



Town of Duxbury Massachusetts Planning Board

Minutes 11/09/09

The Planning Board met in the Duxbury Town Hall, Lower Level, Small Conference Room on Monday, November 9, 2009 at 7:00 PM.

Present: John Bear, Vice-Chair; Brendan Halligan, Clerk; Harold Moody and George Wadsworth.

Absent: Amy MacNab, Chairman; Josh Cutler, Cynthia Ladd Fiorini; and Thomas Broadrick, Planning Director.

Staff: Diane Grant, Administrative Assistant.

Mr. Bear called the meeting to order at 7:09 PM.

OPEN FORUM

Adams Court, Washington Street: Ms. Grant reported that the applicant, Mr. Hinkley, is considering submitting a two-lot subdivision through the Approval Not Required (ANR) process, and is also planning to file for a special permit for inclusionary housing since the sixth and seventh lots would be created on the site.

Annual Town Meeting Articles 2010: Mr. Wadsworth requested that proposed warrant articles be included in the next meeting packet so that the Board will have an opportunity to review them before they are submitted to the Board of Selectmen on December 8, 2009.

OTHER BUSINESS

Meeting Minutes: Because the applicant's representative for a Zoning Board of Appeals referral had not arrived yet, the Board addressed other business, including outstanding meeting minutes.

MOTION: Mr. Wadsworth made a motion, and Mr. Halligan provided a second, to approve meeting minutes of June 4, 2007 as written.

VOTE: The motion carried, 3-0-1, with Mr. Moody abstaining.

MOTION: Mr. Wadsworth made a motion, and Mr. Moody provided a second, to approve meeting minutes of July 9, 2007 and October 26, 2009 as written.

VOTE: The motion carried unanimously, 4-0.

878 Tremont Street, Duxbury, MA 02332; Telephone: 781-934-1100 x 148; Fax: 781-934-1137

The mission of the Town of Duxbury is to deliver excellent services to the community in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community and preserve the unique character of our town.

MOTION: Mr. Wadsworth made a motion, and Mr. Halligan provided a second, to release executive session meeting minutes of June 11, 2007 and September 24, 2007, which had previously been approved by the Board.

VOTE: The motion carried unanimously, 4-0.

ZBA REFERRAL: 21 CHESTNUT STREET / GRIFFIN

Atty. Phillip Markella was present to represent a special permit amendment to alter an existing two-story garage adjacent to the main office building for additional office space. Atty. Markella stated that the intent is to reconstruct the outbuilding by enlarging it and adding a second story. Mr. Bear asked if it would be a tear-down and rebuild, and Atty. Markella responded that they would like to keep as much of the existing building intact as possible.

Mr. Bear asked how the space would be utilized and what additional parking would be included. Atty. Markella responded that parking should not change. The first floor of the new structure will be used for storage, and the second floor will be used as additional office space for employees who will be required at times to work late, so a shower and kitchen space may be needed.

Mr. Bear noted that, reviewing architectural plans, it appears that the design is for a three-bedroom, two bathroom apartment on the second floor. Atty. Markella responded that the space is not to be used for residential purposes, noting that his client would not object to continued restrictions on his special permit that would preclude residential use.

Mr. Moody noted that, according to the applicant's original Administrative Site Plan Review dated August 21, 2006, future modification may require additional parking spaces. Mr. Wadsworth calculated that, with proposed additional office space totalling over 1,000 square feet, three additional parking spaces would be required, according to Zoning Bylaws Section 603.4 (one parking space per every 300 square feet of office space). Mr. Wadsworth advised Atty. Markella that adding three additional parking spaces may cause site coverage issues.

Mr. Bear stated that according to the 2006 Site Plan Review, substantial changes would require another Administrative Site Plan Review (ASPR) application, noting that the proposed revisions would trigger ASPR. Atty. Markella stated that he had anticipated that ASPR would be required.

Mr. Bear asked whether Atty. Markella would prefer to proceed, which would result in a long list of issues in the Board's recommendation to the Zoning Board of Appeals (ZBA), or if he would rather submit revised plans that the Planning Board could review at its next meeting, November 23, 2009. Atty. Markella agreed to submit revised plans by November 16, 2009. Mr. Moody suggested that a site plan should be submitted that shows existing and proposed parking and coverage calculations. The architectural floor plans should also be revised to correct room labeling.

ADJOURNMENT

The Planning Board meeting adjourned at 7:58 PM. The next meeting of the Planning Board will take place on Monday, November 23, 2009 at 7:00 PM at Duxbury Town Hall, Small Conference Room, lower level.

878 Tremont Street, Duxbury, MA 02332; Telephone: 781-934-1100 x 148; Fax: 781-934-1137