



Town of Duxbury Massachusetts Planning Board

Approved 10/17/11

TOWN CLERK
11 OCT 26 AM 11:38
DUXBURY, MASS.

Minutes 09/26/11

The Planning Board met at the Duxbury Town Hall, Small Conference Room, on Monday, September 26, 2011 at 7:00 PM.

Present: George Wadsworth, Vice-Chairman; John Bear, Josh Cutler, and Brian Glennon.
Absent: Amy MacNab, Chairman; Cynthia Ladd Fiorini, Clerk; and Jennifer Turcotte.
Staff: Thomas Broadrick, Planning Director; and Diane Grant, Administrative Assistant.

Mr. Wadsworth called the Planning Board meeting to order at 7:012 PM.

OPEN FORUM

Alternative Energy Committee: Mr. Cutler reported that the Alternative Energy Committee received four bids to enter a long-term lease for a project that would utilize a capped landfill on Mayflower Street to install solar arrays.

Open Space Committee: Mr. Glennon reported that Open Space Committee members have decided to pursue with the Board of Selectmen a proposal to change the committee's official name from "Open Space and Recreation Committee" to "Open Space Committee." Mr. Wadsworth advised that it may require Town Meeting approval. Mr. Glennon also reported that the Open Space Committee is hosting its annual fall event on Saturday, October 22, 2011 at Keene's Mill at 9:00 AM.

SUSTAINABLE PLANNING DISCUSSION: BARRY KEPPARD, METROPOLITAN AREA PLANNING COUNCIL (MAPC)

Present for the discussion was Mr. Barry Keppard, MAPC Regional Planner. Mr. Broadrick reminded Board members that they had previously decided not to become a MetroFutures consortium member; however, the town does not need to be part of the consortium in order to participate in sustainable energy activities.

Mr. Keppard explained how the MAPC works, noting that it holds monthly meetings and collaborates in shared projects on local issues such as parking and coastal flooding. He stated that he also serves as a resource for any questions on updates to local and state zoning issues. Recently the MAPC offered a Local Energy Assistance grant that provided two-year funding for a MAPC staff person to work with local Planning Boards. In addition, the MAPC has received federal grants totaling over \$4 million for Sustainable Communities grants.

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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.

The discussion was temporarily delayed by the arrival of Town Counsel and subsequent vote by the Board to enter Executive Session, to resume Open Session afterwards. Open session closed at 7:18 PM and resumed at 8:18 PM.

After Open Session resumed, Mr. Keppard re-entered the meeting and Mr. Wadsworth asked about stormwater management. Mr. Keppard informed Board members about MS-4, the next generation of stormwater permitting that will most likely lead to requirement of stormwater regulations in the future. Mr. Wadsworth noted that a grant has been funded to allow the town to codify the location of stormwater drainage outfalls and the DPW Director has hired Amory Engineers to do the work. However, no water quality standards have been set. Mr. Keppard speculated that they will probably be required at some point in the future.

Mr. Keppard noted that a DLT A (Direct Local Technical Assistance) grant was awarded to the towns of Duxbury, Kingston and Marshfield to address coastal issues that may have an impact on the region or infrastructure. It focuses on a hazard mitigation approach that may lead to regional and state funding.

Mr. Cutler noted that at an earlier meeting Board members pondered whether the town of Duxbury should be in the MAPC or Old Colony Planning Council. Duxbury is the southernmost town in the MAPC region which centers around Boston. He noted that the Board does not consider the town as a Boston suburb. In addition, Board members were not convinced of the effectiveness of the MetroFutures program.

Mr. Keppard noted that another DLT A grant will be awarded within the next year in order to provide opportunities for communities to work together to resolve shared issues such as parking or coastal flooding. Mr. Wadsworth asked about saltwater issues related to coastal barrier protection, and Mr. Keppard offered to look into the matter.

Mr. Keppard concluded by noting the advantages to the town of being within an MAPC region with many resources. Mr. Broadrick noted that the MAPC recently produced a Pre-Disaster Mitigation Plan for the town.

Board members thanked Mr. Keppard for attending tonight's meeting.

ZBA VARIANCE REFERRAL: 40 ANCHORAGE LANE / WILDLANDS TRUST OF SOUTHEASTERN MASSACHUSETTS

Board members reviewed this re-submission of a variance permit. The Zoning Board of Appeals (ZBA) granted a variance in February 2011, and afterwards it came to the attention of the applicant that an amendment was needed regarding the timing of a proposed conservation restriction.

MOTION: Mr. Bear made a motion, and Mr. Glennon provided a second, to defer judgment to the Zoning Board of Appeals regarding a variance application for 40 Anchorage Lane / Wildlands Trust of Southeastern Massachusetts, noting that the holder of the previously-approved conservation restriction has changed.

DISCUSSION: Mr. Glennon noted that change in ownership of the conservation restriction is a potentially significant change because a third party would be enforcing a restriction and therefore enforcement is much less likely. Mr. Bear agreed that this could be noted.

Ms. Grant reminded Board members that they signed an ANR Plan of Land for this property in May 2011, and Mr. Broadrick noted that this could be added to the memorandum to the ZBA.

VOTE: The motion passed unanimously, 4-0.

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OTHER BUSINESS

Meeting Minutes:

MOTION: Mr. Bear made a motion, and Mr. Cutler provided a second, to approve meeting minutes of August 15, 2011 and September 12, 2011 as amended.

VOTE: The motion passed unanimously, 4-0.

ADJOURNMENT

The Planning Board meeting adjourned at 9:00 PM. The next Planning Board meeting will take place on Monday, October 3, 2011 at 7:00 PM at Town Hall, Small Conference Room, lower level.

MATERIALS REVIEWED FOR OPEN SESSION

- Email from B. Keppard dated 08/17/11
- "Sustainable Communities Introduction and Background" dated 09/19/10 from MAPC web site
- ZBA Referral materials submitted by the ZBA on 09/09/11
- Email from K. Gray of Wildlands Trust to S. Lambiase dated 08/18/11 re: reason for variance modification for 40 Anchorage Lane
- ZBA variance decision dated 02/03/11 re: 40 Anchorage Lane
- Meeting minutes of 08/15/11
- Meeting minutes of 09/12/11
- Draft Annual Town Report
- Memo from DHCD dated 09/02/11 re: SHI Update
- ZBA Decision re: 27 Sunset Road / Plotkin
- David S. Cutler Forest Dedication 09/30/11

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