

TOWN OF HULL
CONSERVATION COMMISSION
Meeting Minutes
May 9, 2023

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

Members Absent: Katherine Jacintho (KJ)

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

Staff Absent: none

AGENDA

1. Call to Order

- a. Review of Agenda, Overview of Hearings Procedure

2. Notices of Intent

- a. **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 until 5/23 by LS by 2nd by DD. Roll call: DD-aye, TB-aye, DD-aye, KJ-aye, LS-aye.

- b. **631 Nantasket Ave. Map 20/Lot 002 (SE35-1758) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Edvaldo DaSilva** for work described as: **After-the-fact installation of storm drain system, wall, and fence. Abutter Notification: proof provided. Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Subject to Coastal Storm Flowage: AE 11. Site visits done: 4/4. The applicant requested a continuance to 6/27**

Representatives: none

Abutters/Others: none

Documents: none

Motion to continue until 6/27 by LS by 2nd by SC. Roll call: SC-aye, PP-aye, LS-aye, DD-aye

- c. **120 Nantasket Ave. Map 24/Lot 068 (SE35-1761) Opening** of a Public Hearing on the **Notice of Intent** filed by **120 Nantasket Ave** for work described as: **Proposed pool and shed. Revised as-built plan. Abutter Notification: proof provided. Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 10.** (Storm damage and pollution prevention, flood control). **Site visits done: 4/18**

Representatives: Adam Brodsky Jed Hannon

Public: none

Documents: Proposed plan date 04/04, Special Permit Town of Hull Planning Board

Brodsky: No new update to the project. The Commission wanted to review the Special Permit and Peer Review conducted for 120 Nantasket Ave. was dated 03/20/2023. Commissioner: Any thoughts on the project? Another Commissioner: Did the commissioners have the chance to review the report? I felt that the special permit that included special conditions were very comprehensive and I think that we can adopt them. Another Commissioner: Where is the runoff stormwater going? Brodsky: There is a 10 page review of the stormwater report. I don't know where the storm water goes, but it does enter the existing municipal storm water system. Commissioner: The outfall ends in an Area of Critical Environmental Concern (ACEC). Another Commissioner: It is a redevelopment system. The new system improves the existing system. It doesn't add any new outlets. It's

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nice to know where the outfalls are, but we don't have any standing to ask for that information. Commissioner: We keep adding to the system, and it drains to an ACEC. Another Commissioner: They aren't adding any new drain off. They have increased the infiltration system. Another Commissioner: Condition 13 of the special permit requires them to identify the discharge location of the northerly outfall. Hanlon: That will be captured during the final design. Commissioner: There are a lot of conditions in the special permit; and some of the conditions are submittal scope and outside of our jurisdiction. We want a copy of any results specifically, Condition 13 which is the catch basin location, condition 15 which is about soil evaluation, condition 16 O&M plan, condition 17 illicit discharge document, condition 19 other permits and approvals, those are the major ones that are relevant. Another Commissioner: I don't want to limit the conditions from the permit, I will add special language if appropriate to conservation and include the conditions you mentioned. Commissioner: The final O&M does need to be submitted. Brodsky: As one of your general conditions is a requirement that we obtain all other permits that are required. I don't think that you need to include all of the conditions in the special permit. It might be appropriate to add the special condition that with respect to conditions 13, 15, 16, 17, & 19 the applicant will also submit the documents at the same time that they are submitted to the building department & planning board. Commissioner: There is a condition that includes the 1% grading for the soils. Commissioner: I believe that it is condition #14. Commissioner: Staff, did you see any issues with the special permit, or do you have any questions? IM: I thought that the special permit was very well done and thoroughly accounted for all expected impacts. Commissioner: Do you know what the separation of ground water is? Hanlon: One of the conditions in the special permit is that the special permit is contingent on test pits being done to determine just that. That will be determined in the field when we do the final storm water design. We used boring logs to design the storm water system. We used the most conservative percolation rate. There will be test pits to verify the depth to ground water.

Motion to issue an order of conditions, with the special condition that the orders of conditions adopt the special conditions outlined from the special permit from the Town of Hull planing board. Specifically conditions numbered 13, 14, 15, 16, 17, and 19. And within that Special condition; the Conservation Commission gets all reports and permits submitted at the same time as the Building Department & the Planning Board and any other documents that are appropriate. by LS 2nd by SC. Roll call: PP-aye, LS-aye, DD-aye SC-aye,

- d. **36 K St. Map 15/Lot 036 (SE35-1762) Opening of** a Public Hearing on the **Notice of Intent** filed by **Kevin Cormick** for work described as: **Addition and deck in the rear. Abutter Notification: proof provided. Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Subject to Coastal Storm Flowage: AE 10. Site visits done: 5/06 5/09**
Representatives: Kevin & Debbie Cormick, David Ray
Abutters/Others: none
Documents: proposed plan
Ray: Proposed small addition at the rear of the house on a pier system, proposed deck on sono tubes. The addition will be FEMA compliant. Commission: Addition to the patio, not the deck. Only 5'2" from the property line; glad for a survey

Motion to issue order of conditions by LS by 2nd by SC. Roll call: LS-aye, DD-aye, SC-aye, PP-aye,

TB joined meeting 7:16pm

- e. **153 Manomet Ave. Map 19/Lot 073 (SE35-1763) Continuation of** a Public Hearing on the **Notice of Intent** filed by **Dan & Joan Reardon** for work described as: **Remove existing fence and install vinyl fence. Abutter Notification: proof provided. Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Subject to Coastal Storm Flowage: AE 10. Site visits done: 5/06 5/09**
Representatives: Dan Reardon
Abutters/Others: none
Documents: Proposed Plan

Commissioner: The Red line shown on the survey is the property line? Reardon: Yes, that is the surveyed property line. Commissioner: Any idea how it ended up crooked. Reardon: I'm guessing that the neighbor needed more room to build the house. Commissioner: The green is the new fence? Reardon: The green is the existing non-permitted fence. Commissioner: Where is the new fence going? Reardon: Green line is a chain link fence. It will be on my side a vinyl next, in the back there is a vinyl fence next to the wooden fence. I'm just replacing everything. Replacing and following the survey lines. I didn't want to cause any problems. Ian recommended getting the survey done. I don't think that any neighboring properties have had surveys completed. Another Commissioner: In the NOI, the applicant is saying that it will follow the property lines. The wooden fence doesn't follow the property line. You can't put the fence in the encroaching railroad bed without

permission from the town. Commissioner: where is the new fence going? IM: Applicant wants to replace the fence as existing? Reardon: On the red lines I want to follow the property lines. Commissioner: Records have to match. Reardon: I will not go to the property line. Commissioner: side opposite of the red line. Commissioner: Request says follow surveyed property lines. Are you going to put the fence outside your property line? Reardon: I'm working with town manager, to get permission to use the railroad bed. Commissioner: he needs a license. I would suggest no construction until the license is acquired or request to continue. IM: I have reached out to the town manager in order to get a license to encroach onto the railroad bed. The applicant has been proactive in obtaining the necessary permit and license to install his new fence.

Motion to continue until 05/23 by LS by 2nd by SC. Roll call: DD-aye, SC-aye, PP-aye, LS-aye

3. Certificate of Compliance

20 U St.

Commissioner: Pathway is different. IM: The NOI was for the pool & deck.

Motion to issue a certificate of compliance for the pool and deck OOC only by LS 2nd SC Roll call: TB-aye, SC-aye, PP-aye, LS-aye, DD-abstain

29 Beach Ave:

Commissioner: This is for a gate, fence, and steps.

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

4. Permit extension

9 Long Beach Ave:

Commissioner: Any issues with the property. IM: Applicant stated that the work has not been able to get done.

Broyles: Contractor issues.

Motion to issue an 18 month extension by LS 2nd by SC. Roll call: PP-aye, LS-aye, DD-aye, TB-aye, SC-aye

5. New business

The chair has requested an Excutive session with town consel.

6. Adjourn 7:30 by LS 2nd by SC. Roll Call: LS-aye, DD-aye, TB-aye, SC-aye, PP-aye

Comment [TB1]: Did we need/want to include any of the discussion about the COVID extensions for this permit and ultimate expiry date post our extension?