



Approved October 25, 2022

# Town of Duxbury Conservation Commission

TOWN CLERK  
2022 DEC 30 AM 9:34  
DUXBURY, MASS.

## Minutes of September 27, 2022

The Duxbury Conservation Commission held an in-person meeting in the Town Hall Mural Room on Tuesday, September 27, 2022 at 7:00 p.m.

**Members Present:** Sam Butcher, Mickey McGonagle, Corey Wisneski and Scott Zoltowski.

**Members Absent:** Robb D'Ambruoso, Tom Gill and Holly Morris.

**Staff Present:** Nancy Rufo, Conservation Administrator and Pat Loring, volunteer

Meeting was called to order by Vice-Chair, Scott Zoltowski. at 7:00 p.m.

### ADMINISTRATIVE MATTERS:

**MACC Lunch and Learn.** Nancy Rufo and Scott Zoltowski recently attended a remote MACC Lunch & Learn lecture on Running Effective Commission Meetings. Commission members discussed closing Public Hearings and continuing deliberations.

### PUBLIC HEARING; DAHLEN/GRADY CONSULTING; 30 BRADFORD ROAD; REMOVE STAIRS/CONSTRUCT PORCH SE18-2018

Scott Zoltowski read the Legal Notice for SE18-2018. Sam Butcher stated he occasionally works for Grady Consulting but is not under contract with them. Rick Grady, Grady Consulting, presented the project which consists of removing existing stone stairs and replacing them with a porch that meets the site coverage requirement of less than 15%. Nancy Rufo stated the project site coverage will go from 13.5% to 14.8%. Sam Butcher asked for clarification of the Resource Area line. Since the house sits on the Coastal Bank, the edge of the foundation is the edge of the Coastal Bank Resource Area. A reminder was given the applicant of the importance of keeping the site coverage under 15%. At project completion, if site coverage is over 15%, part of the project will be required to be removed.

Sam Butcher made a motion, seconded by Corey Wisneski, to close the Public Hearing and write an Order of Conditions for SE18-2018 with Conditions that (1) the Resource Area be clearly shown on the Plan of Record and (2) the site coverage calculations be revised to show accurate coverage. Motion passed unanimously on a roll call vote: Sam Butcher, yes; Mickey McGonagle, yes; Corey Wisneski, yes; and Scott Zoltowski, yes. Motion carried 4 to 0.

### CONTINUED PUBLIC HEARING; BRADFORD/GRADY CONSULTING; 15 LEWIS COURT; RAZE/REBUILD SINGLE FAMILY HOME SE18-2014

Sam Butcher stated he occasionally works for Grady Consulting but is not under contract with them. Rick Grady, Grady Consulting, presented the project for landowners, Charles and Elizabeth Bradford who were present. Rick Grady presented a revised Site Plan addressing seven items from the Commission's 8/23/2022 Public Hearing. Abutter, Maureen Fitzgerald, questioned the driveway site coverage. Site coverage is currently 87.7%, therefore the applicant can rebuild with a site coverage of 87.7%. Commission members clearly explained site coverage calculations when razing and rebuilding an existing home. Neighbors continued to question the site coverage, viewing the project as new construction rather than reconstruction of a preexisting structure.

Sam Butcher made a motion, seconded by Corey Wisneski, to close the Public Hearing and write an Order of Conditions for SE18-2014. Motion passed unanimously on a roll call vote: Sam Butcher, yes; Mickey McGonagle, yes; Corey Wisneski, yes; and Scott Zoltowski, yes. Motion carried 4 to 0.

### CONTINUED PUBLIC HEARING; DANIELS/GRADY CONSULTING; 2 SHANTUM LANE; POOL



**Dux2022-01 (Local Bylaw only)**

Lenore White, Wetland Strategies LLC. Peer Reviewer to the Commission, is continuing her project review, including verifying the wetland line. The Public Hearing will be continued pending the completion on Ms. White's review.

Sam Butcher made a motion, seconded by Corey Wisneski, to continue the Public Hearing until October 11, 2022 at 7:15 p.m. Motion passed unanimously on a roll call vote: Sam Butcher, yes; Mickey McGonagle, yes; Corey Wisneski, yes; and Scott Zoltowski, yes.  
Motion carried 4 to 0.

**PUBLIC HEARING; O'CONNOR/SOUTH SHORE SURVEY CONSULTANTS; 44 ELDER BREWSTER ROAD; POOL, POOL DECKING, POOL HOUSE**

**SE18-**

Scott Zoltowski read the Legal Notice for 44 Elder Brewster Road. The Commission is awaiting a DEP file number and therefore must continue the Public Hearing.

Sam Butcher made a motion, seconded by Corey Wisneski, to continue the Public Hearing to October 11, 2022 at 7:20 p.m. Motion passed unanimously on a roll call vote: Sam Butcher, yes; Mickey McGonagle, yes; Corey Wisneski, yes; and Scott Zoltowski, yes.  
Motion carried 4 to 0.

**PUBLIC MEETING; GRANT MARSTON; 20 LAKE SHORE DRIVE; TREE REMOVAL.**

Scott Zoltowski read the Public Meeting Legal Notice. Melanie Mulrunin, wife of Grant Marston, presented the project for removing trees along the edge of Lower Chandler Pond and around their house at 20 Lake Shore Drive. Applicants are concerned trees may fall on the house during a storm event. Tree stumps will not be removed. Commission members decided to conduct a site visit once the homeowners have marked the trees to be removed.

Corey Wisneski made a motion, seconded by Sam Butcher, to continue the Public Meeting to October 11, 2022 at 7:25 p.m. and to conduct a site visit to 20 Lake Shore Drive on Monday, October 3, 2022 at 10 A.M. Motion passed unanimously on a roll call vote: Sam Butcher, yes; Mickey McGonagle, yes; Corey Wisneski, yes; and Scott Zoltowski, yes.  
Motion carried 4 to 0.

**Certificate of Compliance**

**SE18-1939 Hammel/Cavanaro Construction; 246 Gurnet Road; single family home:** Nancy Rufo reported the As Built Plan has been corrected to add all items requested by the Commission. She recommended issuing a Certificate of Compliance.

Corey Wisneski made a motion, seconded by Sam Butcher, to issue a Certificate of Compliance for SE18-1939. Motion passed unanimously: Sam Butcher, yes; Mickey McGonagle, yes; Corey Wisneski, yes; and Scott Zoltowski, yes.  
Motion carried 4 to 0.

**SE18-1051 Muller/Duxbury Construction LLC; 158 Autumn Ave.; addition:**

Nancy Rufo reported a small part of the addition is in the Buffer Zone, but the Local Wetland Regulations were not in place at the time of the project. She recommended issuing a Certificate of Compliance.

Corey Wisneski made a motion, seconded by Sam Butcher, to issue a Certificate of Compliance for SE18-1051. Motion passed unanimously: Sam Butcher, yes; Mickey McGonagle, yes; Corey Wisneski, yes; and Scott Zoltowski, yes.  
Motion carried 4 to 0.

**SE18-1828 USC LLC/Grady Consulting; 5 Dogwood Drive (Lot H); single family home:** Nancy Rufo reported an As Built Plan has been received and she recommended issuing a Certificate of Compliance. Sam Butcher stated he occasionally works for Grady Consulting but is not under contract with them.

Sam Butcher made a motion, seconded by Corey Wisneski, to issue a Certificate of Compliance for SE18-1828. Motion passed unanimously: Sam Butcher, yes; Mickey McGonagle, yes; Corey Wisneski, yes; and Scott Zoltowski, yes.  
Motion carried 4 to 0.

**Staffing Update:** Nancy Rufo reached out to Town Manager, Rene Read; Human Resource Director, Jeanne Horne; and Financial Director, John Q. Adams for results of recent discussions regarding the Conservation Assistant position. The position will be posted as a Temporary Conservation Assistant position, not as a Conservation Specialist position. Following March 2023 Annual Town Meeting, if the Conservation Specialist position is approved, it will be reposted. Corey Wisneski will contact Rene Read to follow up.

**Special Town Meeting Update:**

Article 2, Ricker Land Purchase: A PACTV video on the benefits of the Ricker land purchase will be produced for Special Town Meeting. Nancy Rufo and Joe Grady will appear in the video.

Sam Butcher made a motion, seconded by Corey Wisneski, to support Article 2 of the October 17, 2022 Special Town Meeting, the purchase of the Mayflower Street Ricker Property. Motion passed unanimously: Sam Butcher, yes; Mickey McGonagle, yes; Corey Wisneski, yes; and Scott Zoltowski, yes.  
Motion carried 4 to 0.

Article 3, Increasing the CPA to 3%: Letters to the Editor were encouraged.

Sam Butcher made a motion, seconded by Corey Wisneski, to support Article 3 of the October 17, 2022 Special Town Meeting, increasing the CPA surcharge to 3%. Motion passed unanimously: Sam Butcher, yes; Mickey McGonagle, yes; Corey Wisneski, yes; and Scott Zoltowski, yes.  
Motion carried 4 to 0.

**Temple Street Dam Removal:** On October 12, 2022 at 7:00 p.m. a public meeting will be held in the Mural Room at Duxbury Town Hall to provide an update on the Temple Street Dam Removal Project. Members from the Massachusetts Department of Fish & Game (Division of Ecological Restoration) and the North & South River Watershed Association will be presenting.

**Minutes for Approval:**

Regular Session: September 13, 2022. Approval of the 9/13/2022 minutes was tabled until the October 11, 2022 meeting.

**NEW BUSINESS:**

Rolls of the Commission Chair and Vice-Chair will be discussed at a future meeting.  
Dirt bike activity off Cherry Street will continued to be monitored.

**ADJOURNMENT:**

At 8:55 p.m., Corey Wisneski made a motion, seconded by Sam Butcher, to adjourn the meeting. Motion passed unanimously: Sam Butcher, yes; Mickey McGonagle, yes; Corey Wisneski, yes; and Scott Zoltowski, yes.  
Motion carried 4 to 0.

**The next Conservation Commission meeting is scheduled for Tuesday, October 11, 2022 at 7:00 p.m. in person in the Town Hall Mural Room.**