



Town of Duxbury Massachusetts Planning Board

Minutes 01/11/16

The Planning Board met on Monday, January 11, 2016 at 7:00 PM at the Duxbury Town Hall, 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: Valerie Massard, Planning Director; and Diane Grant, Administrative Assistant.

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Mr. Wadsworth called the meeting to order at 7:01 PM.

OPEN FORUM

Shantum Lane As-Built: Ms. Grant reported that the Shantum Lane As-Built that was discussed at the Planning Board meeting of December 14, 2015 and originally scheduled to continue tonight has been postponed because revised As-Built plans had not been submitted yet. Plans are expected and the As-Built review has been rescheduled to Monday, January 25, 2016.

Planning Board Meeting Schedule: Ms. Susannah Sheehan from the Duxbury Clipper asked about the Planning Board's meeting schedule for 2016, and Mr. Wadsworth replied that it is on tonight's agenda.

CONTINUED CONSOLIDATED PUBLIC HEARING, DUXBURY PLANNING BOARD AND TREE WARDEN: STANDISH STREET / MCARDLE

Mr. Wadsworth opened the continued public hearing at 7:05 PM. Present for the discussion were Mr. James Savonen of the Lands and Natural Resources Department, representing the Tree Warden; the applicants, Mr. William McArdle and Ms. Kristen McArdle of 279 Standish Street; and approximately 15 members of the public. Ms. Ladd Fiorini read the public hearing notice for tonight's rescheduled hearing.

Mr. Wadsworth asked Mr. Savonen to provide the Tree Warden's opinion of the proposal. Mr. Savonen stated that the Tree Warden supports this application, noting that the applicant proposes to remove or trim trees only as necessary and may not remove all of the trees listed in the application.

Mr. Wadsworth invited the applicant to present his plan. Mr. McArdle stated that both he and his wife have lived in the Town of Duxbury for over 40 years. He stated that he is a member of the Duxbury Rural and Historical Society and the Town of Duxbury Historical Commission. He and his wife have lived in three antique homes in Duxbury and have lived at 279 Standish Street for the past 12 years. He stated that he is proposing to move a section of a dwelling dating back to 1832 from another property to add on to his existing dwelling. He stated that the current proposal is to remove or trim up to 14 trees and four will most likely be trimmed rather than removed.

Mr. Bear disclosed that he serves on the Duxbury Rural and Historical Society and he has not discussed this proposal with Mr. McArdle. No one objected to Mr. Bear participating in the hearing.

Mr. Sandy Kingsbury of 250 Standish Street stated that his property overlooks a number of trees that are proposed to be removed, and he asked if consideration had been given to other ways to relocate the structure that would avoid tree removal. Mr. McArdle stated that while there are alternative ways to relocate the structure, this is the best way to do it from a financial and preservation point of view.

Mr. McArdle listed the location and description of trees involved:

- 195 Standish Street – one locust and one maple to be removed; one maple to be trimmed
- 209 Standish Street – one sapling cedar to be removed
- 221 Standish Street – two locusts and seven lindens to be removed; one chestnut tree to be trimmed
- 251 Standish Street – two choke cherries and one crab apple to be removed; one locust tree to be trimmed.

Mr. McArdle stated that he would make every attempt to save trees where possible; for example, he would like to pull back the crab apple tree rather than remove it if possible. He stated that the tree work would commence only after lifting the structure to be moved onto a platform with wheels to make sure that the project is viable. No trees will be trimmed or removed in advance.

Ms. Lori Mahmud of 221 Standish Street stated that she is most impacted by the application, with up to ten trees to be affected. She distributed a letter to Planning Board members signed by her and her husband, Dr. Ayaz Mahmud, requesting that the proposal be denied. She stated that the removal of these trees is to benefit one person. She stated that the trees are 50-60 feet tall. There are also six foot-tall arborvitae on the property that Mr. McArdle has told her he will try to bend back, but he has advised her that they may break and she will have to replace them. She stated that losing public shade trees will affect walkers and joggers and will make a big difference on her property. She asked if the utility line could be temporarily taken down to allow the structure to be moved instead of removing trees.

Ms. Massard stated that because written comment has been submitted objecting to the proposed tree removal, the process automatically moves to be decided by the Board of Selectmen unless the author chooses to rescind the letter. Mr. Uitti asked where this ruling originated, and Ms. Massard replied that it is from state statutes.

Mr. McArdle stated that he has spoken with Eversource, Verizon and Comcast regarding the moving of the structure and Eversource discouraged him from pulling down power lines because of the power disruption it would cause. Mr. Savonen stated that residents may lose power for days or weeks. Mr. Casagrande asked if the trees had been marked by the company that would move the structure, and Mr. McArdle responded that he had made four walkdowns after consulting with D&K Movers and property owners.

Mr. Wadsworth stated that he serves on the Duxbury Affordable Housing Trust and it has had to decline offers to donate dwellings because it is very expensive to move a dwelling structure. Ms. Mahmud stated that she would like to know exactly how much it would cost for Mr. McArdle to move the dwelling structure.

Ms. Mahmud stated that once the trees are removed she will have no recourse but to repair the damage at her own expense because she would like to keep the street looking nice. Mr. Savonen stated that Mr. McArdle would be removing the trees, not the Town of Duxbury. Mr. Casagrande asked if the Town of Duxbury has any ability to replant trees that would be removed, and Mr. Savonen stated that he would be willing to work with the applicant to come up with a replanting plan. Ms. Mahmud stated that she had been advised that it may cost up to \$100,000.00 to replace the trees to be removed on her property.

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Ms. Lorrie Hall of 175 Abrams Hill asked what the Department of Public Works (DPW) does when someone accidentally damages a tree, and Mr. Savonen replied that the DPW hires outside contractors to remove the tree at the expense of the insurance company. He stated that it is in the Town of Duxbury's interest to save houses and it is in the best interest to save trees and preserve the character of the town. He asked if the applicant might be willing to pay into a fund to replant lost trees.

Mr. Uitti stated that perhaps there is room for negotiation in this issue. He noted that it would allow the antique home to be preserved and they may find a solution that works for all parties.

Ms. Helene Kingsbury of 250 Standish Street stated that if the trees come down the street will look totally different.

Mr. Mark Barry of 275 Marshall Street stated that he is on the Historical Commission and he believes it best serves the town to remove the trees in order to preserve the antique dwelling structure.

Ms. Massard asked Mr. McArdle if he anticipates talking with the property owners about replanting due to the number of trees being proposed for removal, and Mr. McArdle stated that the discussion has not started because he is not sure the neighbors would agree to it.

Ms. Sairah Mahmud of 221 Standish Street stated that the trees are on the street for the public benefit, and to remove the trees would only benefit Mr. McArdle, not the public. Mr. Glennon stated that the intent is to find a way to balance two public interests, the trees versus the antique dwelling.

Mr. McArdle explained the process of obtaining approval to move the antique dwelling, noting that if it were moved to his property it would be visible from the street.

Ms. Lori Mahmud stated that she received an estimate to plant new trees and received a rough estimate of at least \$30,000.00. She stated that she does not believe that Mr. McArdle would be willing to go to that expense to replace trees on her property. Mr. Barry stated that trees are replaceable but antique houses are not.

Mr. Glen Cedarburg of 263 Crescent Street stated that a grove of trees had been removed at another location on Standish Street and while it is shocking when trees go down, over time the area looks good.

Mr. Uitti attempted to set up dialogue between Mr. McArdle and Ms. Lori Mahmud. He stated that while there are good intentions on both sides, they need to find common ground. Ms. Mahmud stated that she loves antique houses but the impact of tree removal on her property makes her unhappy. Mr. McArdle stated that he and Ms. Lori Mahmud had spoken but had not covered the topic of potential tree replacement.

Ms. Massard recommended that the Planning Board continue the public hearing to a date certain, and then in the meanwhile town staff could meet with Mr. McArdle and Ms. Lori Mahmud, with a recommendation to be eventually submitted to the Board of Selectmen.

Mr. Bear asked if the property is under demolition delay right now, and Mr. McArdle stated that the contractor has the right to do demolition on every part of the structure except the antique part, and the demolition delay started in November. He noted that the Historical Commission's decision was considered a win/win in order to save the antique structure.

Mr. Kingsbury stated that Mr. McArdle wants to disrupt the trees for his own benefit and the public has no input. Mr. Wadsworth stated that tonight's hearing has provided public input.

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2016 MAR 7 AM 9:16
DUXBURY, MASS.

MOTION: Ms. Turcotte made a motion, and Ms. Ladd Fiorini provided a second, to continue the consolidated Scenic Road and Shade Tree public hearing for Standish Street / McArdle to Monday, February 8, 2016 at 7:05 PM.

DISCUSSION: Mr. Wadsworth noted that if the Mahmuds withdraw their letter the matter will not be referred to the Board of Selectmen. Ms. Massard stated that whether or not it goes to the Board of Selectmen, the next step would be for the applicant and neighbors to meet with the Tree Warden about a possible replanting program. Mr. Uitti stated that town staff also would want to know if there would be no way to reach an agreement. Ms. Massard offered to make a punchlist of alternatives that had been brought up at tonight's meeting for both sides to consider. She also offered to walk the site with the applicant.

Ms. Hall asked if the antique dwelling structure could be cut in half and moved, and Mr. Casagrande stated that it might be a possibility.

Ms. Massard stated that she would like to do the walkthrough before it snows. She noted that Mr. McArdle had been caught off-guard by the need for the consolidated tree hearing because it was not obvious to him that it was required.

VOTE: The motion carried unanimously, 7-0.

The public hearing concluded at 8:03 PM.

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ANR PLAN OF LAND: 7 OLD FARM ROAD & 0 AUTUMN AVENUE / MC SHARRY

Present for the discussion was the applicant's representative, Mr. Mark Casey of South Shore Survey Consultants, Inc. in Kingston. Mr. Wadsworth invited Mr. Casey to present the ANR plan.

Mr. Casey stated that the ANR involves a five-acre parcel of land (0 Autumn Avenue) that would incorporate a small parcel of land from 7 Old Farm Road in order to gain adequate frontage for two lots (Lot A and Lot B). Mr. Glennon noted that the plan does not indicate that the small parcel will be combined, and Mr. Casey stated that there are no legal issues with the plan as presented.

Mr. Wadsworth noted a 25-foot setback shown on Lot A and Lot B and stated that the Planning Board's endorsement of an ANR plan does not provide any determination of buildability as noted on the plan. He noted that the Planning Board can only look at the frontage and safe adequate access. Ms. Massard noted that the ANR application is being submitted now that Board of Health regulations have changed. Mr. Wadsworth stated that the land must have a high water table which would require a mounded septic system.

MOTION: Ms. Ladd Fiorini made a motion, and Ms. Turcotte provided a second, to endorse an ANR Plan of Land entitled, "Plan of Land in Duxbury, Mass.," dated December 22, 2015, prepared for McSharry Bros., Inc. by South Shore Survey Consultants, Inc., 167R Summer Street, Kingston, MA 02364, stamped and signed by William E. Rainey, PLS, on December 22, 2015, scale 1" = 40,' one sheet, as not requiring approval under Subdivision Control Law.

VOTE: The motion carried unanimously, 6-0.

The Planning Board members signed the mylar and two paper copies of the ANR plan, and Mr. Casey signed a mylar release form and took the mylar to be recorded at the Plymouth County Registry of Deeds.

PUBLIC HEARING FOR ANNUAL TOWN MEETING 2016 ZONING ARTICLES

Mr. Wadsworth opened the public hearing at 8:15 PM for three of six zoning articles for Annual Town Meeting 2016. Ms. Ladd Fiorini read the public hearing notice.

MOTION: Ms. Turcotte made a motion, and Mr. Utti provided a second, to waive the reading of the correspondence lists for tonight's public hearing on Annual Town Meeting zoning articles.

VOTE: The motion carried unanimously, 7-0.

Mr. Shawn Dahlen requested that the Duxbury Affordable Housing Trust article be addressed first because it would not take long.

TOWN CLERK
2016 MAR - 7 AM 16
DUXBURY, MASS.

**PUBLIC HEARING FOR ANNUAL TOWN MEETING 2016 ZONING ARTICLE:
PROPOSED REPLACEMENT OF AFFORDABLE HOUSING BYLAW (DUXBURY
AFFORDABLE HOUSING TRUST)**

Present for the discussion from the Duxbury Affordable Housing Trust (DAHT) were Ms. Diane Bartlett, chair; Mr. Shawn Dahlen (Board of Selectmen representative to the DAHT); and Mr. Matt Walsh. Mr. Dahlen stated that he had been appointed spokesperson for tonight's hearing.

Mr. Wadsworth asked Mr. Dahlen to present the proposal. Mr. Dahlen stated that the Affordable Housing Bylaw has been in effect since 2008 and not one applicant has come forward. He stated that the DAHT believes that the current bylaw is flawed and so they asked Ms. Judi Barrett, a professional planner, to create a bylaw that would work. A major change with this proposal would be a change in minimum lot size from 10,000 to 5,000 square feet. Also the proposed setbacks have been changed in order to conform with existing setbacks. The current setbacks are stricter than allowed on other lots throughout the town.

Mr. Dahlen stated that the DAHT would not want to go forward with the proposed article unless the Planning Board believes it is viable. He stated that if the Planning Board members feel the article is not in the best interest of the town, the DAHT would pull the article from the Annual Town Meeting warrant.

Mr. Bear stated that the idea of affordable housing on lots of ¼ acre or less does not work and the existing bylaw is not viable either. Mr. Casagrande asked about the number of lots that would become available with the lot area change, and Ms. Massard stated that a rough estimate is 1,000 lots although that does not consider wetlands or other constraints. She noted that the change in dimensional standards would allow more flexibility in locating the dwelling structure; however without more study it is not clear whether reducing the lot size would have an impact. She added that the requirement for a rectangular lot has been removed in the proposed amendments which has limited the feasibility of the current bylaw.

Mr. Utti asked if lot size and dimensions were the only impediments with the current bylaw, and Mr. Walsh stated that economic feasibility has also been an issue. Mr. Dahlen added that getting a lot for free appears to be the only way it might be economically feasible. Mr. Wadsworth stated that the proposed front setback of 25 feet is not waivable. He noted that at this stage the cost of building exceeds the price a property owner could get. Mr. Dahlen noted that an exception might be a family transaction, although the feasibility might make it still unlikely because it is a complicated process. Ms. Massard pointed out that the process for purchasing a lot under this bylaw would be a lottery-based system using a pool of applicants. She stated that any "family deal" would have to go through a monitoring system approved by the Department of Housing and Community Development. Mr. Casagrande stated that in that case it becomes more difficult. Mr. Dahlen stated that a charitable organization such as Habitat for Humanity could develop a lot through this bylaw. Ms. Ladd Fiorini

stated that she could see a potential for someone who does not want to pay taxes on a vacant parcel to donate the land to an organization like Habitat for Humanity.

Ms. Lorrie Hall of 175 Abrams Hill asked where there would be room for a septic system on a lot of 5,000 square feet, and Ms. Massard replied that the state does allow lots of that size.

Mr. John Baldwin of 110 High Street stated that if a lot existed prior to zoning setbacks do not apply.

Mr. Dahlen stated that the DAHT would like to get consensus on whether to go forward with the proposed bylaw, noting that it would provide one of a number of ways to create affordable housing. Mr. Casagrande asked if the DAHT would like to move it forward, and Mr. Dahlen stated that they are trying to build consensus and the Planning Board is a good place to start.

Mr. Wadsworth stated that he does not believe a 5,000 square foot lot would work in Duxbury. Mr. Dahlen stated that if it were a stumbling block the DAHT could make an amendment to remove only the 5,000 square foot lot minimum. Mr. Wadsworth stated that it is a stumbling block.

Mr. Bear stated that he does not believe the Planning Board would want to sponsor the bylaw at 5,000 square feet density. He stated that he also does not believe that the bylaw is a good use of affordable housing because affordable housing on a one-by-one basis is difficult to do.

Mr. Baldwin stated that 10,000 square feet is a better size for an affordable housing lot. Mr. Wadsworth stated that if the lot needed to use a private well and private septic it would not be feasible to build.

Mr. Wadsworth stated that the Planning Board could take the matter under advisement. Ms. Massard noted that the Planning Board does need to make a recommendation at its next meeting in order to meet Annual Town Meeting deadlines.

Mr. Glennon stated that besides eliminating the 5,000 square foot lot size, there may be other changes needed, and it needs to be clear that the bylaw would be able to create affordable housing. He asked Mr. Dahlen and Mr. Baldwin, who are builders, if the bylaw is workable. Ms. Susan Curtis of 110 High Street stated that it might work if the lot was obtained for free and/or the builder worked for free. Mr. Baldwin stated that perhaps a modular home could be put on the land, and Ms. Massard stated that a 'tiny home' could be placed there. Mr. Wadsworth stated that a third source of financing would be required, and Ms. Curtis stated that it may be possible to use Community Preservation Act funds or inclusionary funds, noting that it would be nice for town employees to be able to afford to live in the town.

Ms. Turcotte asked if Planning Board members might support the bylaw with a change in lot size from 5,000 to 10,000 square foot minimum lot size, and Mr. Casagrande and Mr. Uitti stated that they would be in favor.

Mr. Wadsworth asked if the Planning Board would want to close or continue the public hearing, and Mr. Glennon recommended that if they closed the public hearing, the Planning Board should vote tonight. Otherwise, if the Planning Board wants to keep the matter open they should not close the public hearing.

MOTION: Ms. Turcotte made a motion, and Mr. Casagrande provided a second, to continue the public hearing for an Annual Town Meeting proposed amendment regarding the Affordable Housing Bylaw (DAHT) to Monday, January 25, 2016 at 7:20 PM.

VOTE: The motion carried unanimously, 7-0.

TOWN CLERK
2016 MAR -7 AM 11:16
DUXBURY MA

**PUBLIC HEARING FOR ANNUAL TOWN MEETING 2016 ZONING ARTICLE:
PROPOSED REPLACEMENT OF DEMOLITION DELAY BYLAW (HISTORICAL
COMMISSION)**

Mr. Wadsworth opened the public hearing for this proposed Zoning Bylaw amendment at 8:54 PM. Present for the discussion from the Historical Commission were Mr. Terry Vose, chairman; Mr. Tag Carpenter, vice-chairman; Mr. Art Evans, Mr. Mark Barry and Mr. David Amory. Mr. Wadsworth noted that the proponents propose to eliminate the existing bylaw and replace it with the proposed language. He asked Mr. Tag Carpenter to present the proposed Zoning Bylaw amendment. Also present was Mr. Shawn Dahlen of the Board of Selectmen.

Mr. Carpenter stated that the Demolition Delay bylaw has been in effect since 1998, noting that an attempt to impose a 12-month delay in 2007 failed. He stated that applicants had reported discomfort with the application process. The Historical Commission attempted to clean up the bylaw and make it more enforceable. They also heard that there was public interest in strengthening the bylaw.

Mr. Carpenter provided highlights of the proposed bylaw. He stated that definitions had been added and clarified. Mr. Wadsworth asked if the Historical Commission had included town counsel comments, and Mr. Carpenter confirmed that they had. He stated that certificates would be issued rather than permits because applicants had been confusing the demolition delay permits with building permits. The timeframes had been clarified, and the Historical Commission's purview was made clearer. Mr. Uitti noted that language in the proposed bylaw needs to be more consistent with the use of "certificate" versus "permit."

Mr. Casagrande asked about the term "substantial demolition" in the proposed bylaw, noting it is defined as 25 percent of the building. He asked if it would be 25% of the volume or the square footage? Mr. Carpenter agreed that this term should be better clarified.

Mr. Wadsworth suggested that the Historical Commission consider adopting Rules & Regulations which would complement the Zoning Bylaws. He stated it may be better not to fill in too many blanks in the Zoning Bylaws.

Mr. Bear noted that the proposed bylaw specifies that demolition delay certificates are not transferrable. Mr. John Baldwin of 110 High Street asked why they would do this, and Mr. Carpenter responded that the certificate represents the outcome of a negotiation and if the ownership changes it provides another opportunity to preserve an historic structure. Mr. Casagrande noted that if a purchase was predicated on the transferability of certification and the new owner is required to file, then it may open the Historical Commission to a lawsuit. Mr. Carpenter stated that he realizes there are points of law involved. Mr. Barry stated that the Historical Commission would like to have dialogue with the new owner. Mr. Baldwin pointed out that if a building permit is issued and the next day the property is sold, then the new owner has a building permit.

Mr. Uitti asked questions regarding the Review Standards and Procedures and Rescinding Demolition Delay sections of the proposed bylaw. Ms. Ladd Fiorini asked about the term "Structure Demolition Certification" in the Final Determination section of the proposed bylaw. Mr. Carpenter stated that it is a new concept that attempts to provide clarity. Ms. Turcotte pointed out that if the Planning Board members are confused, the public will have many more questions and issues. Ms. Massard stated that the Building Inspector needs much cleaner language and an enforceable tool.

Mr. Casagrande suggested that the Historical Commission consider issuing a certificate only for approval of a demolition delay. Mr. Uitti stated that the Building Inspector would not be able to issue a building permit until the demo delay certification has been issued. Mr. Carpenter stated that a demolition permit needs precertification of demolition delay.

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Mr. Dahlen stated that in the practical world the new property owners are the ones seeking a demolition delay. He suggested that the Historical Commission refine the proposed bylaw further. He stated that the Historical Commission does a good job and is fair to applicants but owes it to the Duxbury residents to have a clear, clean, easy-to-understand bylaw. He noted that creating an outline of the process is commendable but the timeframe is unfair compared to other boards due to multiple compounding of timelines. He stated that it could take up to 5 1/2 months to get a decision from the Historical Commission which is too long. Mr. Carpenter stated that for the past few years it has taken 45 to 180 for a decision and the Historical Commission's intent is to reduce that. He stated that Mr. Dahlen may be stating the worst case.

Mr. Dahlen suggested that the Historical Commission consider meeting more often, such as twice per month, as opposed to its current schedule of meeting once a month. Mr. Wadsworth noted that although the point is well taken, it is outside the purview of this public hearing. Mr. Dahlen asked the Historical Commission members to consider either shortening the time frames or simply allow an applicant the option of going straight to a final determination. He asked why a two-step process was necessary. Mr. Barry stated that the proposed processes do not reflect an unreasonable sequence of events.

Ms. Susan Curtis of 110 High Street asked if the Historical Commission has considered identifying a list of historically significant homes and placing deed restrictions on them. Mr. Barry noted that this would be a question for the Local Historic District Commission.

Mr. Dahlen raised questions regarding the Application for Demolition Permit section of the proposed bylaw and suggested that the Historical Commission consider clarifying triggers for when property owners need to seek a demolition delay.

Mr. Uitti, who formerly served on the Historical Commission, offered to meet with Mr. Carpenter separately to work on refining the proposed bylaw. Ms. Turcotte thanked the Historical Commission members for listening to tonight's feedback, commending them for the effort they have put forth so far.

MOTION: Mr. Uitti made a motion, and Ms. Turcotte provided a second, to continue the public hearing for a proposed replacement of the Demolition Delay bylaw to Monday, January 25, 2016 at 7:25 PM.

VOTE: The motion carried unanimously, 7-0.

TOWN CLERK
MAR 9 AM 11:17
DUXBURY, MASS.

**PUBLIC HEARING FOR ANNUAL TOWN MEETING 2016 ZONING ARTICLE:
PROPOSED AMENDMENTS REGARDING FLOOD INSURANCE RATE MAP
REFERENCES AND FLOOD HAZARD AREAS OVERLAY DISTRICT LANGUAGE
(TOWN MANAGER / BOARD OF SELECTMEN)**

Mr. Wadsworth opened the public hearing for this proposed Zoning Bylaw amendment at 10:10 PM. Ms. Massard stated that new proposed Flood Insurance Rate Maps (FIRM maps) were issued in November 2015 and the Federal Emergency Management Agency (FEMA) was supposed to issue a letter on January 6, 2016 but has not issued it yet. She recommended that the Planning Board continue the public hearing to a later date in anticipation of the FEMA letter.

MOTION: Ms. Ladd Fiorini made a motion, and Ms. Turcotte provided a second, to continue the public hearing for proposed amendments regarding the Flood Insurance Rate Maps and the Flood Hazard Areas Overlay District to Monday, January 25, 2016 at 7:30 PM.

DISCUSSION: Mr. Shawn Dahlen, a member of the Board of Selectmen, stated that his concern is that once the FEMA letter is issued the town has six months to vote to adopt the FIRM maps or else town residents lose their flood insurance. He noted that the residents may not have to vote if the maps continue to be flawed.

VOTE: The motion carried unanimously, 7-0.

PLANNING DIRECTOR UPDATE

Proposed Comprehensive Plan Update Funding: Board members reviewed an article submitted by the Planning Board to the Board of Selectmen on January 5, 2016 regarding funding proposed for an update of the Comprehensive (Master) Plan for the Town of Duxbury. Ms. Massard reported that the amount requested, \$25,000.00 represents the funding that would be required to hire a consultant to help guide the process including an advisory group or steering committee.

Ms. Massard stated that in order for the Town of Duxbury to be eligible for funding through a District Local Technical Assistance (DLTA) grant through the regional planning agency, the town needs to have signed a "compact" with the current administration for favorable scoring. She reported that she is working with the Board of Selectmen on this process in order to make sure funding is available during the next cycle of funding.

Ms. Massard stated that she will be collecting demographics data and will be doing mapping with the new GIS software that the town is acquiring. Her goal is to make a determination for Annual Town Meeting 2017 on how to move forward in terms of any additional funding needs.

Planning Board members thanked Ms. Massard for her efforts to date and supported her outline of the process. Mr. Bear asked who would present the proposed article at Town Meeting, and Ms. Massard replied that she and Mr. Wadsworth would speak and she would provide a draft presentation.

OTHER BUSINESS

Discussion of Planning Board Meeting Schedule for 2016: Ms. Susan Curtis requested that Board members address this agenda item out of order, given the late hour. Mr. Wadsworth stated that the Mural Room appears to be available on Wednesday evenings and would provide a safer, more comfortable space that could accommodate public seating and provide two exits. In addition, Planning Board meetings could be broadcast on the local cable access channel. Board members agreed to meet on the second and fourth Wednesdays of the month beginning February 24, 2016.

Engineering Invoice:

MOTION: Ms. Turcotte made a motion, and Mr. Uitti provided a second, to approve Amory Engineers invoice #14451 dated December 11, 2015 in the amount of \$65.00 for services related to Shantum Lane.

VOTE: The motion carried unanimously, 7-0.

ADJOURNMENT

Planning Board meeting adjourned at 10:20 PM. The next Planning Board meeting will take place on Monday, January 25, 2016 at 7:00 PM at Duxbury Town Hall, Small Conference Room, 878 Tremont Street.

TOWN CLERK
2016 MAR -7 AM 11:13
DUXBURY MASS

MATERIALS REVIEWED

Continued Consolidated Public Hearing, Duxbury Planning Board and Tree Warden: Standish Street /McArdle

- Revised plan with cover letter submitted by applicant on 12/16/15
- Public hearing notice stamped with Town Clerk on 12/18/15 and mailed to abutters

ANR Plan of Land: 7 Old Farm Road & 0 Autumn Avenue / McSharry

- ANR plan and materials submitted on 12/22/15
- Vision GIS map, aerial photo and Assessor's property cards

Public Hearings for Annual Town Meeting 2016 Zoning Articles:

Proposed Replacement of Demolition Delay Bylaw (Historical Commission)

- Existing ZBL 609 (Demolition Delay Bylaw)
- Proposed article submitted by the Historical Commission
- Explanation of article submitted by Historical Commission on 01/05/16
- Draft PB minutes of 12/14/15
- Email from K. Batt dated 01/06/16 re: Town Counsel review of proposed article

Proposed Replacement of Affordable Housing Bylaw (Duxbury Affordable Housing Trust)

- Existing ZBL 570 (Affordable Housing Bylaw)
- Explanation and proposed article submitted by the DAHT
- PB minutes of 11/23/15

Proposed Amendments Regarding Flood Insurance Rate Map References and Flood Hazard Areas Overlay District Language (Town Manager / Board of Selectmen)

- Letter from FEMA dated 11/09/15
- Existing ZBL Section 402 "Flood Hazard Areas Overlay District"
- Explanation and proposed amendments to ZBL Sections 202.1 and 202.2 with new FIRM map dates; and proposed ZBL Section 402 incorporating suggested FEMA language

Planning Director Update

- Comprehensive Plan Update warrant article with explanation

Other Business

- Amory Engineers invoice dated 12/11/15 re: Myles View Drive
- ZBA decision, special permit: 38 Ocean Avenue / Dillon
- ZBA decision, special permit: 879 Tremont Street / Stein
- Construction Cost Estimates for December 2015

Distributed at Meeting

- Letter from L. & A. Mahmud emailed to Planning Office on 01/11/16 re: request to deny tree removal on Standish Street
- "Summary of Changes Sent to Town Hall" dated 01/06/16, submitted to Planning Office on 01/11/16

TOWN CLERK
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DUXBURY, MASS.

SIGN IN SHEET

Duxbury Planning Board
January 11, 2016

7:05 PM - Continued Public Hearing, Consolidated Tree Hearing:
Standish Street / McArdle

7:15 PM - Public Hearings for Annual Town Meeting 2016 Zoning Articles:

- Proposed Replacement of Demolition Delay Bylaw (Historical Commission)
- Proposed Replacement of Affordable Housing Bylaw (DAHT)
- Proposed Amendments Regarding FIRM Maps and Flood Hazard Areas Overlay Districts (BOS/Town Manager)

TOWN CLERK
2016 MAR - 7 AM 11:17
DUXBURY, MASS.

Please print your name and address for our records:

Name

Address:

LORI MAHMOUD

221 STANDISH ST

Sairah Mahmud
Khalil

221 Standish St

Kristen McArdle

279 Standish L

TO THE COLLY

HELDRE BAKER ST. RD.

SANDY KINGSBURY

781-934-2680

250 STANDISH ST

Helene Murphy

250 Standish St.

Jim SAVONEN

878 TREMONT ST.

Glenn Cederberg

263 CRESCENT ST.

Louie Hall

175 Abrams Hill

Shamir Doherty

60 Long Past Ln.

Lisa: Eric Evans

319 Standish Street

MATHEW WALSH

24 STANDISH ROAD