



TOWN CLERK  
2019 SEP 10 AM 8:24  
DUXBURY, MASS.

Town of Duxbury  
Conservation Commission

**Minutes of June 18, 2019**

The Conservation Commission met on Tuesday, June 18, 2019 at 7:00 PM in the Mural Room at the Duxbury Town Hall.

**Members Present:** Corey Wisneski, Chair; Robb D'Amburoso, Vice-Chair; Sam Butcher; 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 7:02 pm.

**CONTINUED PUBLIC HEARING; CALISTA; 315 KING CAESAR ROAD; PIER  
SE18-1836**

The applicant has requested this hearing be continued. On a motion by Corey Wisneski, seconded by Robb D'Ambruso, it was voted 6-0 to continue the hearing for SE18-1836 until July 23 at 7:05 pm.

**CONTINUED PUBLIC HEARING; DUXBURY CONSTRUCTION; 283 KING CAESAR ROAD;  
PIER  
SE18-1853**

The applicant has requested that this hearing be continued. On a motion by Corey Wisneski, seconded by Scott Zoltowski, it was voted 6-0 to continue the hearing for SE18-1853 until July 9 at 7:10 pm.

**PUBLIC HEARING; DUXBURY CONSTRUCTION; 167 BAY ROAD; HOT TUB  
SE18-1865**

Freeman Boynton Jr. of Duxbury Construction explained that there was a previous filing for decks and a septic system at this property a few years ago. Now the owners want a hot tub that adds about 50 square feet of impervious coverage for the concrete pad that will go where the existing deck is. The coverage in the buffer zone will increase from 14.92% to 14.98%. In reviewing the numbers, Mr. Boynton realized that he did not subtract out the deck coverage that will be removed; so the additional coverage will be closer to 20 square feet.

Corey Wisneski asked if any landscaping changes are going to be made, Mr. Boynton said one tree will be removed. Sam Butcher pointed out that the coverage is almost at the 15% maximum that is allowed and Mr. Boynton said he will be sure the coverage does not exceed 15%.

On a motion by Sam Butcher, seconded by Scott Zoltowski, it was vote 6-0 to write Orders of Conditions for SE18-1865, 167 Bay Road.

## **ADMINISTRATIVE MATTERS**

**Minutes: May 14, 2019.** On a motion by Corey Wisneski, seconded by Sam Butcher, the draft minutes of May 14, 2019 were approved by a vote of 6-0.

### **Certificates of Compliance:**

**SE18-1743; 167 Bay Road:** Joe Grady said he has received all required documentation, he inspected the property and the project conforms to the Orders of Conditions, and he recommends issuing Certificates of Compliance for SE18-1743. On a motion by Holly Morris, seconded by Sam Butcher, it was voted 6-0 to issue Certificates of Compliance for SE18-1843, 167 Bay Road.

**SE18-1797; 1797:** Brooks Chase requested Certificates of Compliance for the wall in Easements A and B. Joe Grady met with Mr. Langeland and Mr. Boynton and Mr. Langeland has concerns; the work on the bank is complete and looks good but Mr. Chase did some additional grading and planting above the Coastal Bank and Mr. Langeland is concerned. Joe Grady is not recommending action on this until these concerns can be resolved.

**SE18-1794; 54 Chapel Street:** Joe Grady said he has received all required documentation, he inspected the property and the project conforms to the Orders of Conditions, and he recommends issuing Certificates of Compliance for SE18-1794. On a motion by Scott Zoltowski, seconded by Holly Morris, it was voted 6-0 to issue Certificates of Compliance for SE18-1794, 54 Chapel Street.

### **Update: Comprehensive Plan**

Joe Grady reported that the memo summarizing some of the Commission's concerns with the draft Comprehensive Plan has been delivered to the Planning Director. He has invited the Planning Director and a person from MAPC to come to a Commission meeting for a discussion. Joe Grady wants the Commissioners to have the latest draft and the Action Items before this meeting and will request them in time for the packets. Joe Grady said it might be useful to consider having some Commission members meet with the Planning Board, Board of Selectmen, and Town Manager. He said it is important for the Commission to protect its Conservation land, particularly with the Bike Path and Sidewalk Committee considering plans for transport corridors through Conservation Land.

Scott Zoltowski said the Town need bike paths and sidewalks, but not where the Conservation land is; this would not solve the current problems with lack of sidewalks and bike paths..

### **North Hill Conservation Restriction (resigning)**

Joe Grady said that the Commission had previously signed this but the page had to be corrected and so the Commission is being asked to resign it.

### **Expiring Terms on Commission**

Joe Grady reported that Corey Wisneski has been reappointed to the Commission so all members with expiring terms are returning. Previously Holly Morris and Scott Zoltowski were reappointed.

**Executive Session:**

Scott Zoltowski made the following motion: To go into Executive Session to discuss strategy with respect to litigation, as an open meeting may have a detrimental effect on the litigating position of this Commission; and to reconvene in open session at the conclusion of the Executive Session in accordance with Mass. General laws Chapter 30A, Section 21. The motion was seconded by Holly Morris. Roll call vote was: Corey Wisneski, yes; Sam Butcher, yes; Robb D'Ambruoso, yes; Mickey McGonagle, yes; Holly Morris, yes; Scott Zoltowski, yes.

**Adjournment:** On a motion by Corey Wisneski, seconded by Scott Zoltowski, it was voted 6-0 to adjourn the meeting at 7:43 pm.

**MATERIALS REVIEWED AT THE MEETING**

NOI Materials for SE18-1865

Draft Minutes of May 14, 2019