



Town of Duxbury Massachusetts Planning Board

Approved 08/10/2016

TOWN CLERK
2013 AUG 11 AM 9:42
DUXBURY, MASS.

Minutes 05/20/13

The Planning Board met at the Duxbury Town Hall, Small Conference Room, on Monday, May 20, 2013 at 7:00 PM.

No record is available of the Planning Board members present or absent at this Planning Board meeting. Members of the Planning Board at that time were: George Wadsworth, Chairman; Brian Glennon, Vice Chairman; Cynthia Ladd Fiorini, Clerk; John Bear, Scott Casagrande, and Jennifer Turcotte.

Staff: Thomas Broadrick, Planning Director.

Absent: Diane Grant, Administrative Assistant.

APPROVAL NOT REQUIRED PLAN OF LAND: 281 CONGRESS STREET / JOHNSON

The applicant proposed to divide a property into two lots on land that abuts a pond. Although the plan submitted showed ample frontage, part of that frontage on the new lot was over the water. An extension form signed by the applicant's representative, Mr. Brad McKenzie of McKenzie Engineers, and Planning Board members and stamped with Town Clerk on May 21, 2013 shows that the discussion of this ANR was continued to the next Planning Board meeting on June 3, 2013. No record of Planning Board discussion or votes is available.

INFORMAL ADMINISTRATIVE SITE PLAN REVIEW: BERTRAM RETREAT CENTER, 21 HARDEN HILL ROAD / SOCIETY OF SAINT MARGARET

The applicants proposed to construct an addition to an existing structure for the purpose of expanding an existing retreat facility. Although it is an exempt use as a religious facility, the applicants requested to come before the Planning Board as a courtesy. No record of Planning Board discussion or votes is available.

COVENANT, HOMEOWNERS' ASSOCIATION AND MYLAR SIGNATURES FOR DEFINITIVE SUBDIVISION: CAPE VERDE TERRACE / DRIVER

The Planning Board had approved this subdivision in July 2012 and the applicants were finalizing the paperwork. Mylars were to be provided at meeting for Planning Board endorsement. No record of Planning Board discussion or votes is available.

EXECUTIVE SESSION REGARDING MATTERS OF PENDING LITIGATION: 16 HOUNDS DITCH LANE / LILIENTHAL

No record is available of the vote to recess the Planning Board meeting and enter into Executive Session, or of the vote to return to Open Session. See Planning Board minutes for the Executive Session on May 20, 2013.

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.

ZBA REFERRAL FOR SPECIAL PERMIT: 27 PRISCILLA AVENUE / CASEY

The Planning Board reviewed and discussed ZBA Referral – Case #2013-0008 to demolish a pre-existing nonconforming structure and construct a single-family dwelling with attached garage, encroaching into the side setback and exceeding the allowable coverage. The Planning Board voted (4-2) to recommend APPROVAL to the Zoning Board of Appeals regarding this special permit.

DISCUSSION: POTENTIAL MEETING WITH ZONING BOARD OF APPEALS

The Planning Board chairman had requested a three-year history of ZBA referrals for which the Planning Board recommended “DENIAL.” Staff also provided a sampling of pertinent case law.

RECOMMENDATION: PLANNING BOARD REPRESENTATIVE TO COMMUNITY PRESERVATION COMMITTEE

At the Planning Board meeting on March 25, 2013 it had been suggested to defer this appointment recommendation until a later date. At this meeting the Planning Board recommended the appointment of Cynthia Ladd Fiorini to the Community Preservation Committee for consideration by the Board of Selectmen for a term that was to expire on June 30, 2013.

OTHER BUSINESS

The Planning Board approved meeting minutes of April 22, 2013. No record of the vote is available.

ADJOURNMENT

No record is available for the adjournment of the Planning Board meeting.

MATERIALS REVIEWED**ANR Plan of Land: 281 Congress Street / Johnson**

- ANR application and plan submitted 04/24/13
- Vision GIS map, aerial map, property card, and Pictometry orthophoto
- Original Town Wetlands & Watersheds map dated January 1969

Informal ASPR: Bertram Retreat Center, 21 Harden Hill Road / Society of Saint Margaret

- Proposed site plans submitted 05/13/13
- Vision GIS map, aerial map, property card, and Pictometry orthophoto
- Public meeting notice (to be published in *Duxbury Clipper* on 05/15/13)
- Letter from applicants mailed to abutters within 500 feet
- Letter from K. & F. Francis (*undated*) submitted 05/15/13

Covenant, Homeowners' Association and Mylar Signatures for Definitive Subdivision: Cape Verde Terrace / Driver

- Planning Board Covenant dated 03/25/13 (submitted 05/07/13)
- Cape Verde Terrace, Duxbury, Massachusetts, Declaration of Covenants and Restrictions submitted on 05/07/13

ZBA Referral for Special Permit: 27 Priscilla Avenue / Casey

- ZBA plans and materials submitted on 05/07/13
- Vision GIS map, aerial map, property card, and Pictometry orthophoto

TOWN CLERK
2013 AUG 11 AM 9:42
DUXBURY, MASS.

PLANNING BOARD MINUTES

Date: May 20, 2013

Page 3 of 3

Approved 08/10/2016

Discussion: Potential Meeting with Zoning Board of Appeals

- ZBA Referrals w/ PB "DENIAL" Recommendation, 2010-Present
- Goldhirsh v McNear dated 1992
- Bjorklund v Norwell ZBA dated 2008

Recommendation: Planning Board Representative to Community Preservation Committee

- PB minutes of 03/25/13
- Planning Board Committee Appointments as of 04/01/13

Other Business

- Meeting minutes of 04/22/13
- ZBA Decision: 2 Pheasant Hill Lane / Wieners
- ZBA Decision: 57 Delorenzo Drive / Coonan
- ZBA Decision: 23 Harrison Street / Baraky
- Construction Cost Estimates for April 2013

TOWN CLERK
2013 AUG 11 AM 9:42
DUXBURY, MASS.

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.