



Approved 8/18/2015

Town of Duxbury

Conservation Commission

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DUXBURY, MASS.

Minutes of July 28, 2015

The Conservation Commission met on Tuesday, July 28, 2015 at 7:00 PM in the Mural Room at the Duxbury Town Hall.

Members Present: Chairman Corey Wisneski; Sam Butcher; Dianne Hearn; Holly Morris; Rob D'Ambruoso

Members Absent: John Brawley

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

The meeting was called to order at 7:00 PM

PUBLIC HEARING; MARTIN; 59 GURNET ROAD; DEMOLISH AN EXISTING SINGLE FAMILY HOME AND PAVED AREA AND CONSTRUCT A NEW HOUSE AND PAVED DRIVEWAY SE18-1705

Richard Servant from Stenbeck & Taylor, representing the applicant, described the project which is to tear down and rebuild a single family home on a full foundation. This is within the buffer to a salt marsh. Joe Grady said this is a barrier beach. Coverage will be reduced in the buffer zone 7% from the existing coverage; the new driveway is small and the house is smaller.

Joe Grady said that because of the barrier beach location, the house normally must be on an open pile foundation. However in this particular area foundations have been allowed due to kames which are glacial deposits. Mr. Servant handed out a few copies of a geologist's report showing that the material at this lot is similar to that of the neighboring lots which have houses on foundations. Joe Grady suggested continuing the hearing in order to provide time to review the geologist's report.

Candace Martin, the property owner, explained that they wanted to start construction in September and urged the Commission to make a decision as soon as possible. A neighbor at 72 Gurnet Road asked for time to validate the property line shown on the survey.

On a motion by Sam Butcher, seconded by Holly Morris, it was voted 5-0-0 to continue the hearing for SE18-1705 until August 18 at 7:15 PM.

PUBLIC HEARING; ABBREVIATED NOTICE OF RESOUCE AREA DELINEATION; HARRINGTON; 0 TREMONT STREET; WETLANDS DELINEATION SE18-1704

Richard Servant of Stenbeck & Taylor handed out some copies of a biologist's report about this project. Holly Morris asked if there was a stream present; Mr. Servant said no, there is an isolated low spot that holds water.

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

Joe Grady suggested that the hearing be continued in order to provide time to review the biologist's report. On a motion by Sam Butcher, seconded by Holly Morris, it was voted 5-0-0 to continue the hearing for SE18-1704 until August 18, 201 at 7:20 PM.

**CONTINUED PUBLIC HEARING; PATEL; 20 BRADFORD ROAD; REVETMENT
SE18-1698**

There is not a quorum present for this hearing. On a motion by Sam Butcher, seconded by Holly Morris, it was voted 5-0-0 to continue the hearing for SE18-1698 until August 18 at 7:22 PM.

**CONTINUED PUBLIC HEARING; BRADFORD ROAD REALTY TRUST; 30 BRADFORD
ROAD; REVETMENT
SE18-1697**

There is not a quorum present for this hearing. On a motion by Sam Butcher, seconded by Holly Morris, it was voted 5-0-0 to continue the hearing for SE18-1697 until August 18 at 7:23 PM.

ADMINISTRATIVE MATTERS

Discussion about Revisions to Local Wetland Regulations

There are two general kinds of changes to the regulations to work on – some changes that are straightforward to make, and other changes that are more difficult and will require a longer period of time to fully evaluate. It was suggested that members review the regulations and identify areas they feel need to be revised or updated and provide these to the office where the suggestions can be compiled and distributed to everyone.

It was also suggested that some official policies about procedures (like office procedures) be put together and voted as policy to standardize practices. Susan will start to put a list of possible policies to be considered for adoption by the Commission.

This will be discussed further at the September 1, 2015 meeting.

Discussion about possible revisions to the Wetlands Protection Overlay District

Holly Morris, Joe Grady, and Sam Butcher met to discuss the WPOD with Judy Barrett and Scott Lambiase. Joe Grady believes there are problems with the 1978 map; the issue is how to address the issues. The WPOD was created as a tool to protect wetlands and the buffer zone around wetlands, and so included upland. It was based on 10-foot contours which is problematic for some areas.

Going to Town Meeting to try to have changes voted on a case by case basis may not be the fairest approach; perhaps a special permit process could be added to the zoning bylaws to allow changes with the recommendation of the Conservation Commission. Joe Grady said it is his feeling the WPOD needs to stay because it offers important protections, and the interests of the WPOD match up fairly well with those of the Wetlands Protection Act.

The working group will continue to discuss these issues.

Certificates of Compliance

SE18-1522; 70 Fairway Lane: Joe Grady has inspected the property, the required documentation has been submitted, the project conforms to the Orders of Conditions and he recommends Certificates of Compliance be issued. On a motion by Sam Butcher, seconded by Dianne Hearn, it was voted 5-0-0 to issue Certificates of Compliance for SE18-1522, 70 Fairway Lane.

SE18-1673; 12 Soule Ave: Joe Grady has inspected the property, the required documentation has been submitted, the septic project conforms to the Orders of Conditions and he recommends Certificates of Compliance be issued. On a motion by Dianne Hearn, seconded by Sam Butcher, it was voted 5-0-0 to issue Certificates of Compliance for SE18-1522, 12 Soule Ave.

SE18-1620; 7 Christmas Tree Way: Joe Grady has inspected the property, the required documentation has been submitted, the paving and addition project conforms to the Orders of Conditions and he recommends Certificates of Compliance be issued. On a motion by Sam Butcher, seconded by Holly Morris, it was voted 5-0-0 to issue Certificates of Compliance for SE18-11620, 7 Christmas Tree Way.

Adjournment: On a motion by Sam Butcher, second by Holly Morris, it was voted 5-0-0 to adjourn the meeting at 8:00 pm.

MATERIALS REVIEWED AT THE MEETING

NOI application materials for 59 Gurnet Road

ANRAD application materials for 0 Tremont Street