

TOWN OF HULL CONSERVATION COMMISSION

Meeting Minutes March 14, 2023

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

Members Absent: none

Staff Present: Ian MacDonald (IM), Administrator; Chris Krahforst (CK), Director; Renee Kiley (RK), Clerk

Staff Absent: none

AGENDA

6:30 PM:

1. Call to Order

- a. Review of Agenda, Overview of Hearings Procedure
- b. Approval of Draft Minutes – February 28, 2023. Motion to approve the minutes as amended by LS 2nd by SC. Roll call: TB-aye, DD-aye, KJ-aye, LS-aye, PP-aye, SC-aye

2. Requests for Determination of Applicability

- a. **135 Kingsley Avenue. Map 26/Lot 155. *Continuation*** of a Public Hearing on the **Request for Determination of Applicability** filed by **Enzo & Cynthia Barbuto** for work described as **Remove existing asphalt driveway and walkway. Construct new permeable driveway and front walkway.** **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 done:** 02/26
Representatives: Enzo & Cynthia Barbuto
Abutters/Others: none
Documents: Proposed Plan
IM: The Commission previously asked for the applicant to provide more dimensions and a more in-depth plan. Commission: There will be a crushed stone barrier between the driveway and the fence? There is a small retaining wall in the back, although we are not permitting the wall. Barbuto: There might need to be a small retaining wall to hold up the planting beds as well as soil.

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

3. Notices of Intent

- a. **Peddocks Island (DCR). Map 61/Lot 112 (SE35-1748) *Continuation*** of a Public Hearing on the **Notice of Intent** filed by **the Department of Conservation and Recreation** for work described as: **Installation of new lighting on the pier, trenching for new conduits.** **Abutter Notification:** *Not required.* **Resource Areas:** **Coastal Beach** (storm damage prevention, flood control, and protection of wildlife habitat); **Coastal Bank:** (Storm damage prevention and flood control); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: VE 18'**, (storm damage and pollution prevention, flood control). **Estimated Habitat of Rare Wildlife** (Likely rare wildlife habitat conservation), **Site visits done:** 02/26 & 3/13

Representatives: none
Abutters/Others: none
Documents: none

Motion to Continue by Ls to March 28th by SC. Roll Call: PP-aye, SC-aye, TB-aye, DD-aye, KJ-aye, LS-

aye

- b. **51 Harborview Road. Map 56/Lot 028 (SE35-1735) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Thomas P. Fitzgerald** for work described as: **Complete slope stabilization project for a portion of the northerly slope. Abutter Notification:** *proof provided.* **Resource Areas:** **Coastal Bank:** (Storm damage prevention and flood control); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: FEMA VE 20'** (storm damage and pollution prevention, flood control). **Site visits done:** many times.

Representatives: none

Abutters/Others: none

Documents: none

Motion to Continue by LS to 3/28 by LS 2nd by SC. Roll call: SC-aye, TB-aye, DD-aye, KJ-aye, LS-aye, PP-aye

- c. **11 Summit Ave. Map 55/Lot 013 (SE35-1752) Opening** of a Public Hearing on the **Notice of Intent** filed by **Stanley Augenstern** for work described as: **Replace existing retaining walls with one wall, build 900 ft² deck. Install 18 precast concrete footings. Install 4' fence inside perimeter of retaining wall. Abutter Notification:** *proof provided.* **Resource Areas:** **Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Bank:** (Storm damage prevention and flood control); **Site visits done:** 3/13

Representatives: Stan Augenstern

Abutters/Others: none

Documents: existing and proposed plan

Augenstern: 2 walls in bad shape leaning and starting to effect footing of deck. The new wall will be in the existing place, old walls are timber and rotting. New wall will be concrete blocks, front and return in close to where the walls are. Existing deck to go across the back of the house. New footings inside of the retaining walls and some digging. Commissioner: How will they get the blocks. Augenstern: A truck with an arm will pull up on Atlantic Ave and the will go over the fence. Access through the gate. No impact to anyone or the street. Commissioner: You will need some erosion control.

Motion to issue an order of conditions with the special condition that erosion control to be agreed upon before work is began by LS-aye 2nd by SC Roll call: TB-aye, DD-aye, KJ-aye, LS-aye, PP-aye, SC-aye

- d. **25 Gunrock Ave. Map 52/Lot 032 (SE35-1753) Opening** of a Public Hearing on the **Notice of Intent** filed by **Stephanie & James McDonald** for work described as: **Install footings and two 8' sections of fence 6" off the ground. Abutter Notification:** *proof provided.* **Resource Areas:** **Barrier Beach** (storm damage protection, flood control, wildlife habitat); Possible **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 17.** (Storm damage and pollution prevention, flood control). **Site visits done:** 3/13

Representatives: Stephanie & James McDonald

Abutters/Others: none

Documents: Proposed plan

Commissioner: 2 sections of fence next to Gun Rock Ave. McDonald: Yes that is it. Commissioner: They volunteered to have it 6" off the ground. We can let them know that they don't have to do that anymore.

Motion to issue Order of Conditions by LS 2nd by TB. Roll call: DD-aye, KJ-aye, LS-aye PP-aye, SC-aye, TB-aye

6:57 LS recused himself

- e. **34 Gunrock Ave. Map 55/Lot 013 (SE35-1749) Opening** of a Public Hearing on the **Notice of Intent** filed by **David Engelkemeyer** for work described as: **Addition to a single family home. Abutter notification:** *proof provided.* **Resource Areas:** **Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Beach** (storm damage prevention, flood control, and protection of wildlife habitat) Possible **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: VE 20.** (Storm damage and pollution prevention, flood control). **Site visits done:** 3/13

Representatives: David & Susan Englekemeyer, Brian Taylor, Clay Powers, Scott Baker & Mark Croon
Abutters/Others: Lou Sorgi

- f. **34 Gunrock Ave. Map 55/Lot 013 (SE35-1749) Opening** of a Public Hearing on the **Notice of Intent** filed by **David Englekemeyer** for work described as: **Addition to a single family home. Abutter notification: proof provided. Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Beach** (storm damage prevention, flood control, and protection of wildlife habitat) Possible **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: VE 20.** (Storm damage and pollution prevention, flood control). **Site visits done: 3/13**

Documents: Existing & Proposed Plan, Certified Location Plan

D. Englekemeyer: Rebuilding garage with rooms above and planning on have the garage attach to the home. Garage is not currently flood compliant. We are proposing to remove concrete patio and walk way. Commissioner: Is the house pre 1978. Englekemeyer: Yes. Taylor: Very straightforward project. Flood openings, at 16% of lot coverage. Sorgi: Any run off control? Taylor: Yes, seashell driveway and removing the impervious coverage. Commissioner: Would you consider putting in a dry well. Elevation 16 to 8, run downs right to the ocean. Best way to drain is to follow the grade, silt sock during construction for erosion and sediment control. CK: It has a blue line that says barrier beach system & I think that might be a coastal bank for the record. Taylor: It is a finger shaped vertical projection barrier beach. Green is the barrier beach/coastal beach. MASS GIS also showed a barrier beach. On the far side we showed the barrier beach/coastal beach buffer zone. We also thought that is was an odd configuration it is off of Mass GIS datalayers.

Motion to issue Order of Conditions by SC 2nd by DD. Roll call KJ-aye, PP-aye, SC-aye, TB-aye, DD-aye

7:05pm LS returns

- g. **933 Nantasket Ave. Map 09/Lot 007 (SE35-1751) Opening** of a Public Hearing on the **Notice of Intent** filed by **Tom & Anne Cruse** for work described as: **After-the-fact installation of two concrete block walls. Abutter Notification: proof provided. Resource Areas: Coastal Bank:** (Storm damage prevention and flood control); **Land Subject to Coastal Storm Flowage: AE 13.** (Storm damage and pollution prevention, flood control).

Representatives: Thomas Cruse

Abutters/Others: none

Documents: Proposed Plan

Commissioner: Any changes to the project. Cruse: No changes

Motion to Issue an Order of Conditions by LS 2nd by SC Roll call: LS-aye, Pp-aye, SC-aye, TB-aye, DD-aye, KJ-aye

- h. **91 Touraine Ave. Map 22/Lot 170 (SE35-1750) Opening** of a Public Hearing on the **Notice of Intent** filed by **Mary Briggs** for work described as: **Remove existing pool and construct smaller pool and surrounding patio. Build 14' X 24' garage, add permeable fill in front of driveway: 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.** (Storm damage and pollution prevention, flood control). **Site visits done: 3/13**

Representatives: Mary Briggs

Abutters/Others: none

Documents: Proposed Plan

Commissioner: Anything else going on? Briggs: I have to install a fence around the pool and I'm replacing the current fence on property line. Commissioner: What is the increase in impervious surface area? Briggs: It's a little bit bigger than what is there. I am removing all the surrounding concrete. It's reducing the impervious area. Commissioner: What is the pool terrace made of? Briggs: It will be pavers. Commissioner: Fence around pool, can she annotate the plans? It already shows on the plan. I will move the fence back away from the street. Fence is currently close to the street. Perimeter fence Commissioner: What about runoff to the neighbor's from the roof of the new

proposed garage? Briggs: It is a corner lot, nearest neighbor is across the street. The roof will be pitched toward my property.

Motion to issue an order of condition with the special condition that the pumping out of the pool is taken out of town and the fences is built to the proposed plan. 2nd by SC. Roll call: PP-aye, SC-aye, TB- aye, DD-aye, KJ-aye, LS-aye

4. Certificate of Compliance

a. 933 Nantasket Ave (SE35-1494)

Motion to issue a certificate of compliance only SE35-1494 by LS 2nd by SC. Roll call: SC-aye, TB-aye, DD-aye, KJ-aye, LS-aye, PP-aye

5. New Business & Inquiries

a. *Aquarium building*

CK- the building is in the jurisdiction. It has been recognized in Planning. Coastal Banks have been delineated for decades. Commissioner: The yellow line is not the aquarium. CK: It is within a 100 foot of the buffer zone.

Commissioner: Any update to the Sunset clause? CK: I will talk to Town Counsel.

7:32 PM

6. Adjourn: Motion to adjourn by LS 2nd by SC. Roll call: DD-aye, KJ-aye, DD-aye, LS-aye, SC-aye, TB-aye.