



# MEETING NOTICE POSTING & AGENDA

## TOWN OF HULL

Pursuant to MGL Chapter 30A, § 18-25 all Meeting Notices must be filed and time stamped in the Town Clerk's Office and posted at least **48 hours prior to the meeting** (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.

TOWN CLERK'S STAMP

<b>Board or Committee</b>	<b>Conservation Commission</b>
<b>Date &amp; Time of Meeting</b>	<b>TUESDAY, November 08, 2022 at 8:00 P.M.</b>
<b>Meeting Remote Location</b>	<b>Remote Call-in meeting with Zoom:</b> <a href="https://us06web.zoom.us/j/87066629289?pwd=Y3MrdmkreVNQTVRBY1BBWXN0TG81QT09">https://us06web.zoom.us/j/87066629289?pwd=Y3MrdmkreVNQTVRBY1BBWXN0TG81QT09</a>  Meeting ID: 870 6662 9289 Passcode: 830118  <b>Dial-in number:</b> +1 929 205 6099 or +1 309 205 3325
<b>Requested By:</b>	<b>Christian Krahforst, Conservation Administrator</b>

This meeting is being held remotely by telephone as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all telephone communications during this meeting may be recorded by the Town of Hull in accordance with the Open Meeting Law.

**Members Present:** Paul Paquin (PP), Chair, Sam Campbell (SC), Lou Sorgi (LS), Tammy Best (TB) Katherine Jacintho (KJ)

**Members Absent:** none

**Staff Present:** Chris Krahforst (CK), Conservation Administrator, Renee Kiley, Conservation Clerk

**Staff Absent:** none

## AGENDA

1. **6:30 PM:** Call to Order
  - a. Review of Agenda, Overview of Hearings Procedure
2. Administrative Hearings
  - a. **118 Cadish Ave** re: non-issuance of COC (**SE35-1532**)

**Requested by:** Virginia Walsh

**Resource areas:** Coastal Barrier Beach (storm damage prevention, flood control, wildlife habitat); Land Subject to Coastal Storm Flowage: FEMA VE 15' (storm damage and pollution prevention, flood control); Subject to Limit of Moderate Wave Action (LiMWA)

**Relevant Conditions:** *Armoring material of "toe" (shown as "armored tow with vegetative plantings" on above referenced plan) shall be flush with existing grade.*

CK: This project included addressing a fallen stone wall which was replaced by a hardened "toe" at grade where the failed wall existed. The project also included an addition and some landscaping. The Commission didn't issue a COC because of previous wall materials were left on the beach and remnant ends of the previous wall still remain. Ray, representing the project asks what is needed to be in compliance. Remnant wall material has been removed from the beach area. Commission: The columns were not permitted and don't match the existing conditions plan. CK: A hand-annotated field edit plan by D. Ray has been submitted in place of an As-Built plan. Ray: Does a NOI need to be filed for keeping the (remnant) columns? Commission: It is standard procedure that a decision by the

Commission is not issued before any application is submitted. Walsh (applicant) noted that she was not informed that the 2 columns had to come down. The columns delineate the ends of the property. The commission did approve a 6 in wall, a 3 foot wall, and the columns. Commission: I don't think that it impedes anything but the As-Built has to reflect what is there. We wanted the beach cleaned up. There should be vegetation installed. Ray: The home owner did have vegetation installed. It did not survive. CK: A pebble beach is difficult to vegetate. Walsh: There has been vegetation installed in front of the house. Commissioner: Salt tolerant beach heather grows well in Hull. If the documentation gets amended appropriately, the Commission would be comfortable issuing a Certificate of Compliance.

**8:20** Jacintho joined.

3. Requests for Determination of Applicability

- a. **39 Sumner Street. Map 28/Lot 073 Continuation** of a Public Hearing on the **Request for Determination of Applicability** filed by **Juan Carlos Nahon** for work described as **replace existing fence. Abutter Notification:** RDA, none required. **Resource Areas:** **Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 10**, (storm damage and pollution prevention, flood control). **Site visits** 10/09.

Representative: none

Abutters/Others: none

Documents: proposed plan, license from town of Hull

CK: The license agreement from the Town as requested for this matter has been received.

Motion to issue a negative determination by LS 2nd by SC. **Roll call:** SC-aye, LS-aye, PP-aye, TB-aye, KJ-aye.

- b. **233 Beach Ave. Map 17/Lot 182 Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Mark Krivitsky** for work described as **After-the-fact installation of 600 ft<sup>2</sup> permeable paver driveway.** RDA, none required. **Resource Areas:** **Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AO 02**, (storm damage and pollution prevention, flood control). **Site visits** 09/12 & 11/5-7.

Representative: Mark Krivitsky

Abutters/Others: none

Documents: Proposed Plan

Krivitsky represents the above project and noted that the original plan of record didn't have the paver drive on it. CK: At the previous COC hearing on this matter, the Commission asked the applicant to file an RDA for the paver area. The Commission noted that even though this project is in an AO Zone, the pavers are flush and won't impede overwash flow.

Motion to issue a negative determination by LS 2nd by SC. **Roll call:** KJ-aye, LS-aye, PP-aye, TB-aye, SC-aye.

4. **Notices of Intent**

- a. **29 Edgewater Road., Map 29/Lot 005 (SE35-1708) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Pete Vanderweil** for work described as: **Expand existing driveway, replace existing front porches with addition. Abutter Notification:** proof provided. **Resource Areas:** **Coastal Bank** (storm damage protection, flood control, wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 10. Site visits done:** 09/26.

Representative: Pete Vanderweil

Abutters/Others: none

Documents: Proposed plan, proposed wall plan

CK: The Commission was requesting more information on the structural design of the proposed wall. A structural plan for the wall was submitted and shown. The structural engineer suggests concrete to enforce the wall. Commission: Are these blocks? Vanderweil. They are 8"x18" poured concrete and 5-6 feet high. The Commission noted that a fence may be required. CK: That is most likely a building department issue.

Motion to issue order of condition by LS 2nd by SC. **Roll call:** LS-aye, PP-aye, TB-aye, SC-aye, KJ-aye.

- b. **126 Newport Ave. Map 26/Lot 074 (SE35-1729) Opening** of a Public Hearing on the **Notice of Intent** filed by **Joseph Smith** for work described as: **after-the-fact installation of new fence and gravel landscaping Abutter Notification:** proof provided. **Resource Areas:** **Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 10. Site visits done:** 11/5-7.

Representative: Joseph Smith

Abutters/Others: none

Documents: proposed plan, photos

Smith represents above project, states that he was not aware that a WPA permit was needed for a fence and landscaping. Smith: I had a vinyl fence installed. I wanted a safe area for the children & dogs. I installed a ¾ stone area on the Guild Street side. The Commission noted that the new fence extends all the way to the ground. The Commission has required fences in the flood zone to be 6" up off grade to allow free flow of coastal storm flowage. Smith: A lot of the fence is up off the ground. The Commission sought clarification regarding the property lines shown on the plan. Smith: I also own lot 75 and the triangle is part of lot 74. I did bring the stone up around the fence. Commission: For containing small pets, homeowners put chicken wire up against this required gap of the fence.

Motion to issue order of condition with the special condition that the fence be 6" off the ground by LS 2nd by SC. **Roll call:** PP-aye, TB-aye, SC-aye, KJ-aye, LS-aye.

## **5. Requests for Certificates of Compliance**

- a. 233 Beach Ave (SE35-1544)

Motion to issue a certificate of compliance by LS, 2<sup>nd</sup> by SC. **Roll call:** TB-aye, SC-aye, KJ-aye, LS-aye, PP-aye.

- b. 25 T St. (SE35-1693)

Motion to issue a certificate of compliance by LS, 2<sup>nd</sup> by SC. **Roll call:** SC-aye, KJ-aye, LS-aye, PP-aye.

- c. 50 B St (SE35-1597)

There appears to be a difference in the proposed plan from what was built. An architectural As-Built was submitted. Stairs were moved. The Commission will visit the site before making a decision.

## **6. Continued & New Business**

- a. 780 CMR Appendix G, G301.4. Building code defers to the Conservation Commission re: vertical height of the lowest horizontal member for construction in dunes.

- b. Climate Adaptation Committee: Kickoff Meeting on 12/06/2022. One member of the Commission is being asked to attend. KJ and SC both volunteer.

## **7. Violations & Compliance**

- a. 73 Highland Ave.

The applicant submitting a restoration plan to restore the grade to before un-permitted fill was brought in.

- b. 175 GW Blvd. Drainage system was installed underground and was not permitted. Commissioner: Why are they moving water off of their property? CK: I'm not sure.
- c. 299 Nantasket Ave Appeal. DEP did not accept the appeal but they have granted the appellant time to respond

**9:20** Motion to adjourn by LS 2nd by SC. **Roll call:** LS-aye, PP-aye, TB-aye, SC-aye, KJ-aye