



Town of Duxbury  
Conservation Commission

TOWN CLERK  
15 FEB 25 PM 2:34  
DUXBURY, MASS.

**Minutes of January 6, 2015**

The Conservation Commission met on Tuesday, January 6, 2015 at 7:00 PM in the Mural Room at the Duxbury Town Hall.

**Members Present:** Sam Butcher; Tom Gill; Barbara Kelley; Corey Wisneski

**Members Absent:** Joe Messina, Dianne Hearn, Holly Morris

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

The meeting was called to order at 7:00 PM by Acting Chair Tom Gill

**CONTINUED PUBLIC HEARING; SANMARCO; 48 GRANDVIEW; PIER; 7:05 PM**

**SE18-1636**

On a motion by Corey Wisneski, seconded by Sam Butcher, it was voted 4-0-0 to continue this hearing on March 24 at 7:10 PM.

**CONTINUED PUBLIC HEARING; HOFFMAN; 5 CONGRESS STREET; SINGLE FAMILY HOME; 7:10 PM**

**SE18-1675**

A quorum was not present for this hearing. On a motion by Barbara Kelley, seconded by Corey Wisneski, it was voted 4-0-0 to continue this hearing to January 27, 2015 at 7:05 PM

**PUBLIC HEARING; WEI-CHI; 240 HARRISON STREET SINGLE FAMILY HOME, 7:15 PM**

**SE18-1689**

Shane McGlone, representing 240 Harrison Realty Trust, described the project which is to raze the existing house and replace it with a 4 bedroom house and outbuilding. The septic has been approved and the existing shed will remain.

Barbara Kelley asked about the intended use of the proposed barn, and Mr. McGlone said it was for storage of cars and will have a slab floor. Sam Butcher pointed out that proposed project is only 4 square feet below the allowed coverage, and expressed concern that a roof overhang, or air conditioning pad could push the project over the allowable coverage. Tom Gill suggested that the Orders of Conditions include the requirement that after the house is built, the applicant must submit to the Conservation Administrator a plan showing existing impervious coverage and a plan showing the dimensions barn and proposed impervious coverage. Approval of this plan is required before work on the barn can begin.

Sam Butcher and Corey Wisneski also expressed concern over potential drainage issues but this area is not in the jurisdiction of the Commission.

Steven and Irene Hoffman, who are purchasing the adjacent property, expressed concerned about the location of the house and wanted some assurance that the drainage won't affect their property. A neighbor from 251 Harrison expressed concern over the large size of the house and

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the architectural design; Tom Gill explained that these issues are outside the jurisdiction of the Commission.

On a motion by Sam Butcher, seconded by Corey Wisneski, it was voted 4-0-0 to write Orders of Conditions for SE18-1689, 240 Harrison Street that include the requirements as discussed above.

**PUBLIC MEETING; GRENADIR; 37 BIANCA ROAD; SEPTIC; 7:20 PM**

Freeman Boynton, representing the applicant, described the project that is to replace a septic system. The tank and pumping chamber are within the buffer but the leaching area is outside the 150' buffer.

On a motion by Sam Butcher, seconded by Barbara Kelley, a Negative Determination was voted for the installation of the septic system at 37 Bianca Road by a vote of 4-0-0.

**PUBLIC HEARING; CALABRESE; 80 PINE HILL; SINGLE FAMILY HOME & POOL; 7:25 PM  
SE18-1690**

Tara Calabrese presented the project which is to build a single family house and pool. This project will decrease the impervious coverage by removing a barn currently in the buffer zone. The existing shed will remain.

On a motion by Sam Butcher, seconded by Barbara Kelley, it was voted 4-0-0 to write Orders of Conditions for SE18-1690, 80 Pine Hill.

**PUBLIC HEARING; HARRINGTON; 455 BAY ROAD; NEW FOUNDATION FOR BOAT  
HOUSE; 7:30 PM  
SE18-1691**

Peter Stames representing 455 Bay Road Trust presented the project which is to replace the cinderblock foundation currently under the boat house with helical screws. No changes will be made to the boat house itself.

On a motion by Sam Butcher, seconded by Barbara Kelley, it was voted 4-0-0 to write Orders of Conditions for SE18-1691, 455 Bay Road.

**PUBLIC MEETING; SPERANZINI; 46 SEABURY POINT ROAD; PORCH 7:35**

Jane Speranzini described the project which is to add a deck on a sonotube-type foundation outside the 50' buffer. The coverage will be 11.6%.

On a motion by Sam Butcher, seconded by Barbara Kelley, it was voted 4-0-0 to issue a Negative Determination so that a Notice of Intent is not required for the porch project at 46 Seabury Road.

**ADMINISTRATIVE MATTERS**

**Minutes**

On a motion by Barbara Kelley, seconded by Sam Butcher, the minutes of November 18, 2014 were approved by a vote of 4-0-0.

On a motion by Sam Butcher, seconded by Barbara Kelley, the minutes of December 2, 2014 were approved by a vote of 4-0-0.

On a motion by Barbara Kelley, seconded by Sam Butcher, the minutes of December 16, 2014 were approved by a vote of 4-0-0.

**Certificates of Compliance**

**SE18-1672, 20 Island Creek:** Joe Grady has inspected the property and all required documentation has been received and recommends the Certificates be issued. On a motion by Corey Wisneski, seconded by Sam Butcher, it was voted 4-0-0 to issue Certificates of Compliance for SE18-1672, 20 Island Creek.

**SE18-1644, SE18-1645; SE18-1646; SE18-1647; SE18-1648; Fisher Ridge Circle**  
Joe Grady has inspected the properties and all required documentation has been received and recommends the Certificates be issued. On a motion by Sam Butcher, seconded by Corey Wisneski, it was voted 4-0-0 to issue Certificates of Compliance for SE18-1644, SE18-1645; SE18-1646; SE18-1647; SE18-1648; Fisher Ridge Circle.

**Change of Continuance for SE18-1683; 0 North Street**

Due to a change in the Commission's meeting schedule, on a motion by Sam Butcher, seconded by Barbara Kelley, it was voted 4-0-0 to change the date for the continued hearing for SE18-1683, 0 North Street, from March 10 to March 24 at 7:05.

**Request for change to Orders of Conditions Limit of Work Line for SE18-1668, 43 Pond Road**

Joe Grady has reviewed this request for change and has obtained new plans with a change to the limit of work line to allow for the lawn to be replanted and recommends the new plans be incorporated in the existing order.

On a motion by Sam Butcher, seconded by Barbara Kelley, it was voted 4-0-0 to allow this change to the Orders of Conditions for SE18-1668, 43 Pond Street.

**Adjournment:** On a motion by Barbara Kelley, second by Sam Butcher, it was voted 4-0-0 to adjourn the meeting at 7:55 PM.

**MATERIALS REVIEWED AT THE MEETING**

SE18-1689 Notice of Intent Application Materials  
37 Bianca Road Request for Determination of Applicability Application Materials  
SE18-1690 Notice of Intent Application Materials  
SE18-1691 Notice of Intent Application materials  
46 Seabury Point Road Request for Determination of Applicability Application Materials  
Draft Minutes: November 18, December 2, December 16

