

Approved 12/1/2015



Town of Duxbury
Conservation Commission

TOWN CLERK
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DUXBURY, MASS.

Minutes of October 20, 2015

The Conservation Commission met on Tuesday, October 20, 2015 at 7:00 PM in the Mural Room at the Duxbury Town Hall.

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

Members Absent: John Brawley

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

The meeting was called to order at 7:00 PM

DUXBURY WETLANDS REGULATIONS AND POLICIES CONTINUING REVIEW

The Commissioners discussed some proposed changes to Part I of the Wetlands Regulations; these will be further discussed at a later meeting.

PUBLIC HEARING; TOWN OF DUXBURY; 0 KEENE STREET; REBUILD FOUNDATION OF HISTORIC MILL

SE18-1715

Joe Grady identified himself for the record. The project is to reassemble an historic sawmill foundation. One wall is collapsed into the brook; the granite foundation wall will be reassembled using the rubble in the brook. There will be excavation behind the north wall and drainage added to prevent wall collapse. The dam is co-owned by the Town and the Boys & Girls Club, and the required dam safety permit to do the work has been obtained. The project will be put out to bid. Some trees that are affecting the wall will be removed.

On a motion by Sam Butcher, seconded by Tom Gill, it was voted 6-0-0 to write Orders of Conditions for SE18-1715, 0 Keene Street.

PUBLIC HEARING; CARTY; 344 TEMPLE STREET; PERMIT EXISTING DECKS

SE18-1713

Tim Carty, property owner, explained that he added some sections of deck without having obtained the necessary permits. Joe Grady said the property has bogs on 3 sides. There is 13% coverage in the 100 foot buffer. The project conforms to coverage and sonotube requirements; the decks are done and Mr. Carty is now trying to get the appropriate permits.

On a motion by Holy Morris, seconded by Sam Butcher, it was voted 6-0-0 to write Orders of Conditions for SE18-1713, 344 Temple Street.

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**PUBLIC HEARING; BOLZE; 274 MARSHALL STREET; RECONFIGURE AND LANDSCAPE A POOL AND PATIO
SE18-1714**

Colin Hand from A Blade of Grass, representing the applicant, described the project which is to reconfigure the pool and patio. Some of the existing pool and concrete decking is within 50' of the coastal bank; they are proposing a new 20' x 40' rectangular pool to replace the irregularly shaped existing pool. They want to expand the existing bluestone terrace. The impervious coverage is 92 square feet over what is allowed, they will reduce the amount of bluestone to get to 15% coverage. A landscaping plan has been provided, they will remove existing plantings. There will be 350 less square feet of coverage in the 50' buffer with this project.

Holly Morris asked if any work will be done in the coastal bank and was told no.

Joe Grady mentioned 2 issues; one is the coverage increase which has been addressed. The other issue is that the regulations require the pool to be more than 50' from the resource area. There is grandfathering within the footprint, and they are putting a rectangle over the old, odd shape which leads to a small section that is less than 50' but is not in the grandfathered area. Tom Gill asked if the pool could be rotated; Mr. Hand replied that it would require a retaining wall. Corey Wisneski asked if it could be moved, but was told there are grade issues. There are currently 1576 square feet of pool and deck in the buffer; the proposed project has 1205 square feet which is a 371 square foot reduction in the 50 foot buffer.

Sam Butcher said because of the net reduction, and because it is a result of making the shape regular and is basically in the existing footprint, the proposed location of the pool is acceptable. Robb D'Ambruoso asked if grandfathering is a custom of the Commission, Joe Grady said it is. Robb D'Ambruoso said the regulations do not allow mitigation that allows the new area within the 50' buffer.

Sam Butcher asked about the coverage calculations which seem to include the buffer zone to the coastal beach. The buffer zone that should be used is the area within 100' from the top of the coastal bank. They used the coastal beach to the 100' buffer. This will increase the existing coverage. Sam Butcher further asked that the foot washing station be shown consistently on the plan of work and the landscaping plan.

On a motion by Sam Butcher, seconded by Tom Gill, it was voted 6-0-0 to write Orders of Conditions for SE18-1714 with the requirement that updated and accurate calculations must be submitted and approved by the Conservation Agent before the Orders are written.

ADMINISTRATIVE MATTERS

CERTIFICATES OF COMPLIANCE

SE18-1654; 5 Cushing Drive: 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 Holly Morris, seconded by Dianne Hearn, it was voted 6-0-0 to issue Certificates of Compliance for SE18-1654, 5 Cushing Drive.

MINUTES:

On a motion by Tom Gill, seconded by Sam Butcher, it was voted 6-0-0 to approve the minutes of **September 1, 2015**.

On a motion by Holly Morris, seconded by Tom Gill, it was voted 6-0-0 to approve but not release the Executive Session minutes of **September 1, 2015**.

Adjournment: On a motion by Robb D'Ambruoso, second by Sam Butcher, it was voted 6-0-0 to adjourn the meeting at 8:30 pm.

MATERIALS REVIEWED AT THE MEETING

NOI materials for 0 Keene Street
NOI Materials for 344 Temple Street
NOI materials for 274 Marshall Street

Draft minutes of September 1, 2015