



Town of Duxbury Massachusetts Planning Board

Approved 10/26/2016

TOWN CLERK
2016 OCT 27 PM 12: 14
DUXBURY, MASS.

Minutes 10/12/16

The Planning Board met on Wednesday, October 12, 2016 at 7:00 PM at the Duxbury Town Hall, Mural Room.

Present: Brian Glennon, Chairman; Scott Casagrande, Vice Chairman; Jennifer Turcotte, David Uitti, and George Wadsworth.

Absent: Cynthia Ladd Fiorini, Clerk; and John Bear.

Staff: Valerie Massard, Planning Director; and Diane Grant, Administrative Assistant.

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

OPEN FORUM

Zoning Bylaw Review Committee (ZBRC): Mr. Casagrande reported that he and the ZBRC chair, Ms. Judith Barrett, met with the Town Manager and town department heads last week to review proposed zoning articles. The result is that three ZBRC zoning articles will be proposed for Annual Town Meeting 2017, the same three that were proposed last year: Nonconforming Uses, Residential Conservation Cluster, and Inclusionary Housing for Planned Developments. Mr. Glennon asked why the large number of zoning articles mentioned at previous meetings will not go forward, and Mr. Casagrande replied that the others are not quite ready and are not in final form.

Sidewalk & Bikepath Committee: Mr. Glennon reported that Ms. Kathy Cross of the Sidewalk & Bikepath Committee has requested that the committee be informed when a sidewalk waiver is requested with a subdivision application so that the committee has an opportunity to weigh in. Ms. Massard agreed this was a great suggestion.

INITIAL PUBLIC HEARING, DEFINITIVE SUBDIVISION: TEAKETTLE LANE EXTENSION / BITTERS

Mr. Glennon opened the public hearing at 7:05 PM. Present for the discussion was the applicant's representative, Atty. Robert W. Galvin; and the town's consulting engineer, Mr. Patrick Brennan of Amory Engineers. Mr. Uitti, who was serving as Clerk *pro tem*, read the public hearing notice. Mr. Glennon entertained a motion regarding the correspondence list.

MOTION: Mr. Wadsworth made a motion, and Ms. Turcotte provided a second, to waive the reading of the correspondence list.

VOTE: The motion carried unanimously, 5-0.

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

The correspondence list for the public record:

- Email from V. Massard to Webby Engineering & R.W. Galvin dated 03/30/16 re: Bitters Property – two potential filings
- Email from V. Massard to R.W. Galvin dated 04/22/16 re: Bitters
- Cover letter from R.W. Galvin with application, plans and materials submitted on 08/01/16 (incomplete)
- Email from V. Massard to R.W. Galvin dated 08/15/16 re: Tea Kettle Lane
- Cover letter and plans submitted to the Planning Office on 08/26/16
- Definitive application form, plan and materials stamped in with Town Clerk on 09/13/16
- Emails between V. Massard and R.W. Galvin dated 09/06/16 re: Bitters filing on Tea Kettle Lane
- Email from V. Massard to P. Brennan dated 09/15/16 re: Tea Kettle Lane; Bitters filing on Tea Kettle Lane
- Emails between D. Grant and R.W. Galvin dated 09/19/16 – 09/20/16 re: Tea Kettle Lane
- Public hearing notice stamped with Town Clerk and mailed to abutters on 09/20/16, and published in the Duxbury Clipper on 09/21/16 and 09/28/16
- Letter from P. Brennan of Amory Engineers to Duxbury Planning Board dated 09/28/16 re: Teakettle Lane – Definitive Subdivision.

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Mr. Glennon invited Atty. Galvin to briefly present the plan. Atty. Galvin noted that the applicant, Mr. David Bitters, was away, and Mr. Joseph Webby of Webby Engineering was expected to attend but he was not present. Atty. Galvin stated that four lots are proposed off an extension of a private way that needs improvement. The properties are zoned Residential Compatibility and are in the Aquifer Protection Overlay District. Because no mechanism exists for street determination, they have filed for a Definitive Subdivision to create a rural residential roadway to create access for the new lots. Atty. Galvin stated that Mr. Bitters has been approached by the Town of Duxbury Water Department for a potential water and utility easement for access to a possible new well site.

Proposed drainage includes grass swales along the side of the roadway and a bioretention basin. He stated that he believes some lots may have portions restricted because the land is listed as a Natural Heritage Site. He stated that he has read the Amory Engineers review of the plans and agrees that further revisions are needed.

Mr. Glennon entertained comments from the public, noting that the public hearing will be continued so that revised plans can be submitted.

Mr. Brian Solorzano of 60 Teakettle Lane stated that he is a neighbor of Mr. Bitters. There has been no paved road since he moved there over fifteen years ago. He expressed two issues: conservation and road improvements. He stated that he chose to live in Duxbury because the town provides conservation areas and open space. He stated that he would like to see road improvements along Teakettle Lane and Modoc Street to provide safe and adequate access for public safety vehicles. He stated that proper drainage is needed along the streets.

Atty. Galvin responded that the applicant does intend to bring improvements to Teakettle Lane, where he has control over the access. He noted that someone else may be improving Modoc Street as well.

Ms. Massard noted that public inquiries to the Planning Office and the Development Review Team discussions both strongly related to access and whether the applicant intends to reconstruct the roadway or widen the existing pavement. She stated that public safety officials agree that it is not acceptable for the road improvements to end at Modoc Street without turnaround or egress, and there is no application before the Town of Duxbury at this time for improvements to Modoc Street as implied by Atty. Galvin.

Mr. Bo Boynton of 1 Modoc Street stated that he is building a house at that location and stated that homes already exist along Teakettle Lane. He suggested there should be care taken to widen the road but not too much in order to keep the rural character.

Ms. Susanne Chinetti of 87 Teakettle Lane asked if it is proposed to widen the road to two lanes because with the current one lane vehicles do not race down the road at a high speed. She asked if the road would eventually be accepted as a town way.

Atty. Galvin replied that the applicant does not propose for the road to be taken by the Town of Duxbury, and he is requesting a waiver to keep the roadway at a width fitting the rural nature of the area. In addition, Atty. Galvin noted that Mr. Bitters owns portions of the road in front of his property and others have easements or use it by

prescription. Atty. Galvin stated that Mr. Bitters owns fees in the Teakettle Lane roadway from West Street through Lot 4 on the proposed plan. Mr. Wadsworth asked if Mr. Bitters owns to the center of the roadway or does he own the entirety of the fee subject to allowing abutters to use it.

Ms. Theresa Kozmiski of 27 Teakettle Lane stated that she lives next door to the new house under construction at 1 Modoc and her property is near conservation land and trails. She expressed concern that stormwater may be draining from that property into wetlands. She stated that at 1 Modoc Street the grade has been raised by approximately five feet and now four more houses are proposed with this application. In addition, she commented that the development is near the town aquifer. She expressed concern that with the current construction on 1 Modoc Street, access to walking trails has difficult and at times has been chained off. She stated that they live in Duxbury because of open space and conservation land.

Mr. Kevin Kilduff of 50 Crosscreek Lane, an abutter to the proposed subdivision, asked if each lot proposed conforms with Zoning Bylaws and is buildable by right, or if they would require a variance. He also asked about the nature of the roadway. He stated that the Crosscreek Lane development has a homeowners' association. He asked if the applicant is proposing for the Town of Duxbury to take the road.

Atty. Galvin responded that all the proposed lots meet dimensional and zoning requirements. The lot size meets the 60,000 square foot area requirement for land in the Aquifer Protection Overlay District, and each lot has the required 200 feet of frontage. He stated that the applicant owns the fee to the roadway and has no intention to rebuild the road to town standards and does not propose for the Town of Duxbury to take the road.

Mr. Wadsworth clarified that the lots do not exist until the Planning Board approves the subdivision. The Planning Board is charged with ensuring that there is safe and adequate access for public safety vehicles, and also will approve plans that show water and utility placement. He noted that the Planning Board will require the applicant to create a homeowners' association for future and existing residences for common costs to maintain the road.

Mr. Wadsworth noted that Subdivision Rules & Regulations were revised several years ago so that developers could meet the requirements without difficulty. He asked if this application meets the requirements of the Subdivision Rules & Regulations. Atty. Galvin replied that the application cannot meet them, and they are requesting waivers. Because some lots existed prior to the creation of Subdivision Rules & Regulations, they cannot provide the layout dimensions required. Mr. Wadsworth suggested that the applicant could provide a 50-foot right-of-way if he is the owner. Atty. Galvin noted that the third lot in does not belong to Mr. Bitters. Mr. Glennon suggested that there could be an agreement made between Mr. Bitters and the owner of the third lot, and Atty. Galvin replied that he has written the owners with no response. In addition, Mr. Bitters would like to keep the rural character of the development.

Mr. Wadsworth asked if a drainage lot can be provided on a separate lot as required by Subdivision Rules & Regulations, and Atty. Galvin responded that he believes that they can; however Mr. Webby, the engineer, is not present to answer the question.

Mr. Glennon asked for comments from Ms. Massard before getting a report from the town's consulting engineer. Ms. Massard reminded the Planning Board members that they had driven on Teakettle Lane to see for themselves that improvements had been made outside of the Planning Board process, and they had advised Mr. Bitters that a subdivision needed to be filed. She noted that any improvements made on Modoc Street are not related to the current application. Ms. Massard recommended that the town look into access standards for building permits where road improvements are required to access existing lots.

Ms. Massard stated that the lack of filing with Natural Heritage and Priority Habitat is a serious concern that she raised to Mr. Bitters months prior to the current filing. She strongly recommended that the applicant file before the Planning Board can approve the Definitive Subdivision because their findings could affect the lotting layout.

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Ms. Massard stated that another major concern is the lack of adequate turnaround for emergency vehicles. She stated that she has not had sufficient response to concerns she has raised with the applicant.

Ms. Turcotte noted that the Natural Heritage is a time-consuming process and could extend the Planning Board's approval timeline and have an impact on the proposed lotting. Mr. Uitti asked if a filing had been submitted to Natural Heritage, and Atty. Galvin replied that as far as he knows it has not; however it is possible that it has. Ms. Turcotte recommended that Atty. Galvin advise his client to use his time wisely. Mr. Uitti questioned the use of the Planning Board's time in reviewing an application that has not been vetted by Natural Heritage. Mr. Glennon noted that under statute the Planning Board must review the application filed.

Ms. Turcotte asked if any perc tests had been performed on the proposed lots. Atty. Galvin replied that he is not sure test pits have been done on the subdivision lots. Ms. Turcotte advised him that four test pits are required on each lot before it is considered buildable.

Mr. Glennon asked for any additional comments from Mr. Patrick Brennan of Amory Engineers, the town's consulting engineer. Mr. Brennan referred to his review letter dated September 28, 2016, noting that in general the existing layout and roadway of Teakettle Lane as shown on the submitted plans do not comply with Subdivision Rules & Regulations. In addition, proposed grades from the hill to the corner do not meet Subdivision Rules & Regulations. The maximum roadway grade allowed is 6 percent, and the proposed plans show grades of 7.93 and 7.67 percent. He stated that this is especially a concern based on the fact that it is at a location with a blind turn. Also, the drainage problems that exist are not addressed.

Mr. Brennan pointed out another concern that easements are shown for access and utilities on the west side of the existing Teakettle Lane layout, and a grading easement along a portion of the east side of the road. However, these easements are partially located on property not controlled by Mr. Bitters. He recommended that the Planning Board obtain documentation from Mr. Bitters that such agreements exist.

Mr. Brennan stated that he agrees with Ms. Massard's concerns regarding lack of public safety vehicle turnaround ability.

Mr. Glennon asked if there were any further comments from the public.

Ms. Mary Lewis of 60 Teakettle Lane, the property that Mr. Brennan had referenced regarding easements, stated that she had spoken with Mr. Bitters but has had no communication from his attorney or engineer. She stated that she would like to know what is going on and offered her address and phone number to Atty. Galvin.

Ms. Chinetti asked if abutters would be notified about future Planning Board review of this subdivision, and Ms. Massard replied that the next public hearing date and time will be announced at the conclusion of the discussion. She also offered ways for the public to find out more information about future Planning Board meetings through the town web site and PAC-TV.

MOTION: Ms. Turcotte made a motion, and Mr. Wadsworth provided a second, to continue the public hearing for the Teakettle Lane Extension Definitive Subdivision / Bitters to Wednesday, November 9, 2016 at 7:05 PM.

VOTE: The motion carried unanimously, 5-0.

Atty. Galvin signed a mutual extension form. The public hearing concluded at 7:53 PM.

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RECOMMENDATION REGARDING NEW PROPOSED LOCAL HISTORIC DISTRICTS (LOCAL HISTORIC DISTRICT COMMISSION)

Ms. Massard stated that Ms. Renée Mierzejewski, Local Historic District Commission (LHDC) chair, had presented the new historic districts at the last Planning Board meeting and provided an executive summary. Tonight the LHDC is asking the Planning Board to review the entire Preliminary Report dated September 28, 2016 and provide a recommendation to the Board of Selectmen. She noted that the Preliminary Report will be sent to the Massachusetts Historical Commission for its review and a public hearing will be held. Once the Final Report is issued, residents will be asked to vote on the new historic districts at Annual Town Meeting 2017.

Mr. Casagrande noted that the proposed thirteen properties in four historic districts all have been volunteered by the property owners.

MOTION: Mr. Casagrande made a motion, and Ms. Turcotte provided a second, for the Planning Board to support the Surplus Street, Washington Street, King Caesar Road, and Stetson Road proposed local historic districts as presented in a Preliminary Report dated September 28, 2016 prepared by the Local Historic District Commission.

VOTE: The motion carried unanimously, 5-0.

Mr. Glennon directed staff to submit a memorandum to the Board of Selectmen and LHDC to notify them of the recommendation.

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DISCUSSION WITH DUXBURY AFFORDABLE HOUSING TRUST REGARDING AFFORDABLE HOUSING BYLAW

Present for the discussion was Ms. Diane Bartlett, chair of the Duxbury Affordable Housing Trust (DAHT); Mr. Shawn Dahlen, Board of Selectmen designee to the DAHT; and Atty. Robert W. Galvin, representing the DAHT. Mr. Wadsworth, who also serves on the DAHT, recused himself from the discussion because he owns a parcel of land that could possibly qualify under the proposed bylaw amendment, and remained seated at the Planning Board table but did not participate.

Ms. Massard provided background on the proposed amendments, noting that at Annual Town Meeting 2016 the article was indefinitely postponed along with other proposed Zoning Bylaw amendments because of public sentiment that they had not had enough time to review the proposed language. The DAHT is here tonight to review the same proposal before it is submitted for next year's Town Meeting.

Atty. Galvin stated that the DAHT proposes a revised bylaw that streamlines and simplifies the process for providing affordable housing on certain undersized parcels of land. He noted that the DAHT has engaged Ms. Tara Calabrese, another DAHT member who is a planner for Cora Associates, to perform an analysis of the impact of the bylaw to the Town of Duxbury. Ms. Calabrese found that 44 new lots would be available for development of affordable housing under the proposed bylaw, but with other constraints a total of 14 potential lots remain eligible for affordable housing under the proposed bylaw. Atty. Galvin provided an email to Ms. Massard showing the evaluation.

Atty. Galvin noted that there would not be a great deal of incentive to develop a parcel in this manner because it is not economically feasible unless a property owner wanted to construct housing for a family member, so there would be no wide impact.

Atty. Galvin stated that the current bylaw is outdated and does not meet the DAHT's goal of providing affordable housing. Setbacks have been altered and Floor to Area Ratios have been removed in this proposal. In addition, eligible purchasers must now qualify as low-income (versus the current "low to moderate"). Atty. Galvin stated that he is new to the process and there may be further amendments proposed.

Ms. Massard noted that the proposed bylaw, called the "Odd Lot Bylaw," provides affordable housing by special permit on undersized lots. The 2016 version, indefinitely postponed, initially had a 5,000 square foot minimum area, and the proposed bylaw maintains the minimum lot size of 10,000 square feet. In addition, shape and setback requirements have been made more flexible.

Mr. Glennon asked about a provision in the current bylaw (Section 570.2 #2), the definition of "Low and Moderate Income Housing," and stated that it should be made clear who is eligible for purchasing a unit under this bylaw.

Mr. Glennon noted that overall the bylaw appears to be a substantial re-write. He suggested that further versions for review should be redlined so that viewers can see exactly what is changing. Mr. Dahlen agreed that voters at Annual Town Meeting will want to see redlined language. Atty. Galvin offered to provide a redline version. Ms. Massard advised Atty. Galvin to make sure he is using the most current version of the bylaw in making redline changes. She stated that any further changes should be made as soon as possible so that a public hearing can be held using final language.

**ZBA REFERRAL, APPEAL OF BUILDING INSPECTOR'S DETERMINATION:
0 SAINT GEORGE STREET / DUXBURY TEN CITIZENS**

Ms. Massard explained that this is an appeal of steps that were installed to a gangway and pier without a building permit. She stated that she had spoken with Mr. Joseph Grady, Conservation Administrator, and Mr. Scott Lambiase, Director of Municipal Services, and they advised her that stairs are typically not subject to a building permit. Ms. Massard noted that the Conservation Commission had determined that there is no adverse effect to the wetlands. In addition, the proponents requested an opinion from the Massachusetts Department of Environmental Protection, who agreed that there is no impact.

Mr. Glennon stated that piers are subject to the provisions of MGL Chapter 91 and the appeal would be a zoning enforcement issue. Ms. Massard responded that the issue is technical in nature and involves abutters. Mr. Wadsworth noted that there appear to be no planning issues. Mr. Casagrande agreed that it would be up to the Zoning Board of Appeals to decide.

MOTION: Mr. Wadsworth made a motion, and Mr. Casagrande provided a second, to defer judgment to the Zoning Board of Appeals regarding ZBA case #2016-13, a request to overturn the Zoning Enforcement Officer's denial of a request for zoning enforcement of an unpermitted ramp and float structure at 0 Saint George Street.

VOTE: The motion carried unanimously, 5-0.

ZBA REFERRAL, SPECIAL PERMIT: 44 WIRT WAY / CORNETTA

Ms. Massard explained that a special permit is required for reconstruction of a pier and there are no technical planning issues. Planning Board members reviewed a GIS map prepared by Ms. Massard. She noted that the property is in a Special Flood Hazard Area designated as a Velocity Zone.

Mr. Casagrande noted that this property is not located in the Waterfront Scenic Area Overlay District, which would have been more restrictive. He noted that it appears that the property owners are proposing to rebuild

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the pier from the owner's back deck rather than starting from wetlands. He stated that it is much more expensive to fix an existing deck versus building a new one. He noted that he is familiar with this property, and he believes that another owner has a right to use this pier.

Mr. Glennon noted that the plan shows a set of stairs going up to the pier and then back down on the other side at a location in the salt marsh and questioned why steps are proposed in the marsh itself rather than along the beach. Mr. Casagrande guessed that it could provide access for the property owners who have a right to the pier. Ms. Massard guessed that it also could provide easier access at low tide.

MOTION: Ms. Turcotte made a motion, and Mr. Wadsworth provided a second, to defer judgment to the Zoning Board of Appeals regarding ZBA Case #2016-14, a special permit to construct a new pier and remove an existing dilapidated pier, noting a set of proposed stairs that appear to be situated within the salt marsh.

VOTE: The motion carried unanimously, 5-0.

ZBA REFERRAL, SPECIAL PERMIT: 31 HARDEN HILL / PINEAU

Ms. Massard explained that the applicants propose to construct a dormer on a pre-existing nonconforming dwelling. She noted that there is no change proposed to setbacks and no change to volume except a one percent increase for the area of the dormer. Mr. Casagrande stated that as a pre-existing nonconforming lot with two residential structures, it automatically requires a special permit to prevent another rental unit.

MOTION: Mr. Casagrande made a motion, and Ms. Turcotte provided a second, to recommend approval to the Zoning Board of Appeals regarding ZBA Case #2016-15, a special permit to alter a dwelling by adding a dormer onto a pre-existing nonconforming structure, noting that the proposed dormer is a minor change within the existing footprint and there are no planning issues.

VOTE: The motion carried unanimously, 5-0.

PLANNING DIRECTOR REPORT

Ms. Massard stated that one year ago she started in the position as Planning Director for the Town of Duxbury. In April the Planning Board set goals and priorities. At Annual Town Meeting 2016 residents voted funding for the initial phase of the Comprehensive Plan update. Throughout the year zoning issues have overwhelmed the Planning Office. Mr. Glennon noted that zoning trickles down from the Comprehensive Plan, and suggested that the funds should be used as intended during this fiscal year. Ms. Massard responded that it is not mandatory to spend the funds within a certain timeframe. There are still 10-12 zoning articles that are being proposed for Annual Town Meeting 2017.

Ms. Massard provided updates on the following:

- Climate Change – She is in the process of completing the Hazard Mitigation Plan for 2018 approval.
- FEMA – She is working with other communities and watershed groups on sea level rise. Projections show that it is a threat to the barrier beach in Duxbury, and it is a major threat all along the Eastern Seaboard. FEMA information has been added to the town web site's Planning Department page.
- Zoning Amendments – She has worked with committees that would like to see updated bylaws.
- Subdivision Rules & Regulations – Updating them has been a low priority while zoning issues dominate her time.
- GIS (Geographic Information Systems) – She reported that she has been creating maps using the new GIS system to help the Planning Board and committees deal with planning issues.

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- Notary – She reported that she has become a notary public as requested by the Planning Board.
- Hall’s Corner – On October 25 the MAPC will host a “Revitalizing Downtowns” workshop that the Economic Advisory Committee will attend. She stated that a more defined relationship between the EAC and business owners is the focus, and examples of how other communities approach a public/private partnership for economic vitality will be shared. A community-wide shared vision for Hall’s Corner is needed prior to zoning. She noted that Annual Town Meeting 2016 funded a consultant to help work on this issue, and the MAPC will leverage these funds with technical assistance on the vision statement in 2017. Funding was also voted for a land survey of Hall’s Corner, which is underway.
- Budget review has been completed for fiscal year 2018.
- Floodplain Management Certification – She was re-certified as a Certified Floodplain Manager (CFM) this year.
- MAPC is providing technical assistance for projects like the Open Space Plan and the Green Communities programs.
- Local Historic District Commission (LHDC) – She has worked with them to prepare for Annual Town Meeting 2016 and 2017.
- Stormwater Management Bylaw – She is working on getting a Zoning Bylaw prepared for Annual Town Meeting 2017.
- Comprehensive Plan Update – She stated that the first step is obtaining a baseline before getting into the visioning process. The updated Comprehensive Plan will have a more visionary approach, looking at issues such as sea level rise, sustainability, and climate change.
- Community Compact – She has worked with the Town Manager, Mr. René Read, to apply for a Community Compact which will help the Town of Duxbury score higher toward obtaining technical assistance grants, as well as support Information Technology and Government Study efforts.

Mr. Glennon asked about Ms. Massard’s opinion of the value of the Town of Duxbury belonging to both regional planning agencies, the Metropolitan Area Planning Council (MAPC) and the Old Colony Planning Council (OCPC), which the town just joined in the past several years. Ms. Massard stated that town has seen value in belonging to both, noting that OCPC’s region covers south and west of Boston which includes the nuclear power plant in Plymouth. It is a good idea to keep up on a regional basis with the decommissioning or possible expansion of the power plant. In addition, OCPC is doing a corridor study of Route 3A and may assist with a sidewalk on Railroad Avenue. The MAPC has helped the Town of Duxbury work on issues such as sea level rise, hazard mitigation, open space planning and connecting trails, and has provided networking opportunities with other communities that are working on similar issues like stormwater, for example.

Mr. Glennon lauded Ms. Massard’s and Ms. Grant’s work, noting it has been an impressive year.

OTHER BUSINESS

Meeting Minutes:

MOTION: Mr. Wadsworth made a motion, and Mr. Casagrande provided a second, to approve the Planning Board minutes of September 28, 2016 as amended.

VOTE: The motion carried, 4-0-1, with Ms. Turcotte abstaining.

Low Impact Design Workshop: Mr. Glennon stated that he was very interested in this workshop being hosted by Mass Audubon at Pinehills on October 17, but he cannot go since it is in the middle of a work day. Mr. Wadsworth volunteered to attend on behalf of the Planning Board and report back at the next Planning Board meeting.

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Downtown Revitalization Workshop: Ms. Massard reported that she and members of the Economic Advisory Committee will be attending this workshop hosted by the MAPC on October 25. She stated that she expects valuable discussion on how other communities have created their public/private partnerships.

Historic Preservation: Ms. Massard reported that she hosted a one-hour session with the Civic Association and various town groups on what can be done to preserve the historic nature of the town, and it brought together people with common concerns. This group has decided to meet quarterly and is looking to apply for a grant through the state.

ADJOURNMENT

The Planning Board meeting adjourned at 9:08 PM. The next Planning Board meeting will take place on Wednesday, October 26, 2016 at 7:00 PM at Duxbury Town Hall, Mural Room, 878 Tremont Street.

MATERIALS REVIEWED

- Planning Board agenda for 10/12/16
- Public hearing notice for Teakettle Lane
- Definitive Subdivision application and plan for Teakettle Lane
- "Environmental Impact Assessment & Mitigation Measures" for Teakettle Lane submitted 08/01/16
- Vision property card
- Letter from P. Brennan of Amory Engineers dated 09/28/16 re: Teakettle Lane – Definitive Subdivision
- PB minutes of 07/01/1992
- ANR plan endorsed by the PB on 07/01/1992
- PB minutes of 02/11/15
- PB minutes of 06/22/15
- PB minutes of 07/13/15
- PB minutes of 07/27/15
- PB minutes of 09/14/16
- Preliminary Study Report by the LHDC dated 09/28/16
- Proposed Affordable Housing Bylaw submitted by DAHT on 09/28/16
- ZBA referral materials for 0 Saint George Street / Duxbury Ten Citizens
- ZBA referral materials for 44 Wirt Way / Cornetta
- ZBA referral materials for 31 Harden Hill Road / Pineau
- Draft PB minutes of 09/28/16
- Construction Cost Estimates for September 2016
- Workshop and Tour of Pinehills: A Case Study in Low Impact Design flyer
- Donald Beers retirement party invitation
- Revitalizing Downtowns flyer
- "A Summer Seaside Weekend in Duxbury, New England's Best-Kept Secret" *Vogue* magazine article 07/22/16

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