



Town of Duxbury

Conservation Commission

Approved 12/02/14

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DUXBURY, MASS.

Minutes of October 21, 2014

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

Members Present: Tom Gill, Acting Chair; Sam Butcher; Barbara Kelley; Holly Morris; Corey Wisneski

Members Absent: Joe Messina; Dianne Hearn

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

The meeting was called to order at 7:00 PM.

PUBLIC HEARING; BANKS; 41 MARGINAL ROAD; TEAR DOWN EXISTING HOME AND CONSTRUCT NEW HOME; 7:23 PM SE18-1686

Richard Burchill representing the homeowner Haruko Banks described the project which is to tear down an existing home and build a new home. The present home is at a 9.4 foot elevation and the new house will be raised by 3.5 feet and built on concrete piles. Joe Grady confirmed with the applicant that there are no changes in grade, no changes in coverage, and that the open pile foundation will not be continuous. He also reminded the applicant that a plan for the foundation must be submitted and approved before work can begin.

Kristin Ward from 55 Gatchall Way in Canton, MA asked about tidal levels and road wash-out; it was explained that these issues are unrelated to this application.

On a motion by Sam Butcher, seconded by Barbara Kelley, it was unanimously voted 5-0-0 to write Orders of Conditions for SE18-1686, 41 Marginal Road.

CONTINUED PUBLIC HEARING; HOFFMAN; 5 CONGRESS STREET; SINGLE FAMILY HOUSE; 7:05 PM SE 18-1675

The quorum for this hearing is Joe Messina, Sam Butcher, Tom Gill, and Holly Morris. The quorum is not present so the hearing will be continued.

On a motion by Barbara Kelley, seconded by Sam Butcher, it was voted to continue the hearing for SE18-1675, 5 Congress Street, until Tuesday, November 4 at 7:25 PM.

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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; DENNISTON; 207 KING CAESAR; ADDITION AND RELOCATE SHED;
7:10 PM**

SE 18-1684

Michael Count of Merrill Associates, representing Kathy and Bracket Dennison, described the project which is to do an addition to the house and extend the deck, and relocate the shed on a sonotube type pile foundation. There will be a slight decrease in impervious coverage from present conditions. Joe Grady outlined the work sequence which will be to demolish the garage, move the shed, do an addition on the front (entry and deck), an addition on the side, and an addition to the deck on the rear. Mike Count said there will be an 85 foot setback from the top of the seawall to the addition, 68 feet for the deck, and 36 feet for the shed. The shed will have power but no water or bathroom.

Frank Higher of 225 King Caesar is an abutter and wanted to see the plans (a copy was provided to him). He asked if there were plans for a garage and Ms. Denniston said no.

On a motion by Barbara Kelley, seconded by Holly Morris, it was unanimously voted 5-0-0 to write Orders of Conditions for SE18-1684, 207 King Caesar Road.

**CONTINUED PUBLIC HEARING; ZANDER, 175 CHERRY LANE, EXCAVATE TRENCH TO
RUN ELECTRIC TO HOME. 7:15 PM**

SE 18-1680

Freeman Boynton, representing Rosamund Zander and Hansjorg Wyss, explained the project which is to provide electric service to 175 Cherry Lane. A trench will be dug with a backhoe, the conduit installed, and the trench refilled after NSTAR inspection. He will consult with Joe Grady as to where siltation barriers may be needed.

Joe Grady said a Fax had been received from abutter Michael Mehrmann, asking that bond be posted. Neighbors and abutters, including Paul and Kathy Bittrich of 3 Cherry Lane expressed concerns about future use of the property and construction impacts on a private road, and changes in drainage from the road affecting property. Mr. Boynton said any disturbed pavement will be replaced. Sam Butcher explained that the question of posting bond and uses of the property are outside of the Commission's jurisdiction.

On a motion by Barbara Kelley, seconded by Sam Butcher, it was unanimously voted 5-0-0 to write Orders of Conditions for SE18-1680, 175 Cherry Lane.

**PUBLIC HEARING; PLANK, 178 MARSHALL STREET; REMOVE DECK AND CONSTRUCT
AN ADDITION. 7:25 PM**

SE18-1685

Paul Brogna representing Jeff and Jane Plank described the project which is to remove an existing deck and replace it with an addition on a similar footprint. The current coverage is 12.98% and it will increase to 14.4%. Sam Butcher expressed concern with the coverage being so close to the allowable 15% and reminded Mr. Brogna to let the homeowner know that the 15% coverage limit cannot be exceeded.

On a motion by Corey Wisneski, seconded by Sam Butcher, it was unanimously voted 5-0-0 to write Orders of Conditions for SE18-1685, 178 Marshall Street.

CONTINUED PUBLIC HEARING; GARRETT; 237 KING CAESAR; SEAWALL; 7:30 PM

SE 18-1681

The updated plans for this project were delivered to the Conservation Department office today and therefore did not meet the submission deadline.

On a motion by Barbara Kelley, seconded by Sam Butcher, it was unanimously voted 5-0-0 to continue SE18-1681, 237 King Caesar Road, until Tuesday, December 2 at 7:10 PM.

ADMINISTRATIVE MATTERS:

Certificates of Compliance; SE18-1617; 72 Sawmill Ave

Joe Grady reported that the as-built plan for this single family home has been received, he has done an inspection and recommends issuance of a Certificate of Compliance. On a motion by Barbara Kelley, seconded by Holly Morris, it was voted 4-0-0 to issue Certificates of Compliance for SE18-1617, 72 Sawmill Ave.

Certificates of Compliance; SE18-1295; 171 Bolas Road

Joe Grady reported that he and Sam Butcher did an inspection at this property on October 21 and it is not in compliance with the Orders of Conditions and he is not recommending a Certificate of Compliance at this time for SE18-1295, 171 Bolas Road.

Adjournment: On a motion by Barbara Kelley, seconded by Holly Morris, it was unanimously voted 5-0-0 to adjourn the meeting at 7:50 PM.

MATERIALS REVIEWED AT THE MEETING

SE 18-1686 NOI application materials

SE-18-1684 NOI application materials

SE 18-1685 NOI application materials