



Town of Duxbury
Conservation Commission
DUXBURY, MASS.

TOWN CLERK

2016 DEC -7 PM 1:27

Minutes of September 6, 2016

The Conservation Commission met on Tuesday, September 6, 2016 at 7:00 PM in the Mural Room at the Duxbury Town Hall.

Members Present: Chairman Corey Wisneski; Sam Butcher; Robb D'Ambruoso; Mickey McGonagle; Holly Morris; Scott Zoltowski

Members Absent: Tom Gill

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

The meeting was called to order at 7:00 PM

PUBLIC HEARING/ DUXBURY CONSTRUCTION; 93 HARRISON STREET; SEPTIC SYSTEM SE18-1746

Freeman Boynton described the project which is to install a septic system at a site where it is difficult to locate a system. Joe Grady said the front yard is too narrow, but he hoped the system could be moved closer to the lot line. Mr. Boynton said he could move it so it would be 80 feet from the wetlands by changing the configuration of the system. Sam Butcher asked if there would be any expansion of the lawn and Mr. Boynton said no.

On a motion by Sam Butcher, seconded by Scott Zoltowski, it was voted 6-0-0 to write Orders of Conditions for SE18-1746, 93 Harrison Street.

PUBLIC HEARING; NIKOPOULOS FAMILY TRUST; 151 GURNET ROAD; RAZE AND RECONSTRUCT SINGLE FAMILY HOME SE18-1744

Greg Morse of Morse Engineering described the project, which is designed based on the proposed flood maps with the house in an AO zone and the detached deck in the V zone. The foundation is a concrete pier foundation. The AO zone requires 3 feet and with the ground surface at 15" the flood level is 18'; the floor is at elevation 19. Impervious surface at the site will be reduced by removal of asphalt from 31.4% to 21.8%. The house is being moved further back from the beach; the deck is smaller and on sonotubes. The deck is not attached to the house so the house is entirely out of the V zone, it is detached from the house by 1 inch and not secured to the house.

Joe Grady said there is no proposed expansion of living or deck space in the V zone. The deck area in the V zone is decreasing from the existing 437 square feet to 421 square feet. The foundation of the house meets the rules and regulations.

Sam Butcher asked if there will be breakaway panels under the house; Greg Morse said for now it will be open but perhaps later a lattice skirt or breakaway panels may be added. Sam Butcher asked about pavement on the north side; this is being removed and replaced with lawn.

Nancy Donovan of 147 Gurnet Road was there in support of the project.

On a motion by Sam Butcher, seconded by Holly Morris, it was voted 6-0-0 to write Orders of Conditions for SE18-1744, 151 Gurnet Road.

**PUBLIC HEARING; DUXBURY CONSTRUCTION; 154 WASHINGTON STREET; SINGLE FAMILY HOME
SE18-1745**

Freeman Boynton of Duxbury Construction LLC said the homeowners have modified the site plan and no work is now being proposed in the outer Riparian Zone or within 100 feet of the bordering vegetated wetlands, and therefore they wish to withdraw the application.

Jim Lampert, of 148 Washington Street, asked where the lot line is and Mr. Boynton said it is in the middle of the stream.

On a motion by Scott Zoltowski, seconded by Sam Butcher, it was voted 6-0-0 to accept the withdrawal of SE18-1745.

**PUBLIC HEARING; DUXBURY CONSTRUCTION; 31 HORNBEAM ROAD; BARN WITH DECK, RETAINING WALL
SE18-1747**

Freeman Boynton described the project which is to build a barn with boat parking next to a retaining wall. The back of the barn will be walk-out and it will be at grade in the front. There is a deck off the back. The coverage will increase from 0% to 3.2% in the buffer zone. Joe Grady said there is a large lawn area between the wetlands and the work area. Scott Zoltowski asked if the retaining wall is new and Mr. Boynton said that it is. Holly Morris asked if there will be filling at the site and Mr. Boynton said there will be fill near the retaining wall only and material will be removed for the walk-out basement. Holly Morris asked if the deck is on sonotubes and Mr. Boynton said yes, the deck will be 8' up in the air.

On a motion by Scott Zoltowski, seconded by Sam Butcher, it was voted 6-0-0 to write Orders of Conditions for SE18-1747.

ADMINISTRATIVE MATTERS

MINUTES:

May 24, 2016: On a motion by Sam Butcher, seconded by Holly Morris, it was voted 6-0-0 to approve the minutes of May 24, 2016.

May 31, 2016 Executive Session: On a motion by Sam Butcher, seconded by Robb D'Ambruoso, it was voted 6-0-0 to approve but not release to the public the Executive Session Minutes of May 31, 2016.

CERTIFICATES OF COMPLIANCE

SE18-457; St. George Street: Joe Grady said the project complies with the Orders of Conditions, all required documentation has been received, he has inspected the property, and he recommends Certificates of Compliance be issued. On a motion by Robb D'Ambruoso, seconded by Sam Butcher, it was voted 6-0-0 to issue Certificates of Compliance for SE18-457; St. George Street.

SE18-622; 239 St. George Street: Joe Grady said the project complies with the Orders of Conditions, the necessary documentation has been received, he has inspected the property and he recommends Certificates of Compliance be issued. On a motion by Robb D'Ambruoso, seconded by Sam Butcher, it was voted 6-0-0 to issue Certificates of Compliance for SE18-622; 239 St. George Street.

SE18-612; 146 Crescent Street: Joe Grady said the project complies with the Orders of Conditions, the necessary documentation has been received, he has inspected the property and he recommends Certificates of Compliance be issued. On a motion by Holly Morris, seconded by Scott Zoltowski, it was voted 6-0-0 to issue Certificates of Compliance for SE18-612; 146 Crescent Street.

SE18-1052; 146 Crescent Street: These Orders were for a boat lift and rip rap wall that were never built. Joe Grady recommends issuing Certificates of Compliance stating that the work was never done. On a motion by Holly Morris, seconded by Sam Butcher, it was voted 6-0-0 to issue Certificates of Compliance for SE18-1052 indicating that the work was never done.

SE18-1081; 65 Samoset Road: Joe Grady said the project complies with the Orders of Conditions, the necessary documentation has been received, he has inspected the property and he recommends Certificates of Compliance be issued. On a motion by Scott Zoltowski, seconded by Sam Butcher, it was voted 6-0-0 to issue Certificates of Compliance for SE18-1081, 65 Samoset Road.

Adjournment: On a motion by Sam Butcher seconded by Scott Zoltowski, it was voted 6-0-0 to adjourn the meeting at 7:40 pm.

MATERIALS REVIEWED AT THE MEETING

NOI materials for 93 Harrison Street, 151 Gurnet Road, and 31 Hornbeam Road
Draft minutes of May 24 and May 31 (executive session)