



TOWN CLERK

2017 JUL 27 AM 10:38

DUXBURY, MASS.

Town of Duxbury Conservation Commission

Minutes of May 23, 2017

The Conservation Commission met on Tuesday, May 23, 2017 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; Tom Gill; Scott Zoltowski

Members Absent: none

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

The meeting was called to order at 7:00 pm.

CONTINUED PUBLIC HEARING; BALDWIN; NORTH ST. & KEENE ST.; SINGLE FAMILY HOME

SE18-1763

John Baldwin, the project applicant, asked for a continuance because his representative, Rick Grady, was not present for the meeting. Joe Grady said the Commission's consultant, Nover-Armstrong, provided a report identifying issues including wetlands flagging and a need for additional alternatives analysis.

On a motion by Corey Wisneski, seconded by Sam Butcher, it was voted 7-0-0 to write continue the hearing for SE18-1763, North St. & Keene St. until June 6 at 7:20 pm.

PUBLIC HEARING; DUXBURY CONSTRUCTION; 133 WASHINGTON STREET; LAWN, PHRAGMITES MITIGATION

SE18-1768

Freeman Boynton of Duxbury Construction, representing the Spirizi family explained the project which is to do phragmites mitigation, remove vines and add loam, and plant grass up to the 25 foot buffer. The phragmites will be treated using herbicides. Joe Grady confirmed the wetlands delineation was accurate and recommends the Commission issue Orders of Commissions.

On a motion by Tom Gill, seconded by Sam Butcher, it was voted 7-0-0 to write Orders of Conditions for SE18-1768, 133 Washington Street.

PUBLIC HEARING; DUXBURY CONSTRUCTION; 15 PARTRIDGE ROAD, POOL, FENCE, GRADING

SE18-1769

Freeman Boynton, representing the Sheehan family, explained the project which is to put the pool where the septic had been and install a new septic system outside the riparian zone. For mitigation they will replace some of the existing lawn with beds of native plantings in a 1:1 ratio. The planting will be outside the 100' buffer area. Sam Butcher wanted assurance that there would not be any lawn located beyond behind the mitigation area; Freeman Boynton said there will be grass next to the pool and then the planted beds that are the mitigation area will extend to

the property line. Sam Butcher said the Orders of Conditions should require a planting plan and asked what the required square footage is for the beds; the pool is 800 square feet so a total of about 1000 square feet is required.

On a motion by Sam Butcher, seconded by Scott Zoltowski, it was voted 7-0-0 to write Orders of Conditions for SE18-1769, 15 Partridge Road, with the requirement that mitigation plantings on the northwest portion of the property be an area equivalent in size to the pool and deck area and a planting plan be required.

**PUBLIC HEARING; DUXBURY CONSTRUCTION; 174 MARSHALL STREET; SINGLE FAMILY HOME
SE18-1770**

Paul Brogna of Seacoast Engineering presented the project, which is to tear down a house and garage and pool and reconstruct it substantially on the same footprint and not any closer to the wetlands than it currently is. Part of the foundation will remain except the sunroom to the south which will be reconstructed on a bigger foundation. The garage will be on a slab. The existing coverage is 52.37%; the proposed coverage is 51.72% or 80 square feet less. The hot tub will be removed and the new pool will be located further away from the coastal bank. Joe Grady pointed out that there is new decking proposed in the 50' setback and the regulations require that all components of the pool be further than 50' away. Joe Grady recommended moving the pool further away; he also questioned whether the deck was ever permitted and observed that the hot tub was never permitted. The biggest threat to a coastal bank is runoff; this lot has 52% coverage. Reducing the coverage and runoff over the bank are both good for the resource area. Mr. Brogna said perhaps some drainage could be added.

Holly Morris asked if there will be lawn at the top of the coastal bank; Mr. Brogna said yes. Holly Morris said for drainage and water flow it is better to plant native plants. Freeman Boynton of Duxbury Construction said the vegetation at the top of the bank will be removed and something other than lawn will be planted there. Sam Butcher suggested roof runoffs and Paul Brogna said he will look at leaching catch basins to see if this could be done. Sam Butcher expressed concern that the proposed coverage is very close to the allowed coverage and suggested that construction must comply with the allowed coverage.

Holly Morris asked if the homeowner would soften the landscaping around the pool to reduce coverage; Mr. Boynton said he would speak with the homeowner. Holly Morris thinks this would help address the amount of coverage on the lot and the soil issues. Joe Grady asked why the septic tank was being moved; Mr. Boynton said the garage is being enlarged so the septic tank has to be moved 5 feet.

Mickey McGonagle said the suggestions to reduce site coverage should become part of the Orders of Conditions or the plans should be modified. Corey Wisneski said the patio was not permitted, so coverage in the patio area must be reduced. Paul Brogna said there is new decking at the southern end of the deck in the buffer zone, and there is a 3' deck on the ocean side on the existing deck and wanted to know which the Commission would prefer be reduced.

Tom Gill suggested that the plans be revised so redesign of the project does not happen at the meeting. Paul Brogna asked how much square footage of coverage was acceptable because technically the project meets the regulations. Joe Grady said they are proposing adding to the right side of the deck in the setback and therefore the project does not meet the regulations.

Freeman Boynton asked for a short recess so he could contact the homeowner about the project. Following the recess he said the home owner will accept an English Terrace design for 8' x 32' of the deck, using 2' x 2' bluestone with 4" of grass in between. The plan will be revised and the coverage calculations redone. The Commission will wait to receive the revised plan before the Orders of Conditions will be written.

On a motion by Tom Gill, seconded by Holly Morris, it was voted 7-0-0 to write Orders of Conditions for SE18-1770 contingent on receiving an updated plan showing bluestone on the south end of the deck with English Terrace design and with new coverage calculations.

ADMINISTRATIVE MATTERS

CERTIFICATES OF COMPLIANCE: SE18-1653; 41 Hawkins Place. Joe Grady said that he has inspected this site, all required documentation has been received, the project conforms to the Orders of Conditions, and he recommends issuing Certificates of Compliance. On a motion by Tom Gill, seconded by Sam Butcher, it was voted 7-0-0 to issue Certificates of Compliance for SE18-1653, 41 Hawkins Place.

EXTENSION PERMIT: SE18-1066, 1399 Tremont Street. Joe Grady explained this project is an ongoing weed treatment program for a pond; he recommends extending the permit for another 3 years. On a motion by Sam Butcher, seconded by Scott Zoltowski, it was voted 7-0-0 to issue Extension Permits for SE18-1066, 1399 Tremont Street.

DISCUSSION: DINGHY STORAGE

Joe Grady explained that he is cautious about getting the Conservation Commission into regulating foot traffic and dinghies along the shore. He said last year the posts to which the boats were tied were moved away from sensitive marsh areas and that has gone well. This year, the same thing is occurring at Shipyard Lane. The dinghies are tied to stakes driven into the ground and they are 100% on the marsh. He is asking the Commission for their approval to install a sign saying that no dinghies can be stored on the marsh. Holly Morris commented that there is a similar problem on Cove Street. The consensus of the Commission was to approve the installation of signs and then revisit the issue in a month to see if people are complying.

CONSERVATION FUND EXPENDITURE:

Keene's Mill Dam fencing: Joe Grady explained that that fence is going to be installed along the top of the wall at the Keene's Mill Dam site. He is asking to use \$2990 from the Conservation Fund for this fence. On a motion by Robb D'Ambruso, seconded by Sam Butcher, it was voted 7-0-0 to approve the expenditure of \$2990 from the Conservation Fund for fencing at the Keene's Mill Dam site.

Weed Harvester parts: Joe Grady explained that the Town has a weed harvester purchased by the State that is used on Island Creek Pond. It is aging and needs frequent repairs; there is currently a need for new hydraulic hoses and parts and for environmentally sensitive hydraulic fluid. He is asking for \$1200 from the Conservation Fund for these parts and hosing and oil. On a motion by Robb D'Ambruso, seconded by Sam Butcher, it was voted 7-0-0 to approve the expenditure of \$1200 from the Conservation Fund for hosing, parts and oil for the weed harvester.

CHANGE IN MEETING DATE IN JUNE: The meeting currently scheduled for June 20 is going to instead be held on June 27.

Adjournment: On a motion by Scott Zoltowski, seconded by Tom Gill, it was voted 7-0-0 to adjourn the meeting at 8:12 p.m.

MATERIALS REVIEWED AT THE MEETING

NOI application materials for SE18-1768; SE18-1769; SE18-1770

Draft minutes of April 25, 2017