



Approved August 9, 2022

# Town of Duxbury Conservation Commission

TOWN CLERK  
DEC 30 AM 9:33  
DUXBURY, MASS.

Minutes July 12, 2022

The Duxbury Conservation Commission met in person in the Town Hall Mural Room on Tuesday, July 12, 2022 at 7:00 p.m.

**Members Present:** Scott Zoltowski, Vice-Chair; Tom Gill; Holly Morris; Mickey McGonagle and Corey Wisneski.

**Members Absent:** Sam Butcher and Robb D'Ambruoso,

**Staff Present:** Joe Grady, Conservation Administrator; Nancy Rufo, Administrative Assistant; Pat Loring, volunteer

Meeting was called to order by Vice-Chair, Scott Zoltowski at 7:00 p.m. He welcomed seated Commission members and visitors.

## ADMINISTRATIVE MATTERS:

### Minutes for Approval:

**Regular Session: June 28, 2022.** Holly Morris made a motion, seconded by Corey Wisneski, to approve the Regular Session minutes of June 28, 2022. Motion passed unanimously 5-0.

### Certificate of Compliance & Request for Modification:

SE18-1540 Driscoll/Duxbury Construction; 237 Gurnet Road; raze/construct new sfh (original submittal was for new foundation, deck and porch).

Joe Grady reported the project was not in compliance with the Order of Conditions. A patio of over 500 sq. ft and a landscaping wall had been added. The Order of Conditions stated there should be no additional site coverage. The wall has been removed and the patio reduced to the allowable 500 sq. ft. A Request for Modification has been filed for the patio and a request for a Certificate of Compliance has been filed for the modified project.

Tom Gill made a motion, seconded by Holly Morris, to approve the Modification and to issue a Certificate of Compliance for SE18-1540. Motion passed unanimously 5-0.

## PUBLIC HEARING; BOWEN/GRADY CONSULTING; 60 LONG POINT LANE; POOL SE18-2013

Scott Zoltowski read the Legal Notice for SE18-2013. Paul Bakis of Grady Consulting presented the project. The existing pool has 15% more coverage than allowed in the Buffer Zone. The existing pool will be replaced with a new pool of the same size and in the same location. Joe Grady recommended issuing an Order of Conditions for SE18-2013 because it is a one for one replacement.

Corey Wisneski made a motion, seconded by Holly Morris, to close the Public Hearing and write an Order of Conditions for SE18-2013. Motion passed unanimously 5-0.

## PUBLIC MEETING, OLIVA; 234 GURNET ROAD; SHED REPLACEMENT

Scott Zoltowski read the Public Meeting Legal Notice. Julie Oliva presented her project to replace an existing shed with a new shed of the same size and in the same location. Joe Grady noted the on-site Resource Areas include: a Barrier Beach, Land Subject to Coastal Storm Flowage and Land Bordering on the Ocean. He recommended issuing a Negative Determination because it is a one for one replacement.

Corey Wisneski made a motion, seconded by Mickey McGonagle, to issue a Negative Determination for the shed replacement at 234 Gurnet Road. Motion passed unanimously 5-0.

**CONTINUED PUBLIC HEARING; CAMPBELL/ 5 WETLANDS; 5 EAST MARGINAL ROAD; RAZE SFH ON WALLED FOUNDATION AND REPLACE WITH SFH ON OPEN PIER FOUNDATION SE18-1995**

Due to quorum issues, the Public Hearing for SE18-1995 was continued to August 9, 2022 at 7:15 p.m.

Corey Wisneski made a motion, seconded by Tom Gill to continue the Public Hearing to August 9, 2022 at 7:15 p.m. Motion passed unanimously 5-0.

**Request for Modification:**

SE18-1955 Pontiff; 184 Marshall Street; change paver size from 18" x 18" with minimum of 4" between to 18" x 36" with 6" space between.

The applicant requested two changes to the approved project; changing the pavers to 18" X 36" with 6 inch spacing and extending the proposed wall by 35 ft. to reduce grading and to produce a more level yard. Discussion followed on the paver sizes and spacing. Joe Grady recommended approving the modification and stated a new plan must be submitted with a revision date.

Corey Wisneski made a motion, seconded by Holly Morris, to approve the revision to SE18-1955 once a dated plan showing the revisions is submitted. Motion passed unanimously 5-0.

**Discussion Related to Revision to Conservation Rules, Regulations and Policies.**

Mickey McGonagle reminded Commissioners that Policies can be changed more easily than Regulations. Pavers, for example, should be included in the Commission's Policies. Nancy Rufo showed sections of the Duxbury Wetland Regulations with proposed updates. Commissioners agreed with the changes. Once Wetland Consultant, Lenore White, has reviewed and agreed with the changes, the Commission will hold a Public Meeting at the August 9, 2022 meeting to codify the changes.

**Discussion Related to Revision to Fee Schedule.** Joe Grady reported that a thorough analysis of the Commission's Fee Schedule was done a few years ago. Recently there have been more plan revisions creating a need for revisions to the Fee Schedule. Discussion followed on possible education and outreach to contractors and surveyors.

**ADJOURN:** Tom Gill made a motion, seconded by Corey Wisneski, to adjourn the meeting at 8:20 p.m. Motion passed unanimously 5-0:

**The next Conservation Commission meeting is scheduled for Tuesday, August 9, 2022 at 7:00 p.m. in person in the Town Hall Mural Room.**