

TOWN OF HULL CONSERVATION COMMISSION

Meeting Minutes December 27, 2022

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 Director, Ian MacDonald (IM), Conservation Administrator, Renee Kiley, Conservation Clerk

Staff Absent: none

6:30

1. Call to Order

- a. Review of Agenda, Overview of Hearings Procedure
- b. Approval of Draft Minutes – December 13, 2022.

2. Notices of Intent

- a. **25 Bay Street. Map 34/Lot 008 (SE35-1735) *Opening*** of a Public Hearing on the **Notice of Intent** filed by **Lorraine Shaughnessy** for work described as: **Repair seawall. Abutter Notification:** proof provided. **Resource Areas:** **Costal Bank** (vertical buffer bank protected by a coastal engineered structure/seawall), **100-foot buffer zone to Salt Marsh & Coastal Bank, , Barrier Beach** storm damage prevention, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: FEMA AE 10'** (storm damage and pollution prevention, flood control).

Representatives: None

Abutters/Others: None

Documents: None

The applicant requested a continuance to Jan 10, 2023.

Motion to continue to 1/10/2023 by LS, 2nd by SC. Roll call: PP-aye, TB-aye, SC-aye, LS-aye, KJ-aye.

- b. **102 Edgewater Road. Map 30/Lot 053 (SE35-17XX) *Opening*** of a Public Hearing on the **Notice of Intent** filed by **Michael & Cheryl Woolf** for work described as: **Install 640 square foot asphalt driveway & privacy fence 6" off the ground. 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: 12/27.**

Representatives: Michael & Cheryl Woolf

Abutters/Others: David Huxtable, Priscilla Churro, Kelley Huxtable

Documents: Proposed site plan

Woolf presented the above project. No changes to the plan as proposed. Commission: What was there before? Woolf: It was lawn & driveway. Commission: What kind of fence is proposed? Woolf: A stockade privacy fence elevated 6" off the ground. The Commission noted a rectangle on the plan next to the stairs off the back and asked what that represented. Applicant did not know what that represents. Huxtable asked about the project's impact on flooding and water mitigation. Noted that the proposed added asphalt will provide more impermeable surface where water can't percolate, noted that during recent storms 102 Edgewater to 8th street was completely under water. Water coming off 7th St extended 15-20 feet. Permeability of the surface, the area in pink (as shown on the

proposed plan being displayed) shows a change in grade and elevation and prefers a permeable or semi-permeable surface to be used. The proposed grade change associated with the proposed driveway will it allow water to flood the street. Commission: Water in the street is not the applicant's issue. The Town of Hull allows all driveways to be drained into the street. Is this driveway being tilted toward the street? Woolf: Yes, to drain to the street. Woolf also noted that they have installed drywells at all the down spots. Commission: Home owners are allowed to drain into the street. There is plenty of grass around the area. Where are we worried about runoff going that isn't the street? Churro, 105 Edgewater Rd: Water goes into the storm drain if there is a flood; the storm drain fills and the street (floods). Expresses concern that this project will contribute to water going into their house. Commission: Unfortunately, that storm drain drains into the bay & the ocean, it is considered an infinite system. All homeowners are equally allowed to drain water into the storm drain & street. Churro: When the tide is high the storm drains fill up. Pavers would drain downward and not into the street. When it's cold, (it becomes) ice. We don't want to encourage more (runoff). There was no pavement there before. Commission: The stormwater drainage system is the issue, not this (proposed activity). If water from the street is going into your property, call the DPW. Storm drains being filled from rain or tides are not the applicant's issue. CK: I appreciate the neighbor's sentiment further exploration of the storm drain system and that this is important to talk about this matter. Also, the Commission can ask the applicant to install a more permeable alternative to asphalt. The Commission has asked for permeable systems before. Commissioner: I think that we should encourage more permeable systems. It is a better alternative than asphalt. Huxtable echos the Commission's statement; catch basin (function) is tide depended. Perhaps quantify the effectiveness (of the storm drain system). CK: Precipitation, flooding, and high tide stage most likely raises the ground water level which effects the effectiveness of infiltration within the site. Infiltration strategies in this area might not be very effective. This area is flood prone. I don't know if a permeable driveway would provide any significant solution (to this overall problem). Commission: The soil at the site is of high clay content. People are allowed to drain their driveways into the street. CK: The Applicant has installed catch basins/dry wells when there weren't any before. The Commission noted that some places where permeable driveways were installed and during heavy rain events the water still sheets off into the street. Only way to stop is, is to put a French drain at the end of the driveway that acts as a catch basin. It might not be much help. We only do that when the driveway is running into a neighbor's yard. We're all clear that the Commission prefers permeable solutions but is current not enforceable. CK: There isn't a town regulation for requiring permeable solutions. Commission: Where are the abutters (present) located? Churro: Across the street. Huxtable: across the street. This is the lowest point on Edgewater. When it comes down the road the water will come into the yard. With a normal rain storm, say ½ (inch) a day, there is flooding onto my property. The prior property owner's driveway sloped down and was lower than the street. Churro: The previous owner had rainwater that went into the basement. Commission: This hearing will have to be continued because we don't have a DEP number and we should do another site visit in the meantime. Huxtable: DPW usually puts sawhorses in the road (during appropriate rain events) to close 7th & 8th. (Flooding) is a town problem not an individual property problem. CK: The town doesn't know how to handle stormwater accumulating in an already saturated soil. The Commission wanted to do another site visit before the next meeting to better understand if the proposed driveway is adding to the flooding, relative to the whole neighborhood and other paved portions (e.g. driveways) are contributing as well. Woolf indicates to the Commission that they have been compliant with what the Commission has sought, including installing flood vents, adding drywells to down spouts, and having the (lowest horizontal member of the home) raised above(the FEMA flood elevations). Churro asks a question about where the fence is to be located. Woolf: In the front of the property we propose a small fence and a (stockade fence) in the back.

Motion to continue to 1/10/2023 by LS, 2nd by SC. Roll call: TB-aye, SC-aye, KJ-aye, PP-aye.

3. Requests for Certificates of Compliance

a. 282 Nantasket Ave. (NE35-545)

Commissioner: This is an application for a Certificate of Compliance for a project permitted back in 1992. The documentation does not match what is there. Commission: Was this done correctly in

1992, and then they added to it? CK: Is this difference a significant change and should the applicant submit a NOI or submit an as-built plan? Commission: I think that proper plans are needed. (As constructed) it doesn't (appear to) adversely affect the area.

4. Continued & New Business

- a. Complimentary restrictive parking pass. Commission: We drive around town and park illegally without a parking pass. I think that we should be given a parking pass. I think that we should be paid.

5. Violations & Compliance

- a. 175 GW Blvd A CK: 2nd Non-compliance letter was sent. The question is if this property is in WPA jurisdiction. (The stormwater drainage upgrade is an overstep of the site plan review decision. The building department & planning department are looking into this matter too.

Commission: Along Summit Ave, after rain and cold freeze, the entire hill froze solid. It is a town problem. Some areas are dangerous.

Commission: What is happening at 125 Main? CK: For any legal issues they should speak to Jim Lampke or Phil Lemnios. The Commission permitted the work, they have 3 years to complete the project.

7:26 SC left meeting

7:34 Adjourn

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