although he knows the family well, he can remain impartial.

D. Ray presented the proposed project. He presented a new plan showing the existing conditions. The project involves reusing the existing foundation, expanding the house, and adding wrap-around porches. He stated that the existing garage and the deck off of the rear of the home will be demolished. The entire home will be approximately 20' further from the coastal bank than the pre-existing conditions. The existing paved driveway will be remodeled into two driveways. He added that a portion of 8 Summit Ave will be subdivided and transferred to 12 Summit Avenue so there is driveway access to the rear of the home. The rear portion of this driveway will be a geogrid grass driveway; D. Ray annotated the plan to show this.

C. Anne Murray said that she didn't see the new plan and the proposed plan doesn't show how the home is going to be 20' further from the coastal bank. She added that there are no storm drains on Summit Avenue and the water off of 8 and 12 Summit sheets downhill. She expressed concern over enlarging the home and the runoff it will produce. C. Krahforst stated that when 12 Summit Avenue came before the Commission in 2001, the Commission determined that the runoff would need to be mitigated for and a perimeter drain and four drywells were required. This work wasn't completed, so the Department issued a violation. D. Ray stated that the driveway will be reduced from pre-existing conditions. The Commission asked if a french drain with an associated drywell could be installed at the end of the driveways, to which D. Ray agreed. The Commission asked if gutters could be directed to drywells, to which D. Ray agreed; the plan was annotated.

Three Special Conditions were added as follows:

S12. All gutters on the front of the home are to be connected to drywells; gutters are not to direct water to abutting properties or the street.

S13. A french drain must be installed at the end of the driveway to collect any runoff. The french drain is to be connected to a 3 ft. diameter drywell.

S14. The french drain and all drywells are to be maintained in good working order. This condition is ongoing and will not expire at the end of three years.

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

It was **voted** to:

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

Certificate of Compliance Requests

None.

New Business

Special/Standard Conditions Discussion: Continued to the next meeting.

Reminder: Sustainability Conference—Friday, April 27th in Plymouth from 8am-4pm: Reminder.

Reminder: Special ConCom meeting for DCR nourishment Notice of Intent on 4/30: Reminder.

100% South Shore Communities: Judeth VanHamm stated that there will be two meetings that the Commission may want to attend and she will follow-up with an email.

Coastal Storm Clean up along Beach Ave: C. Krahforst stated that DEP provided clarification of the Emergency Declaration; any work needed to be requested from the local Conservation Office and the Regional DEP Office and the extension only applied to work where the owners had notified the proper authorities prior to March 1st. He added that the Conservation Department mailed a letter to all Beach Avenue residents informing them of the clarification.

Next Conservation Commission meeting Discussion: Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 5-0; the Commission determined that due to the special meeting being held on 4/30, the first meeting in May would be May 22nd; no meeting will be held on May 8th.

Low Lying Vernon Ave properties: C. Krahforst stated that a potential property owner inquired if fill could be placed on a low lying property on Vernon Ave to bring the property to the same grade as the abutting ones. The Commission stated that an application for the work would need to be provided and it would need to be demonstrated that the work would have no adverse affects on the resource areas.

9:39 Upon a **motion** by L. Sorgi and **2nd** by S. Bannen and a **vote** of 5-0;
It was **voted** to: Adjourn.