



HULL CONSERVATION COMMISSION

253 Atlantic Avenue, 2nd floor

Hull, MA 02045

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TUESDAY, January 9, 2018 APPROVED **Meeting held at Town Hall (253 Atlantic Avenue)**

Members Present: Sheila Connor, Chair, Sean Bannen, Paul Epstein, Elizabeth Fish, Paul Paquin, Chris Oliveri
Members Absent: Sean Bannen, Lou Sorgi
Staff Present: Chris Krahforst, Conservation Administrator, Sarah Clarren, Conservation Assistant
Minutes: No minutes to review

7:30 Call to order

7:35 8 Sunset Ave., Map 16/Lot 013 (SE35-1393) Opening of a Public Hearing on the **Notice of Intent** filed by **John M. Tivnan** for work described as **construct pier on piles with removable stairs.**

Representatives: John Tivnan; David Ray

Abutters/Others: none present

Documents: "Existing and Proposed Conditions Plan" – David G. Ray – 11/01/2017
"8 Sunset Ave" – 11/07/2017

D. Ray presented the proposed project that will be a pier on driven or helical piles. The pier will rest on the seawall; the applicants will request permission from the Board of Selectmen. There will be a removable set of stairs. D. Ray noted that the pier will be in a VE zone. C. Krahforst asked if the project falls within Ch. 91 jurisdiction, to which D. Ray stated that it does.

Seven Special Conditions were added as follows:

S12. Prior to construction, the applicant must receive approval to tie into the seawall from the Board of Selectmen.

S13. Prior to construction, the applicant must provide the Commission with a valid Ch. 91 License.

S14. Prior to construction, the project must undergo review and meet requirements set by the Division of Marine Fisheries.

S15. The permitted stairs are removable and must be removed seasonally. This condition is ongoing and will not expire at the end of three years.

S16. The gap in stair risers cannot be 4" or greater.

S17. No material may be left on the beach.

S18. Maintenance and repairs to the area seawall, revetment, and pier are the responsibility of the homeowner. This condition is ongoing and will not expire at the end of three years.

- Upon a **motion** by P. Epstein **2nd** by C. Oliveri 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**.

7:40 36 Cadish Ave., Map 16/Lot 077 (SE35-XXXX) Opening of a Public Hearing on the **Notice of Intent** filed by **Alysha Perry** for work described as **demolish existing house and construct new single family residence.**

Representatives: Alysha Perry; Steve Ivas

Abutters/Others: none present

Documents: "Existing Conditions Plan of Land" – A.S. Elliott Associates – 11/20/2017
"Proposed Plan (Sheet 1 and 2)" – Alysha Silicano – 12/27/2017

The Commission noted that the Notice of Intent specifically stated that the project would involve the demo and rebuild of a single-family home, but the plans specify that the new building will be a two-family home. Therefore, the project will need to be re-advertised. The Commission then noted that the Notice of Intent was not filled out correctly and advised the applicants to withdraw the application and refile after speaking with the Conservation Department. A. Perry asked if the Commission could review and approve the demolition of the

building, to which the Commission stated that the project should be reviewed and approved at the same time. The Commission then added that no determination can be granted without a DEP File Number.

The Commission then noted that the proposed plans must be stamped by a certified professional and the plans should be revised to show all proposed ground work.

The applicants agreed to withdraw the application and will file a new Notice of Intent.

7:45 62 Holbrook Ave., Map 10/Lot 102 (SE35-1399) Continuation of a Public Hearing on the Notice of Intent filed by Jonathan and Ryan Berit-Parkes for work described as construct single-family home, driveway, and patios

Since the last hearing, a DEP File number was issued.

- Upon a **motion** by P. Epstein **2nd** by P. Paquin and a **vote** of 3-0-2 (C. Oliveri and E. Fish abstained); It was **voted** to:

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

Certificate of Compliance Requests

8 S St (pending walkway completion) – P. Epstein **Motion**, C. Oliveri **2nd**, **vote** 5-0; CoC issued.

New Business

Community Preservation Committee Discussion: Continued to 1/23/18

DCR Salt shed update: Continued to 1/23/18

Beach Grass Planting: C. Krahforst stated that beach grass has been ordered. He will confirm with the DPW that there will be enough sand at the DPW barn to temporarily plant the grass until Beach Grass Planting Day. Cadish Ave Utility work: C. Krahforst stated that after reviewing the Wetlands Protection Act, utility work should be permitted as a limited project.

Correspondence: 66 Clifton Ave: C. Krahforst stated that a letter was submitted by an abutter regarding 66 Clifton Avenue and the project which was reviewed and approved at the last meeting. The letter was in Town Hall but was not received by the Conservation Department prior to the hearing on December 28th. In the letter, Tim Doherty of 68 Clifton Avenue expressed concern that his project received more scrutiny than 66 Clifton Ave and that the Commission required him to armor the coastal bank prior to construction. The Commission reviewed the letter and stated that both projects were treated equally and that the Commission is unable to require that a coastal bank be armored and stated that soft solutions are preferred. The Commission added that the applicant requested a permit to shore up his coastal bank, which was allowed as his home was constructed prior to 1978.

8:30 Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 5-0; It was **voted** to: Adjourn.