



AREA TO BE REMOVED FROM
WETLANDS PROTECTION OVERLAY DISTRICT
(HATCHED AREA = 2.45+ ACRES)

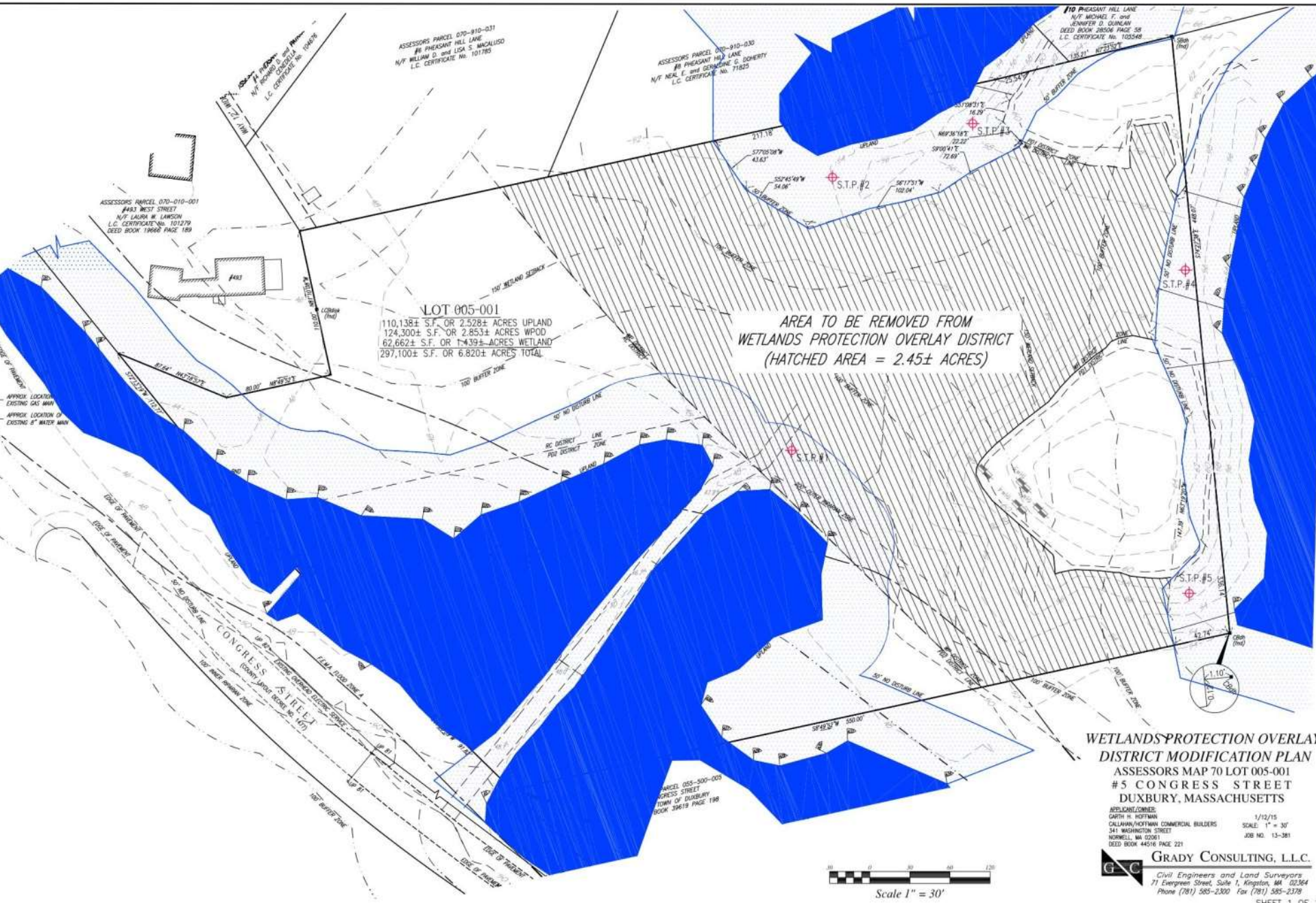
PROTECT OUR CRITICAL WATER RESOURCES

VOTE NO ON ARTICLE 41

UPHOLD THE TOWN BYLAWS:

Duxbury Zoning Bylaw 404.1 defines the Wetlands Overlay District (WPOD)

Wetlands Protection General Bylaw, Chapter 9. Section 22 specifies the important 100' buffer zones.



ASSESSORS PARCEL 070-910-031
#6 PHEASANT HILL LANE
N/T WILLIAM D. and LISA S. MACALUSO
L.C. CERTIFICATE No. 101785

ASSESSORS PARCEL 070-910-030
#8 PHEASANT HILL LANE
N/T NEAL E. and GERMAINE G. DOWNEY
L.C. CERTIFICATE No. 71825

#10 PHEASANT HILL LANE
N/T MICHAEL F. and
JENNIFER D. GUNLAW
DEED BOOK 3856 PAGE 58
L.C. CERTIFICATE No. 100548

ASSESSORS PARCEL 070-010-001
#483 WEST STREET
N/T LAUREN W. LAWSON
L.C. CERTIFICATE No. 101279
DEED BOOK 19668 PAGE 189

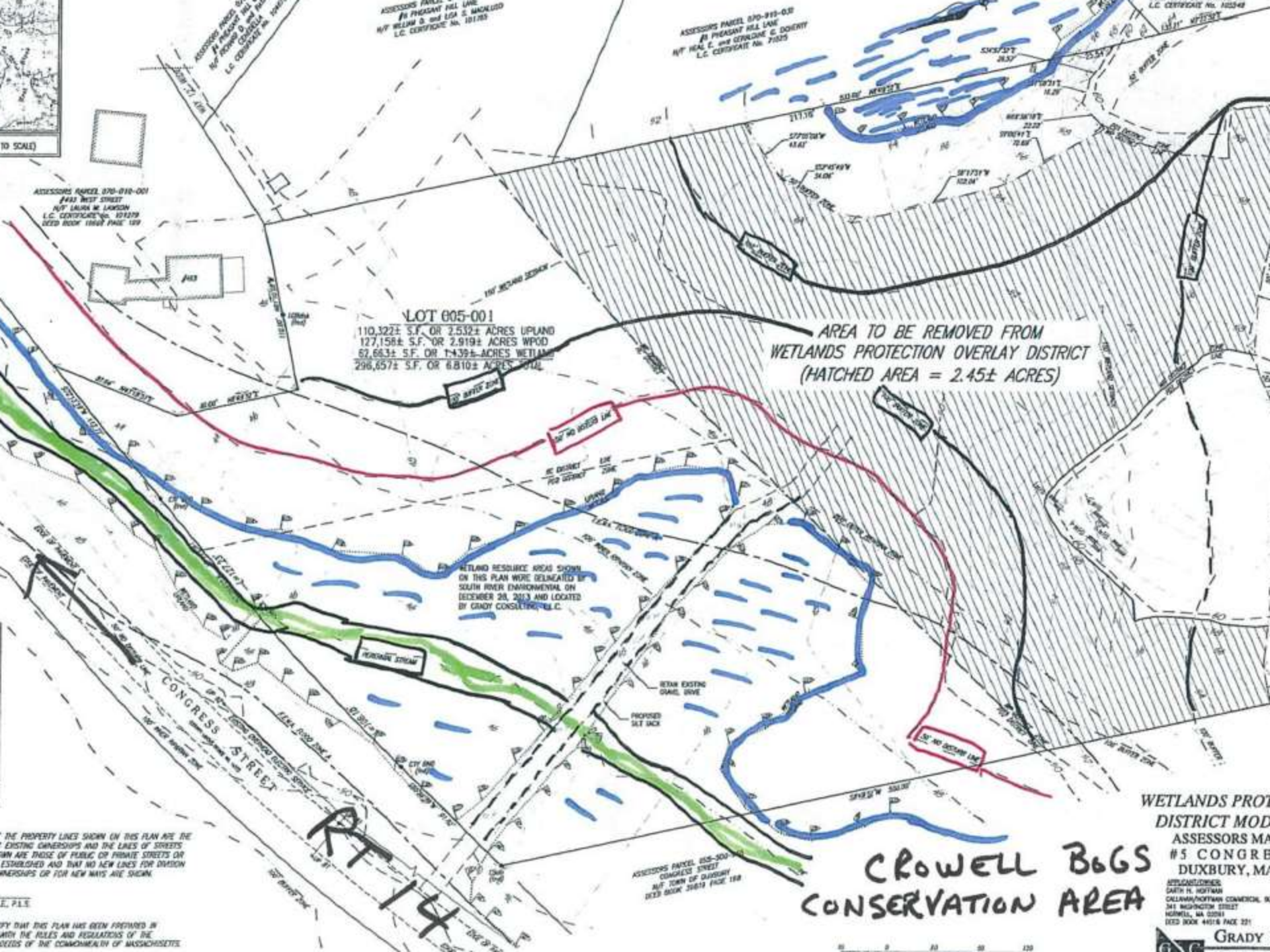
LOT 005-001
110,138± S.F. OR 2.528± ACRES UPLAND
124,300± S.F. OR 2.853± ACRES WPOD
62,662± S.F. OR 1.439± ACRES WETLAND
297,100± S.F. OR 6.820± ACRES TOTAL

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(HATCHED AREA = 2.45± ACRES)

WETLANDS PROTECTION OVERLAY
DISTRICT MODIFICATION PLAN
ASSESSORS MAP 70 LOT 005-001
#5 CONGRESS STREET
DUXBURY, MASSACHUSETTS

APPLICANT/OWNER:
CAROL H. HOFFMAN
1/12/15
SCALE: 1" = 30'
JOB NO. 13-281

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378
SHEET 1 OF



LOT 805-001
110,322± S.F. OR 2.532± ACRES UPLAND
127,158± S.F. OR 2.919± ACRES WPOD
67,663± S.F. OR 1.439± ACRES WETLAND
296,657± S.F. OR 6.810± ACRES TOTAL

AREA TO BE REMOVED FROM
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(HATCHED AREA = 2.45± ACRES)

WETLAND RESOURCE AREAS SHOWN
ON THIS PLAN WERE DELINEATED BY
SOUTH RIVER ENVIRONMENTAL ON
DECEMBER 28, 2013 AND LOCATED
BY CANDY CONSULTING, LLC.

CROWELL BOGS CONSERVATION AREA

WETLANDS PROTECTION
DISTRICT MODIFICATION
ASSESSORS MAP
#5 CONGRESS STREET
DUXBURY, MA

APPLICANT: SETH H. HOFFMAN
CALLAHAN/HOFFMAN COMMERCIAL, INC.
345 WASHINGTON STREET
NORWELL, MA 02061
DEED BOOK 44116 PAGE 221

GRADY

THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE
EXISTING OWNERSHIP AND THE LINES OF STREETS
SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS
OR ESTABLISHED AND THAT NO NEW LINES FOR DIVISION
OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

COPY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS OF THE
COMMISSIONERS OF THE COMMONWEALTH OF MASSACHUSETTS.

GENERAL WPOD BYLAW. CHAPTER 9

22.0 BUFFER ZONES

The 100' buffer zone provides critical protection for Resource Areas.

Buffers greatly reduce the wetlands impact by:

- Moderating storm impact through runoff
- Stabilizing soil and preventing erosion
- Filtering suspended solids, nutrients and harmful toxic substances
- Preventing water pollution
- Reduce the adverse effect of human disturbance
- Absorbs ground water via mature tree at 14 times the rate as grass

WHAT IF THE WPOD WAS ELIMINATED AT 5 CONGRESS ST?

Picture the environmental impact to three important water resources:

- Two houses with thousands square ft. of woodlands cut down
- Driveway 50' wide for two homes
- Four cars driving over the dam and stream
- Two septic systems and leaching fields
- Two private wells – no town water available
- Utilities
- Excavation impact
- Filling impact

From Zoning Board of Appeals minutes summary 7/24/2014

Joe Grady, Town Conservation Commissioner stated:

“Joe Grady explained that the parcel (5 Congress St.) has a significant amount of wetlands and the previous owner (Crowell) put in an agricultural dyke for growing cranberries. He also said that the WPOD replenishes multiple drinking water wells and both the uplands and buffer zones protect the wetlands. Joe Grady believes that any fill in the WPOD will change the hydrology of the area.”

Thanks for listening

Neal Doherty
8 Pheasant Hill Lane