



# Town of Duxbury Massachusetts Planning Board

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DUXBURY, MASS.

## Minutes 05/19/14

The Planning Board met on Monday, May 19, 2014 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Small Conference Room.

Present: George Wadsworth, Chairman; Brian Glennon, Vice Chairman; Cynthia Ladd Fiorini, Clerk; John Bear, Scott Casagrande, Jennifer Turcotte, and David Uitti.

Absent: No one was absent.

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

Mr. Wadsworth called the meeting to order at 7:00 PM.

### OPEN FORUM

Zoning Bylaw Review Committee (ZBRC): Mr. Casagrande reported that Ms. Judi Barrett, ZBRC chair, has asked if the Planning Board would like to address the Residential Conservation Cluster Bylaw separate from the ZBRC review. Mr. Wadsworth stated that this topic could be added to the next Planning Board agenda.

Hall's Corner Study: Mr. Bear reported that the Economic Advisory Committee (EAC) has been granted funding for a Hall's Corner study from both regional planning agencies: the Old Colony Planning Council and the Metropolitan Area Planning Council. At its next meeting the EAC will be discussing how to allocate those funds between the two grants.

Change to Planning Board Agenda: Mr. Broadrick stated that on advice from Town Counsel, the agenda topic of "Discussion of a Building Permit for 0 Summerhouse Lane / Baldwin" will not be addressed and the Planning Board has been advised not to discuss the topic. Mr. John Baldwin asked why the topic was on the Planning Board agenda, and Mr. Wadsworth stated that he had placed it on the agenda in error. Mr. Baldwin stated that this situation arose from Mr. Broadrick reviewing a building permit, calling it "outrageous." Ms. Susan Curtiss asked what they are to do, and Mr. Wadsworth responded that they should discuss the matter with Mr. Scott Lambiase, Director of Municipal Services.

### ANR PLAN OF LAND: 0 CONGRESS STREET / HOFFMAN

Present for the application was the applicant, Mr. Garth Hoffman. Board members reviewed the ANR application and materials submitted on May 8, 2014. Mr. Broadrick informed the Planning Board members that the applicant's representative, Atty. Robert W. Galvin, had sent an email on May 15, 2014 requesting to withdraw the ANR application. The email stated that the applicant intends to proceed instead with a Town Meeting article to remove the Wetlands Protection Overlay District from the property.

**MOTION:** Ms. Ladd Fiorini made a motion, and Ms. Turcotte provided a second, to accept without prejudice the applicant's request to withdraw an Approval Not Required Plan of Land entitled, "Plan of Land, Congress Street, Duxbury, Massachusetts," dated April 28, 2014, prepared by Grady Consulting, L.L.C., 71 Evergreen Street, Suite 1, Kingston, MA 02364, stamped and signed by Peter E. Tuttle, RPLS, scale 1" = 40' - 1 sheet.

**VOTE:** The motion carried unanimously, 7-0.

## ADJOURNMENT

The Planning Board meeting adjourned at 7:12 PM. The next Planning Board meeting will take place on Monday, June 9, 2014 at 7:00 PM at the Duxbury Town Hall.

## MATERIALS REVIEWED

### ANR Plan of Land: 0 Congress Street / Hoffman

- ANR application, materials, and plan submitted on 05/08/14
- Vision GIS map, aerial photo, Assessor's property card, and Pictometry orthophoto
- Memo from G. Wadsworth to S. Zoltowski dated 05/06/14 re: PB referral for appeal of building permit
- Portion of plan submitted for ZBA appeal with colored highlights showing wetland / upland and edge of pavement
- Excerpts from ANR Handbook dated September 2010

### Discussion of Building Permit for 0 Summerhouse Lane / Baldwin

- Email from S. Lambiase to A. Krieger dated 05/08/14
- ANR plan dated 11/26/07 and endorsed by PB on 12/03/07
- 81X plan dated 03/05/06

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