



Approved 2/11/2014

Town of Duxbury
Conservation Committee

TOWN CLERK
14 FEB 19 AM 8:28
DUXBURY, MASS.

Minutes of January 14, 2014

The Conservation Commission met on Tuesday, January 14, 2014 at 7:00 PM in the Mural Room at the Duxbury Town Hall.

Members Present: Joseph Messina, Chair; Thomas Gill, Vice-Chair; Samuel Butcher, Barbara Kelley, Holly Morris

Members Absent: Dianne Hearn, Corey Wisneski

Staff Present: Joe Grady, Conservation Administrator; Susan Ossoff, Administrative Assistant

The meeting was called to order by Chair Joe Messina at 7:00 PM.

ADMINISTRATIVE MATTERS:

Minutes: On a motion by Holly Morris, seconded by Sam Butcher, the minutes of December 17, 2013 were unanimously approved by a vote of 5 in favor and 0 opposed.

**PUBLIC HEARING, CARNUCCIO, 100 DEPOT STREET, ADDITION; 7:05 PM
DEP FILE SE18-1661**

The purpose of this Public Hearing is to review the Notice of Intent and site plan presented by Freeman Boynton, Duxbury Construction LLC, representing Gaynell and John Carnuccio, for an addition and foundation at 100 Depot Street. The work would be 41.7 feet from the bordering vegetated wetland and includes enlarging the gravel driveway to provide turnaround space, a new open pier sonotube foundation, a brick patio made of city hall type pavers, and an addition to the house. Mr. Grady reported the original wetland lines are still accurate, the impervious surface is below the 15% requirement and the design meets all the Commission's standards.

On a motion by Sam Butcher that was seconded by Holly Morris, the Committee voted 5 in favor and 0 opposed to issue Orders of Conditions for SE18-1661.

**CONTINUANCE OF PUBLIC HEARING, MCLAUGHLIN, 685 WASHINGTON STREET, PIER;
7:15 PM. DEP FILE SE18-1653**

Chairman Messina opened the Public Hearing. Present for the applicant were Attorney Paul Driscoll and Paul Brogna of Seacost Engineering. Joe Grady provided a project update since the last Public Hearing of November 5, 2013. Following questions raised by Mr. Driscoll, legal representative for Mr. McLaughlin, about the consultant to be used by the Conservation Commission for the project, Mr. Grady solicited proposals from seven individuals and firms. Proposals were received from: Epsilon Associates (who declined because of conflicts), David Clapp, Coastal Resource Specialists, Horsley Witten Group, Nover-Armstrong Associates Inc., Wetland Strategies and Solutions, LLC, and Ivan Valiela. The Commission discussed the

878 Tremont Street, Duxbury, MA 02332; Telephone: 781-934-1100 x 5471; Fax: 781-934-1137

The mission of the Town of Duxbury is to deliver excellent services to the community in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community and preserve the unique character of our town.

advantages and disadvantages of using a single firm with a wide range of expertise as compared to using a number of individuals or firms with specialization in particular resource areas. A consensus was reached that the preferred approach was to go with one firm with a broad range of expertise that can provide one project manager to work with the Commission rather than a number of individual firms that would require more coordination.

Joe Grady reminded the Commission that the selected consultant is to review the materials that have been received to date. If additional materials are received for review, the Commission will present an additional proposal to the applicant for review of the new materials.

Paul Brogna, Seacoast Engineering, representing the applicant, supported the idea of having a firm that can do the work under one roof and supported the Commission's reasoning for preferring to use one firm rather than a group of specialists as consultant.

Chairman Messina reviewed who can vote on motions relating to this project. Tom Gill cannot be part of the quorum; Corey Wisneski by missing this meeting can also no longer be part of the quorum. Going forward it is important to schedule any meeting with matters relating to this project with all the commissioners that can be part of the quorum able to be in attendance.

On a motion by Sam Butcher, seconded by Holly Morris, the Commission voted 4 in favor, 0 opposed (with Tom Gill being unable to vote) to retain the Horsley Witten Group as the peer review consultant based on the October 1, 2013 proposal of work with the caveat that they are not to exceed the proposed amount of \$4750 without an additional proposal; with Sam Butcher, Barbara Kelley, Joe Messina, and Holly Morris voting yes.

Chairman Messina asked that the Hearing be continued until 7:15 PM on February 25, 2014. The Commission members that can be part of the quorum confirmed they can attend and support the continuation as did Mr. Brogna and Mr. Driscoll. Before this next hearing, the fee for the peer review consultant must be received from the applicant, the check must be processed, contracts signed, Horsley Witten retained, and a report produced that is available for all to review. Mr. Driscoll reminded the Commission that there must be adequate time for responses to the Horsley Witten report before the February 25 meeting.

On a motion by Sam Butcher, seconded by Barbara Kelley, it was voted 4 in favor and 0 opposed to continue the hearing on SE18-1653 until February 25, 2014 at 7:15 PM with Sam Butcher, Barbara Kelley, Joe Messina, and Holly Morris voting yes.

CONTINUANCE OF PUBLIC HEARING, SHEEHAN, 143 GURNET ROAD, ENLARGE AND RAISE HOUSE ON PILES; 7:30 PM. DEP FILE SE18-1660

Joe Grady reminded the Commission that this hearing had been opened two weeks ago at which time Mr. Michael Carr, part owner, a summer resident, was unable to attend due to weather issues. Mr. Grady visited the site on January 13 and as a result of the site visit received additional information today from Engineer Paul Brogna. Cable Hill RT owns the parcel with two dwellings at 143 and 145 Gurnet Road. #143 is a pre-existing nonconforming house with a concrete block foundation. The proposal is to remove the concrete finished basement, two existing concrete sidewalks, and a bulkhead and to construct an open pile foundation. The ocean overwash will then be able to drain under and through the property. In the basement there currently are a bathroom, mechanical room, storage, and shop space; these functions will

CONSERVATION MINUTES

January 14, 2014

Page 3

Approved 2/11/2014

be moved to the first and second floors. Mr. Carr described a 1973 9' x12' addition on top of the porch roof and a second 6' x 26' addition including a new stairway and utility room. 1000 square feet of impervious surface will be removed including 580 square feet outside and 500 square feet in the basement.

Joe Grady reported that the project is located in a unique area, a Velocity Zone. The living space that will be created is equivalent to the existing space that will be lost. Barbara Kelley raised the question as to whether the basement was really livable space if it flooded. Sam Butcher asked for a foundation plan; Paul Brogna said they don't have it completed yet, it can be part of the Orders and Conditions. They want to ensure a sonotube type pile foundation with no continuous footing below grade. The plan has been before the ZBA and site coverage issues have been addressed. The Plan of Records is dated November 18, 2013, revision 2. Mr. Grady reported the project meets the Commission's Rules and Regulations. Abutter Mr. Paul Donovan stated he had no objections to the project as presented.

On a motion by Tom Gill and seconded by Sam Butcher, the Commission voted with 5 in favor and 0 opposed to issue Orders and Conditions for SE18-1660.

Adjournment: On a motion by Sam Butcher, seconded by Barbara Kelley, it was unanimously voted with 5 in favor and 0 opposed to adjourn the meeting at 8:15 PM.

Next Meeting Date: Tuesday, January 28

Respectfully Submitted,
Susan Ossoff