

**Date: December 8, 2014**

*Date Minutes Approved: January 5, 2015*

## **BOARD OF SELECTMEN MINUTES**

**Present:** Shawn Dahlen, Chair; David J. Madigan, Vice Chair; and Theodore J. Flynn, Clerk

**Absent:** None

**Staff:** René J. Read, Town Manager and Nancy R. O'Connor, Executive Assistant

### **CONVENED IN OPEN SESSION –**

**I. CALL TO ORDER** - The meeting was called to order at 7:00PM in the Mural Room.

**II. OPEN FORUM** Nothing brought forward.

**III. NEW BUSINESS**

*Annual renewals of other licenses (i.e., Common Victuallers, Class I & Class II, & other general licenses)*

Mr. Flynn moved that the Board of Selectmen renew annual licenses for the year 2015, which also includes those other licenses previously executed at the December 1, 2014 Board of Selectmen meeting, subject to the receipt of all renewal paperwork and payment of all funds/fees owed to the Town of Duxbury. *(see detailed list kept in Board of Selectmen document file)* Second by Mr. Madigan. Vote: 3:0:0

***Hall's Corner Economic Development Study Market Analysis and Existing Conditions Report presentation / John Bear, Chairman of the Economic Advisory Committee (EAC), and Amanda Chisholm, Regional Planner from the Metropolitan Area Planning Council (MAPC)***

Mr. John Bear, Chairman of the Economic Advisory Committee (EAC), opened the discussion. This started last fall, a year ago, when the EAC asked the planning council for recommendations to revise Hall's Corner. Old Colony Planning Council looked at our area and infrastructure. We also presented to the Highway Safety Committee. The objective is to follow this process ahead. We will breakdown recommendations to prioritize, take the little things we can do right now, and saving larger items for later. The presentation will cover zoning, redevelopment and streetscape and how the area currently looks and how it could look when we see the MAPC presentation. The OCPC study showed that we are old and live in single family houses – that's the market. There are some extremes in age. Our businesses are a bit out of balance for a retail area. The five minute drive market shows \$107m is spent by Duxbury households on household type items (not buying cars, etc.), but \$84m is spent outside of the five minute drive area. It will never be 100% here and we could never replicate that here, but we do need a healthy retail center. There is an untapped market potential. There is a demand for upscale restaurants, hardware/garden centers, and high-end clothing for both men and women. Long term appearance - transportation safety issue – they want to eliminate parking in the intersection (circle) at Hall's Corner and moving Standish Street stop sign closer to the circle by building a small peninsula of curbing. Longer term would be to convert into an official round-a-bout or rotary, but that would take a lot of work. There are suggestions to connect and share adjacent parking lots (such as the ones behind Duxbury Pizza and the liquor store). There is a need for public parking lots to service Standish and Bay Roads. The Marketplace area has plenty of parking. Another positive suggestion is to have a raised crosswalk on Depot Street. Again, a bigger suggestion is converting the center to a round-a-bout or a rotary to control the traffic coming into the circle from all directions. Currently, there is no stop sign coming into the circle from Chestnut Street.

Mr. Bear then introduced Amanda Chisholm, Regional Planner from the Metropolitan Area Planning Council (MAPC) to present their study of the retail businesses, stakeholder outreach, parking, traffic and pedestrian

concerns, signage restrictions and marketing/branding. The major recommendations are pedestrian/biking safety and work to delineate private/public property. The project goal is to create an economic development plan that will serve to enhance and improve Hall's Corner, to broaden the current customer base, support existing businesses, and to create a thriving and walkable business district. This would give Hall's Corner an identity, which would draw people in. Ms. Chisholm continued with her slide show presentation. (*see detailed presentation packet in the Board of Selectmen document files*)

Mr. Madigan asked what the timing would be to implement. Ms. Chisholm recommended that you want to start simple because development takes a while.

Mr. Madigan suggested clarifying traffic patterns would be a priority in preparation for the additional traffic being brought to Duxbury during the Plymouth 400 celebrations.

Mr. Dahlen asked if the MAPC would continue to work with our committees to take the report to an action plan. Ms. Chisholm stated that they could because they are a regional resource. Mr. Bear said too that it would be helpful in terms of legislation.

Mr. Dahlen stated that sometimes going from the study to actually taking action requires additional incentive and resources to prioritize and move forward.

Mrs. Cattina Giumetti, resident and business owner on Standish Street, asked if the Town has made any commitments as far as the landscaping of the common areas, fixing the sidewalks and lighting in Hall's Corner, and if so, where is the money coming from.

Mr. Read stated that he has had these discussions with DPW and we first need to determine who owns what property (public/private), but that they were also waiting for this study to determine a starting point.

Mrs. Giumetti stated that a starting point would be to light Hall's Corner (for light, beauty and safety reasons) and where would the funds come from. Would the town pay or could we get a grant for that. Ms. Chisholm stated that they could look into what grants and other resources are available for infrastructure such as lighting.

Mrs. Anne Antonellis, resident and business owner in Hall's Corner, feels that the communication hasn't been maintained (sidewalk/weeding). She doesn't feel that we need to spend millions of dollars in Hall's Corner if it can't be maintained. She made reference to the new schools and that we are great at spending money, but are we great at maintaining what we have.

Mrs. Giumetti agreed and mentioned the bricks in disrepair on the sidewalk and that we need to maintain what we have.

Mr. Dahlen mentioned that we need to determine the lot lines (public/private).

Mrs. Sue Turley, business owner in the marketplace area on Depot Street, said that there is a predominant opinion that nothing will happen. There is a perception of inactivity in this town.

Mr. Dahlen said that every action starts with a volunteer ball carrier or group, but sometimes the next person doesn't continue. You still need volunteers to motivate action.

Another resident mentioned that there is safety issue around the Dunkin Donuts area because the sidewalk does not continue. She also stated that there is a speeding issue of cars coming from Chestnut Street entering Hall's Corner because there is no stop sign.

Mr. Flynn asked when the Plymouth 400 celebrations start.

Mr. Madigan stated November 2019 through November 2020 and they are expecting 1.3m people to come through Plymouth. Duxbury will be part of the map sending tourists to the Standish and Alden sites. He mentioned that we are putting together a committee to work with the Plymouth 400. He again expressed the need to rectify the intersection at Hall's Corner because that would be a problem for outsiders.

Another resident mentioned expanding the flagpole island and/or painting arrows on the island as a simple solution.

There was further discussion about Hall's Corner traffic, parking, signage and crosswalk issues and the need to rectify.

#### **IV. CONTRACT REVIEW**

*Contract from the Executive Office of Energy and Environmental Affairs in re: Coastal Community Resilience Grant for the purpose of receiving funds for the following project: Coastal Processes Study and Resiliency Recommendations for Duxbury Beach and Bay*

*Contract from the Executive Office of Energy and Environmental Affairs in re: Coastal Pollutant Remediation (CPR) Grant Program for the purpose of receiving funds for the following project: Bay Road Best Management Practices Construction - Phase III*

Mr. Joe Grady, Conservation Administrator, was happy to present these contracts awarded to the Town of Duxbury. The Coastal Community Resilience Grant in the amount of \$206,250 will cover long range planning on the beach. The CPR grant in the amount of \$125,000 will cover the final phase of work to treat storm water before it enters the bay. Now we can complete Bay Road.

A resident (11 Washington Street) mentioned water flow and drainage issues at the beginning of Washington Street. She will reach out to DPW.

Mr. Flynn moved that the Board of Selectmen execute agreements between the Town of Duxbury and the Executive Office of Energy and Environmental Affairs regarding the Coastal Community Resilience Grant and the Coastal Pollutant Remediation (CPR) Grant. Second by Mr. Madigan. Vote: 3:0:0

#### **V. TOWN MANAGER'S REPORT**

Mr. Read stated that he informed his counterpart in Plymouth of our new Duxbury Friends of the Plymouth 400 committee (DFP-400). Appointments will be made at the next Selectmen's meeting. At the next Selectmen's meeting on Monday, December 15, the warrant will be voted to close (approximately 44 articles) and that the budget will be presented.

A resident did ask how to arrange for a presentation at the Annual Town Meeting regarding the Wright Building and thanking the CPC. She was instructed to reach out to Moderator Friend Weiler.

#### **VI. COMMITTEE APPOINTMENT/RE-APPOINTMENTS/RESIGNATION**

None were presented.

**VII. ONE-DAY LIQUOR LICENSE REQUESTS** None were presented.

**VIII. EVENT PERMITS** None were presented.

**IX. MINUTES**

Executive Session Minutes: none

Open Session Minutes: 11-24-14 & 12-01-14 Selectmen Minutes –DRAFT

Mr. Flynn moved that the Board of Selectmen approve the 11-24-14 and 12-01-14 Selectmen’s Minutes Open Session, as drafted. Second by Mr. Madigan. Vote: 3:0:0

**X. ANNOUNCEMENTS**

1. **Friends of the Council on Aging - Black Tie Bingo** – Saturday, January 24, 2015 from 6pm – 11pm at the Senior Center located at 10 Mayflower Street.
2. **Transfer Station and Recycling Center Holiday Hours** - Wednesday, December 24 – Open 8am to Noon; Closed December 25 – Christmas Day; Friday, December 26 – Open 8am – 4pm; Wednesday, December 31 – Open 8am – 4pm; Closed January 1, 2015 – New Year’s Day; Friday, January 2 – Open 8am – 4pm
3. **Next Scheduled Selectmen’s Meeting: Monday, December 15, 2014**

**XI. ADJOURNMENT**

At approximately 8:05pm Mr. Dahlen moved that the Board adjourn Open Session. Second by Mr. Madigan. Vote: 3:0:0

**XII. EXECUTIVE SESSION**

**VOTE TO ENTER EXECUTIVE SESSION**

Mr. Flynn then moved that the Board of Selectmen enter into an Executive Session for the purpose of considering the purchase, exchange, taking, lease or value of real property, if so declared by the Chair that an open meeting may have a detrimental effect on the negotiating position of the public body in accordance with Mass. General Laws chapter 30A, section 21. This Executive Session will adjourn when completed and *will not* reconvene in Open Session. Second by Mr. Madigan.

As Chair, Mr. Dahlen declared that an open meeting may have a detrimental effect on the Town’s litigating position so it is necessary for the matter to be discussed in Executive Session.

**ROLL CALL VOTE:** Mr. Flynn ---aye; Mr. Madigan---aye; and Mr. Dahlen---aye

*Minutes respectfully submitted by Nancy O’Connor*

*LIST OF DOCUMENTS (documents are kept in the Board of Selectmen files)*

- 1) Agenda
- 2) Hall’s Corner Economic Development Study Market Analysis by MAPC
- 3) Two Contracts re: Coastal Community Resilience Grant and Coastal Pollutant Remediation Grant
- 4) Draft Minutes, Board of Selectmen Open Session November 24, 2014 and December 1, 2014.
- 5) Announcements