



Town of Duxbury Massachusetts Planning Board

Minutes 10/26/09

The Planning Board met in the Duxbury Town Hall, Lower Level, Small Conference Room on Monday, October 26, 2009 at 7:00 PM.

Present: Amy MacNab, Chairman; John Bear, Vice-Chair; Brendan Halligan, Clerk; Josh Cutler, Cynthia Ladd Fiorini, Harold Moody and George Wadsworth.

Absent: No one was absent.

Staff: Thomas Broadrick, Planning Director; and Diane Grant, Administrative Assistant.

Ms. MacNab called the meeting to order at 7:04 PM.

OPEN FORUM

Alternative Energy Committee: Mr. Cutler encouraged Board members to attend next week's Alternative Energy Committee presentation of a Wind Facilities Bylaw draft to the Zoning Board of Appeals (ZBA). Ms. MacNab agreed that it will be beneficial to have both the Planning Board and ZBA members present.

Affordable Housing Bylaw: Mr. Wadsworth requested that the Board consider sponsoring an Affordable Housing Bylaw for Annual Town Meeting 2011 that would encourage the development of affordable housing outside the Chapter 40B comprehensive permit process. The Planning Board would be the Special Permit Granting Authority, not the Zoning Board of Appeals. Waivers such as density could be embedded in Zoning Bylaws or granted through conditions.

Ms. MacNab asked what the benefit would be to developers, and Mr. Wadsworth responded that some developers who will not go through the Chapter 40B process may consider going through this process instead. Ms. MacNab stated that it would be crucial for any proposal to be supported by the Comprehensive Plan.

Mr. Wadsworth stated that an affordable housing bylaw could allow for condominiums in a large captain's house to allow more intensive use. Ms. MacNab reported that it is already happening in the town of Duxbury. Mr. Broadrick noted that condominiums are not allowed under current zoning regulations. Staff was directed to look into the history of properties located on Josselyn Avenue and the corner of Washington Street and Harrison Street.

Community Preservation Committee (CPC): Mr. Bear reported that the CPC expects to receive eight or nine proposals for funding through Annual Town Meeting 2010, including two from the Local Housing Partnership, the Town of Duxbury for Old Town Hall, and Crossroads for Kids historical

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barn. Funding for purchasing open space is also proposed. Ms. MacNab suggested that she would rather see the CPC saving funds than approving all spending proposals regardless of merit.

Open Space Committee: Ms. Ladd-Fiorini reported that the Open Space Committee is hosting a Fall Foliage Fiesta at Lansing Bennett Forest on November 8, 2009 at 1:00 PM.

95 Tremont Street (Medical Building): Mr. Broadrick reported that although Dr. Oliver was told that he could attend tonight's meeting, the Planning office has not heard back from him. Dr. Oliver's special permit is valid through October 2010. If a Lot Coverage bylaw does not go forward, it is Mr. Broadrick's understanding that Dr. Oliver will complete the project according to his special permit and Site Plan Review decisions, with pavers on the rear parking lot and an underground filtration bladder to capture runoff. Mr. Wadsworth reported that there is still some illegal parking at the site.

Freeman Farms: Mr. Wadsworth reported that there is some loam that has not been stabilized on a hillside of a construction lot. Mr. Broadrick offered to inspect the site.

As-Built Review: Bayside Marine Corp. 441 & 433 Washington Street / Periwinkle Realty Corp. (J.R. Kent): Mr. Broadrick advised the Board that Mr. Kent has requested that the As-Built Review be postponed until November 9, 2009.

WORK SESSION

Comprehensive Plan Update: Board members reviewed Sections 1-3. Mr. Broadrick reported that the Build-Out analysis should not affect any conclusions. Numbers will be updated for Sections 1-3 by the next Board meeting, November 9, 2009. Board members reviewed the wording of Sections 1-3, page by page, and made some revisions.

Annual Town Meeting 2010 Potential Zoning Articles: Board members reviewed a list of potential articles to be sponsored by the Planning Board, and also reviewed a schedule for the Town Meeting warrant article process. Board members received copies of the two proposed Wind Facilities bylaws for review in advance of next week's joint meeting with the Alternative Energy Committee and Zoning Board of Appeals.

OTHER BUSINESS

Draft Planning Board Annual Report: Board members reviewed the document and made revisions.

Meeting Minutes:

MOTION: Mr. Cutler made a motion, and Mr. Halligan provided a second, to approve meeting minutes of September 14, 2009 as written.

VOTE: The motion carried, 4-0-3, with Mr. Bear, Ms. Ladd-Fiorini and Mr. Moody abstaining.

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MOTION: Mr. Wadsworth made a motion, and Mr. Cutler provided a second, to approve meeting minutes of September 28, 2009 as amended.

VOTE: The motion carried, 5-0-2, with Mr. Halligan and Mr. Moody abstaining.

ADJOURNMENT

The Planning Board meeting adjourned at 9:55 PM. The next meeting of the Planning Board will take place on Monday, November 9, 2009 at 7:00 PM at Duxbury Town Hall, Small Conference Room, lower level.