

Approved April 5, 2016



# Town of Duxbury Conservation Commission

TOWN CLERK

2016 APR 20 PM 1:25

DUXBURY, MASS.

## Minutes of March 22, 2016

The Conservation Commission met on Tuesday, March 8, 2016 at 7:00 PM in the Mural Room at the Duxbury Town Hall.

**Members Present:** Chairman Corey Wisneski; Sam Butcher (arrives 7:30); 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

### **PUBLIC HEARING; COREY; 58 STETSON PLACE; FLOAT AND GANGWAY SE18-1724**

David Corey explained that he is a trustee for a family trust that owns this property. The lot is 2.5 acres of which about 0.5 acres is a pond. He wants to place a float and gangway for better access to the pond. The project is a 5' gangway that will attach to an existing retaining wall with an 8' x 12' float. The gangway and float will be left in year round.

Holly Morris asked about the depth of the pond; it is 5' deep at its deepest point according to Mr. Corey. The previous owner of the property dug the pond. Dianne Hearn asked if there was a float there previously, and Mr. Corey said no. Mr. Corey commented that he had to file a NOI while other projects only have filed RDAs for similar works; Joe Grady explained that there has been some controversy over the last float and pier project that was filed as an RDA, so his recommendation was to file a NOI for this project.

On a motion by Tom Gill, seconded by Holly Morris, it was voted 5-0-0 to issue Orders of Conditions for SE18-1724, 58 Stetson Road.

### **PUBLIC HEARING: BISHOP & VICKERS: 32 ABRAMS HILL ROAD; SEPTIC SYSTEM, DRIVEWAY, AND BLOCK RETAINING WALL SE18-1723**

Paul Brogna, representing the home owners, described the project which is to upgrade the septic system and build a retaining wall. There are two wetland areas on the property. The project will require removal and replacement of the asphalt driveway because some of the septic system will be located under the driveway. The separation from the wetlands will be increased from that of the current cesspool; the system has been located as far from the wetlands as is reasonably possible. A segmental block retaining wall will be built at the far end of the tennis court. Joe Grady asked about the access to the wall to do the work; Mr. Brogna said they would go over a section of the tennis court. Joe Grady suggested putting the siltation barrier closer to the pond and accessing the area that way, and asked that the limit of work line be adjusted on

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the plan to reflect that. Corey Wisneski asked if there was a vernal pool on the property; Mr. Brogna said there are no certified vernal pools on the property. Holly Morris added that it is wet there all year.

On a motion by Holly Morris, seconded by Tom Gill, it was voted 5-0-0 to issue Orders of Conditions for SE18-1723, 32 Abrams Hill Road. A revised plan showing the new limit of work line should be submitted to the Conservation Office.

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

Funds for the Commission's consultant for 30 Bradford Road have not yet been received as requested so the hearing will have to be continued. The applicants were notified of this and requested a continuation until April 26. On a motion by Holly Morris, seconded by Dianne Hearn, it was voted 5-0-0 to continue the hearing for SE18-1698, 20 Bradford Road, until Tuesday, April 26 at 7:10 pm.

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

Funds for the Commission's consultant for 30 Bradford Road have not yet been received as requested so the hearing will have to be continued. The applicants were notified of this and requested a continuation until April 26. On a motion by Tom Gill, seconded by Dianne Hearn, it was voted 5-0-0 to continue the hearing for SE18-1697, 30 Bradford Road, until Tuesday, April 26 at 7:11 pm.

**DUXBURY WETLANDS REGULATIONS AND POLICIES CONTINUING REVIEW**

The commission continued its review of regulations, focusing on Sections 23.0 -23.12.

**ADMINISTRATIVE MATTERS**

**MINUTES:**

On a motion by Tom Gill, seconded by Dianne Hearn, it was voted 5-0-0 to approve the minutes of March 8, 2016.

**STOOKEY VIEW EASEMENT**

Joe Grady described this easement which is at the corner of Marshall and Standish Streets. It is a small piece of property purchased by the Conservation Commission that is an overlook for Eagle's Nest Cove. The View Easement requires the landowner to maintain the view; the document before the Commission changes the easement and grants the Town the authority to maintain the view.

On a motion by Robb D'Ambruoso, seconded by Holly Morris, it was voted 5-0-0 to approve the amendment to the Stookey View Easement.

**GURNET ROAD LAND DONATION; SIGNING OF COMPLIANCE AGREEMENT**

Joe Grady explained that the Commission is being asked to sign a compliance agreement relating to this land donation. Acceptance of this donation was voted at a previous meeting and a legal document needs to be signed by the Commission.

**CONSERVATION FUND EXPENDITURES**

**Gurnet Road Land Donation: Closing Costs**

On a motion by Robb D'Ambruoso, seconded by Tom Gill, it was voted 5-0-0 to approve the expenditure of \$1,488 from the Conservation Fund for Anderson & Kreiger IOLTA for closing costs for the 0 Gurnet Road land donation.

**Gurnet Road Land Donation: Outstanding Taxes**

On a motion by Robb D'Ambruoso, seconded by Dianne Hearn, it was voted 5-0-0 to approve the expenditure of \$3,235.17 from the Conservation Fund for the Town of Duxbury for back taxes due for the 0 Gurnet Road land donation.

**Adjournment:** On a motion by Sam Butcher, second by Dianne Hearn, it was voted 6-0-0 to adjourn the meeting at 9:00 pm.

**MATERIALS REVIEWED AT THE MEETING**

NOI materials for SE18-1723 and SE18-1724

Draft minutes of March 8, 2016