



Town of Duxbury

Conservation Commission

Approved 10/7/2014

TOWN CLERK

14 OCT -8 AM 11:51

DUXBURY, MASS.

Minutes of September 2, 2014

The Conservation Commission met on Tuesday, September 2, 2014 at 7:00 PM in the Mural Room at the Duxbury Town Hall.

Members Present: Sam Butcher, Acting Chair; Dianne Hearn; Barbara Kelley; Holly Morris; Corey Wisneski

Members Absent: Joe Messina; Tom Gill

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

The meeting was called to order by Acting Chairman Sam Butcher at 7:00 PM.

PUBLIC HEARING; VIDETTE; 170 OAK STREET; ADDITION, GRADING, LANDSCAPING, 7:05 PM SE 18-1678

At 7:05 PM, Freeman Boynton, representing the applicant, explained the project which is to remove the existing porch, install a pier type footing, and pour a concrete slab over the footings. The new septic system is outside of the 100 foot buffer except for the tank. There will be a deck added on top of an existing concrete patio and a small addition made on the back of the house over a concrete patio area. Existing coverage is 14.73% in the 100-foot buffer zone; coverage will be 14.74% after completion of the project.

Holly Morris asked if the driveway is within 25 feet of the wetland area. Mr. Boynton said that a corner of it is but no changes are being proposed to the existing driveway.

On a motion by Barbara Kelley, seconded by Dianne Hearn, it was voted 5-0-0 to write Orders of Conditions for SE 18-1678.

PUBLIC HEARING; KEHOE; 99 STAGECOACH ROAD; ADDITION AND SEPTIC UPGRADE 7:10 PM SE 18-1677

At 7:10 PM, Shayne McGlone, representing the Kehoe Family Trust, described the project which is a 1-story addition on an existing 4 bedroom house. The septic system will be 70 feet from the wetland boundary and the addition 52 feet away; the leaching field for the septic system is outside the 100-foot buffer zone. The Board of Health has approved the septic design. Joe Grady added that the coverage in the buffer zone will go from the existing 3.9% to 5.7%.

On a motion by Dianne Hearn, seconded by Holly Morris, it was voted 5-0-0 to write Orders of Conditions for SE 18-1677.

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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.

PUBLIC HEARING; MARTIN; 55 OCEAN ROAD NORTH; NEW HOUSE ON WOOD PILES

7:15 PM

SE 18-1679

At 7:15 PM, Richard Servant, representing the homeowners, explained the project which is to replace the existing house with a new house on a foundation of driven wooden piles. The house will be elevated to bring it in compliance with current requirements. There is a 24 square foot decrease in the proposed coverage area as compared to the existing area. The new house will essentially be built on the old footprint.

Joe Grady asked for a description of the storage area construction. Mr. Servant said it would be wood breakaway panels but he wasn't sure how it will be connected to the ground. Mr. Servant was asked to provide more details about the construction of this storage area to the Conservation Administrator. Joe Grady asked if the existing paved driveway will stay as it is and Mr. Servant said there were no changes planned to the driveway.

Sam Butcher asked what kind of foundation is presently there; Mr. Servant said it is concrete block and it will be removed. Sam Butcher reiterated the need to get more details on the storage area to Joe Grady and reminded the applicant that storage of things that can float away, for example gas cans, is discouraged.

Barbara Kelley asked what would be stored in the area. Candace Martin, one of the owners of the home, said the area in part is intended to protect the pipes servicing the home from freezing. Sam Butcher asked if the area would be heated and Mrs. Martin said no. .

Neighbors Mr. Norris at 53 Ocean Road North, Mr. Spellman at 61 Ocean Road North, Mr. Duffy at 59 Ocean Road North, and Mr. Fisher of 52 Ocean Road North each spoke of their support for this project.

On a motion by Dianne Hearn, seconded by Barbara Kelley, it was voted 5-0-0 to write Orders of Conditions for SE 18-1679.

PUBLIC MEETING; DENNISTON; 207 KING CAESAR ROAD, RE-CONSTRUCT POOL AREA AND LANDSCAPING. 7:20 PM.

AT 7:25 pm, Mike Count, representing Kathy Denniston described the project, which is to improve the concrete pool area, fence, and landscaping. The fence will be replaced with a fence of stone wall with a picket fence on top. All work is greater than 50 feet from the mean high water line. A continuous siltation sock is proposed to be used around the resource area. Five existing trees in the buffer zone will be removed and replaced with screening evergreens. The decking will be bluestone paver and granite at the pool.

Corey Wisneski asked for confirmation that no work will be done within 50 feet of mean high water. Mr. Count said that was the case, and all access will be from the street side.

On a motion by Corey Wisneski, seconded by Dianne Hearn, it was unanimously voted 5-0-0 to issue a Negative Determination so that a Notice of Intent is not required for the proposed project as described in the filed RDA at 207 King Caesar Road.

ADMINISTRATIVE MATTERS:

Minutes: On a motion by Holly Morris, seconded by Dianne Hearn, it was voted 5-0-0 to approve the minutes of July 29, 2014.

On a motion by Corey Wineski seconded by Holly Morris, it was voted 4-0-1 to approve the minutes of August 19, 2014 with Barbara Kelley abstaining.

On a motion by Holly Morris, seconded by Corey Wisneski, it was voted 5-0-0 to approve but not yet release the Executive Session minutes of August 19, 2014.

Certificates of Compliance

SE18-731, 105 Standish: Joe Grady reported that a Certificate of Compliance for this project was previously issued in 1997 but not recorded, all required documentation is in place and the project conforms to the Orders of Conditions and he recommends issuance of the Certificates of Compliance. On a motion by Tom Gill, seconded by Sam Butcher, it was unanimously voted 5-0-0 to approve the Certificates of Compliance for SE18-731.

Open Space and Recreation Plan

Holly Morris explained that this plan needs to be updated. Each Commissioner had received a document summarizing the five-year action plan from the 2008 Plan (it was extended to 7 years by the State) and asked that the Commission members review the goals and actions for the Conservation Commission and provide input and comments about things that should be added, deleted, or changed. Sam Butcher commented that some of the goals require staff time and that can make them difficult to accomplish. Joe Grady suggested considering what was in the 2008 plan, what has been accomplished, what should go in the new plan, and identify new goals for 2015 and 7 years forward for the 2015 plan.

Holly Morris explained that a survey of Duxbury residents will be done as well. This is a fall project and the Commission can talk about further about it at future meetings.

Site Visit

SE18-1653 Site Visit: Joe Grady suggested Monday, September 22 at 5:30 PM for a site visit for SE18 -1653, McLaughlin. This will be close to low tide. The Committee agreed to conduct the site visit at the suggested date and time.

Adjournment: On a motion by Dianne Hearn, seconded by Holly Morris, it was unanimously voted 5-0-0 to adjourn the meeting at 7:47 PM.

MATERIALS REVIEWED AT THE MEETING

SE 18-1677 NOI application materials
SE-18-1678 NOI application materials
SE 18-1679 NOI application materials
207 King Caesar Road RDA application materials
Conservation Open Space Five Year Action Plan summary from 2008 plan