



HULL CONSERVATION COMMISSION

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TUESDAY, December 3, 2019

Members Present: Paul Paquin, Chair, Sean Bannen, Paul Epstein, Tammy Best, Lou Sorgi,
Members Absent: Jennifer Stone
Staff Present: Chris Krahforst, Conservation Administrator; Sarah Clarren, Assistant Conservation Administrator
Minutes: Upon a **motion** by P. Epstein **2nd** by L. Sorgi and a **vote** of 5-0;
It was **voted** to: Approve the Minutes of November 5, 2019 as amended.
It was **voted** to: Approve the Minutes of November 19, 2019 as amended.

7:30 Call to order

P. Paquin read aloud the charges of the Conservation Commission.

7:30 Call to order
Minutes

7:35 36 Clifton Ave., Map 31/Lot 003 (SE35-1345) Opening of a Public Hearing to **amend the Order of Conditions** filed by **Raymond Delmonico** for work described as **construct a generator platform**.

Representatives: Raymond and Joanne Delmonico

Abutters/Others: no one spoke

Documents: "Utility Platform Plan [hand-drawn]" – 10/20/19

"Existing & Proposed Conditions Plan"–Nantasket Survey Engineering,LLC–11/29/16, annotated 12/3/19

The Commission noted that the utility platform has already been constructed. Provided proof of mailing at hearing. R. Delmonico presented the proposed project as described above. He stated that the platform will be 4' x 18' generator platform and will be approximately 3.5' off the ground. He then annotated the original Order of Conditions' Plan of Record to show the location of the utility platform. R. Delmonico confirmed that area underneath the utility platform would not be enclosed.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0;

It was **voted** to:

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

7:41 49 Hampton Cir., Map 36/Lot 163 Opening of a Public Hearing on the **Request for Determination of Applicability** filed by **James August** for work described as **install generator platform**

Representatives: no one present

Abutters/Others: no one spoke

Documents: "Existing (Pre-1984) Concrete Seawall" – 11/30/96 annotated 2019

C. Krahforst stated that the applicant was unable to attend. The Commission reviewed the proposed plan to construct a generator platform. A Commissioner questioned how elevated the platform would be and the Commission then noted that the proposal said the platform would be 3' x 3' x 3'.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0;

It was **voted** to:

Close the Public Hearing and **issue** a Negative Determination of Applicability; the Determination of Applicability was **signed**.

7:48 0 and 78 Clifton Ave., Map 32/Lots 60 and 59 (SE35-1522) Opening of a Public Hearing on the **Notice of Intent** filed by **Timothy & Sandra Quigley and Ruth Caruso** for work described as **stabilization and restoration of coastal bank with up-gradient surface runoff control measures**.

Representatives: Ruth Caruso (owner); Tim & Sandra Quigley (owners); Rod Gaskall (Sitec); P. Rosen (coastal geologist); J. Couture (engineer); Mike Nuesse (attorney)

Abutters/Others: Tim Doherty (68 Clifton Avenue); Carolyn Corrow (86 Clifton Avenue)

Documents: "Additional Planting Considerations" – SITEC Environmental Inc. – 12/2/2019 (submitted at meeting)

"Work in Coastal Beaches" – MACC – 2013, last updated in 2016

"[5 sheets, pictures]" – n.d.

"Coastal Bank Typical Cross Section" – n.d.

"Coastal Bank Stabilization Plan" – SITEC – 11/15/2019

R. Gaskall presented the proposed project. He stated that the building on site is post-1978 and therefore can't have an engineered structure. He stated that the site contains an eroding coastal bank and the team will be proposing three measures including 1) placing compatible stone at the base of the bank, 2) vegetative plantings to stabilize the area, 3) installing runoff control. He stated that he believes that the proposed project is consistent with the regulations as the existing sediment movement will be substantially preserved and the physical stability of the wall will be maintained. P. Rosen said that the bank consists of glacial till and that the existing post-1978 home is teetering on the edge of the bank. He stated that the bank is clearly a sediment source bank and that the beach is sediment starved beach because of the armor along other sections of bank. He added that the site is located in a high energy environment and the base of the bank is in the LiMWA which can be impacted by 1-3' waves or higher. The project would involve installation of a dynamic cobble berm which would essentially nourish the beach. The cobble would consist of compatible sediment of varying sizes and the sediment would be placed up to the limit of the LiMWA. He stated that the Commission should issue a condition regarding maintenance as the cobble berm would degrade over time. He then presented the proposed vegetation planting plan which includes a variety of species including woody and grass species.

J. Couture stated that currently, stormwater runoff flows due north to the bank unimpeded from the street. Therefore, shallow interceptor channels (berm or swales) are proposed which would direct the stormwater to a drywell which would infiltrate into the soil which should be able to infiltrate the majority of storms. He added that the drywell would catch all roof runoff. He added that the drywell will be placed a decent length from the bank to not destabilize the bank.

A Commissioner suggested that because some of the runoff is coming from the street, the DPW should get involved. Another Commissioner suggested that because a drywell is proposed, borings should be done to determine what type of soils are on site to determine. Members of the Commission expressed concern about having water directly discharged into the ocean.

R. Gaskall said that 70-80% of the vegetation currently on the bank consist of woody trees and shrubs and that shrubs from the CZM planting list and hydroseeding are proposed. A Commissioner suggested that the applicant consider more grasses with deep roots, to which R. Gaskall said that more herbaceous species could be included, but suggested that the plan be concurrent with existing conditions. He stated that the project will not involve regrading the bank; the project involves planting in the spots that are eroding and additional vegetation around what is currently on the bank. A Commissioner asked if the representatives knew offhand what the percentages of each species to be planted would be, to which they said they did not, but it would be a mix and the plantings would be done by hand.

The Commission then asked what the size of the material in the gravel berm would be, to which P. Rosen said that the largest stones would be 33" which is consistent with the material that is currently moving along the beach.

One Commissioner questioned if the area could be considered a gap project, to which staff and other Commissioners said that it likely could not. A Commissioner asked about the ends of the cobble berm and suggested that it end 10' from the property lines, to which the representatives disagreed as the dynamic cobble berm could be considered nourishment.

T. Doherty of 68 Clifton Ave suggested that anything that could be done to stabilize the banks is in the best interest of the Town.

C. Krahorst said that MACC provides some guidance on work in coastal beaches and read a small section aloud; he then suggested that if the Commission approve the project, a monitoring program of shoreline change be conditioned.

R. Gaskall Asked for clarification on what should be developed going forward. He asked if the Commission favors using compatible materials on the beach, to which the Commission said yes. He asked if the planting plan should be re-worked to include more herbaceous plants, to which the Commission said that is preferred and to focus on vegetation with deep root structures. He asked if the DPW should be consulted and if the team and the DPW cannot keep water off of the site it should be reported back to the Commission and then a perc test should be considered, to which the Commission agreed.

R. Gaskall then said that the team will develop a monitoring plan.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0;

It was **voted** to:

Continue the Public Hearing to January 14, 2019 at a time TBD.

8:53 80 Atlantic Ave., Map 55/Lot 045. (SE35-1511) Continuation of a Public Hearing on the **Notice of Intent** filed by **Ellen Morrissey and Joan McAuliffe TRS** for work described as **after-the-fact installation of fence**.

C. Krahorst noted that the applicant has alleged that they are still waiting for the property to be surveyed. The Commission agreed that this has been the case for multiple months and asked C. Krahorst to relay that the applicant must provide sufficient evidence prior to January 14, 2020.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0;

It was **voted** to:

Continue the Public Hearing to January 14, 2019 at a time TBD.

P. Paquin recused himself.

8:55 43 Edgewater Rd., Map 29/Lot 012 (SE35-1445) Opening of a Public Hearing to **amend the Order of Conditions** filed by **Paul and Jeanne Paquin** for work described as **install heat-exchanger pads**

Representatives: Paul Paquin (owner)

Abutters/Others: no one spoke

Documents: "43 Edgewater Road" – n.d.

"Existing and Proposed Conditions Plan" – 9/25/18, last rev. 10/8/18, annotated 12/3/19

"New House at 43 Edgewater Road, Hull [letter]" – Paul Paquin – 11/20/19

C. Krahforst read aloud a letter from the applicant which said that the original filing included that the house would be heated by heat pumps and that there would be need for at least one retaining wall; a second retaining wall is needed. P. Paquin annotated plan to show the location of the retaining wall.

- Upon a **motion** by P. Epstein **2nd** by S. Bannen and a **vote** of 5-0;

It was **voted** to:

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

P. Paquin returned.

Certificate of Compliance Requests

1 Hampton Cir., (NE35-568): – The Commission noted that one of the Special Conditions on the Order was that a FEMA compliant foundation be installed, which it has not, as plywood is currently over floodvents. The Commission stated that a CoC should not be issued until the condition is complied with.

86 Main St. (SE35-1456): – P. Epstein **Motion**, S. Bannen **2nd**, **vote 5-0**; Invalid CoC issued.

Continued and New Business

MA DEP's proposed WPA Amendments: S. Clarren said that DEP has proposed WPA Amendments and they are on DEP's website for review.

MACC Quarterly Magazine: S. Clarren suggested that the Commission review the Magazine which was emailed to them by MACC.

Jan – June 2020 Meeting Schedule: The Commission reviewed the proposed schedule. – P. Epstein **Motion**, S. Bannen **2nd**, **vote 5-0**; approve the schedule as drafted.

Violations and Compliance issues

P. Paquin recused himself

43 Edgewater Rd – C. Krahforst read aloud a letter he provided to 43 Edgewater Road of an anonymous tip of erosion. Krahforst noted that when he conducted site visits during rain event, he did not see evidence of any erosion entering into the Bay.

P. Paquin returned

180 Main St: C. Krahforst noted that no work regarding compliance issues have been attempted and therefore asked how the Commission wanted to proceed, to which the Commission said that representatives should address the issues, and provide a plan of action by January 14, 2020.

9:30 Upon a **motion** by P. Epstein and **2nd** by S. Bannen and a **vote** of 5-0;

It was **voted** to: Adjourn.