



Town of Duxbury Massachusetts Planning Board

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15 MAR -9 AM 11:43
DUXBURY, MASS.

Minutes 12/08/14

The Planning Board met on Monday, December 8, 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: Thomas Broadrick, Planning Director.

Staff: Diane Grant, Administrative Assistant; and Samuel Vandewater, Planning Department Intern.

Mr. Wadsworth called the meeting to order at 7:02 PM.

JOINT MEETING WITH BOARD OF SELECTMEN AND ECONOMIC ADVISORY COMMITTEE IN MURAL ROOM: METROPOLITAN AREA PLANNING COUNCIL (MAPC) PRESENTATION ON HALL'S CORENER STUDY PHASE 2

MOTION: Mr. Bear made a motion, and Ms. Ladd Fiorini provided a second, to recess the Planning Board meeting to attend a Metropolitan Area Planning Council presentation on Hall's Corner at the Board of Selectmen's meeting in the Mural Room.

VOTE: The motion carried unanimously, 7-0.

Therefore, the Planning Board meeting was recessed at 7:03 PM

RETURN TO OPEN SESSION IN SMALL CONFERENCE ROOM / OPEN FORUM

Planning Board members returned to the Small Conference Room and Mr. Wadsworth re-opened the Planning Board meeting at 7:53 PM. He invited any Open Forum items.

Zoning Bylaw Review Committee (ZBRC): Mr. Casagrande reported that the ZBRC has three placeholders on the Annual Town Meeting 2015 warrant:

- Residential Conservation Cluster Zoning Bylaw
- Clarification of what can / cannot be done on pre-existing nonconforming lots
- Move Inclusionary Housing Zoning Bylaw from RCC to Planned Development.

PERFORMANCE BOND REDUCTION, DEFINITIVE SUBDIVISION: MACFARLANE FARMS, OFF HIGH STREET / MACFARLANE FARMS REALTY, LLC

No one was present to represent the applicants, who had established a cash performance bond in January 2014 in the amount of \$19,800.00. Board members reviewed a letter from Mr. Justin Lamoureux of Horsley Witten Group, the town’s consulting engineer with an estimate for completion of \$10,260.00.

MOTION: Mr. Uitti made a motion, and Ms. Turcotte provided a second, to reduce the MacFarlane Farms Definitive Subdivision performance bond by \$9,540.00 in order to retain at least \$10,260.00 in the performance bond account.

VOTE: The motion carried unanimously, 7-0.

ANR PLAN OF LAND: 228 SURPLUS STREET & 70 FAIRWAY LANE / CORCORAN & DUXBURY YACHT CLUB

Board members reviewed this ANR proposal for a land swap that would result in bringing side setbacks into zoning compliance on a pre-existing nonconforming lot. Mr. Bear disclosed that he is a member of the Duxbury Yacht Club but is not involved in any committee that deals with land.

Mr. Jack Corcoran was present as the property owner at 228 Surplus Street. Mr. Wadsworth asked if a Duxbury Yacht Club representative was present, and Mr. Corcoran reported that he had advised the Duxbury Yacht Club representative, Ms. Kathy Muncey, that she did not need to attend.

MOTION: Mr. Glennon made a motion, and Mr. Casagrande provided a second, to endorse a plan of land entitled, “228 Surplus Street, Plot Plan of Land in Duxbury, Massachusetts, Plymouth County, Prepared for Jeffrey Corcoran” dated November 17, 2014, prepared by DGT Survey Group, 803 Summer Street, 1st Floor, Boston, MA 02127, stamped and signed by Michael A. Clifford, RPLS on November 25, 2014, scale 1” = 30’ as not requiring approval under Subdivision Control Law.

VOTE: The motion carried unanimously, 7-0.

Planning Board members endorsed the mylar and two paper copies of the ANR plan, with the mylar to be recorded at the Plymouth County Registry of Deeds.

15 MAR -9 AM 11:13
DUXBURY MASS.
TOWN CLERK

ANR PLAN OF LAND: 0 & 907 TREMONT STREET / MILES (ALFIERI) & NASS

Board members reviewed this ANR proposal that they had directed the applicant to submit in order to match lot lines on proposed Definitive Subdivision plans for an application currently under Planning Board review. Present for the discussion were the applicants’ representatives, Mr. Daniel Orwig of Orwig Associates and Atty. Lee Alfieri.

Mr. Wadsworth noted that original lot lines are not shown on the plans. Mr. Orwig noted that the owner is the same on both properties. Mr. Wadsworth asked if the deed is based on the prior ANR plan, and Atty. Alfieri stated that there is no deed at this point for the proposed lot lines.

MOTION: Mr. Glennon made a motion, and Mr. Uitti provided a second, to endorse a plan of land entitled, “Reconfigured Approval Not Required Plan for Loren C. Nass Jr. & Lee P. Alfieri, Esq.,” dated November 17, 2014, prepared by Orwig Associates, 9 South Pasture Lane, P.O. Box 2132, Duxbury, MA 02331, signed and stamped by Neil J. Murphy, RPLS on November 17, 2014, scale 1” = 40’ as not requiring approval under Subdivision Control Law.

VOTE: The motion carried 6-0-1, with Mr. Bear abstaining.

878 Tremont Street, Duxbury, MA 02332; Telephone: 781-934-1100 x 5476; www.town.duxbury.ma.us/planning

Planning Board members endorsed the mylar and two paper copies of the ANR plan, with the mylar to be recorded at the Plymouth County Registry of Deeds. The continued public hearing for the Definitive Subdivision application is scheduled for January 26, 2015 at 7:05 PM.

MYLAR ENDORSEMENT, DEFINITIVE SUBDIVISION: GUDRUN WAY, OFF FRANKLIN STREET / BARTLETT

Board members endorsed the mylars and three sets of Definitive Subdivision plans approved at the Planning Board meeting on October 27, 2014, with no appeal filed.

OPEN MEETING LAW AND EMAIL COMMUNICATIONS

Mr. Wadsworth reminded Planning Board members that they should not use email or social media to talk about Planning Board matters. He urged Planning Board members to attend any future workshops on the Open Meeting Law. He stated that Planning Board members may email the Planning Department staff but should not 'reply to all' Planning Board members when addressing Planning Board matters.

OTHER BUSINESS

Planning Board Meeting Schedule: Planning Board members reviewed a meeting schedule for January through March 2015 for meetings to take place at a new location, the Duxbury Middle School / High School library.

ADJOURNMENT

The Planning Board meeting adjourned at 8:31 PM. The next Planning Board meeting will take place on Monday, January 12, 2015 at 7:00 PM at the Duxbury Middle School / High School Library, 71 Alden Street.

MATERIALS REVIEWED

Joint Meeting with Board of Selectmen and Economic Advisory Committee in Mural Room: Metropolitan Area Planning Council (MAPC) Presentation on Hall's Corner Study Phase 2

- Hall's Corner OCPC Economic Development & Transportation Study approved by the EAC in October 2014 (*Executive summary*)
- Hall's Corner MAPC Study Major Recommendations DRAFT submitted 12/02/14
- MAPC "Oomph" pamphlet

Performance Bond Reduction, Definitive Subdivision: MacFarlane Farms, off High Street / McFarlane Farms Realty

- Email from S. Vazza dated 11/14/14 re: Request for performance bond reduction
- Letter from J. Lamoureux of Horsley Witten dated 11/19/14 re: Cost to complete

ANR Plan of Land: 228 Surplus Street & 70 Fairway Lane / Corcoran & Duxbury Yacht Club

- ANR application submitted on 12/01/14
- Vision Assessor's property card, and Pictometry orthophoto

ANR Plan of Land: 0 & 907 Tremont Street / Miles (Alfieri) & Nass

- ANR application submitted on 12/01/14
- ANR plan of record

Open Meeting Law and Email Communications

- Open Meeting Law Guide section on "Deliberation"

Other Business

- PB meeting schedule January – March 2015
- Letter from Secretary of State Galvin to S. Dahlen dated 11/04/14 re: Myles Standish Burial Ground nominated in National Register of Historic Places
- "Should Massachusetts Do Away with Chapter 40B?" Voices column from Boston Globe on 11/23/14
- Construction Cost Estimates for November 2014

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