



# Town of Duxbury Massachusetts Planning Board

Approved 03/08/2017

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2017 APR 18 PM 1:24  
DUXBURY, MASS.

## Minutes 01/11/2017

The Planning Board met on Wednesday, January 11, 2017 at 7:00 PM at the Duxbury Town Hall, Mural Room.

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

Absent: Jennifer Turcotte.

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

Mr. Glennon called the meeting to order at 7:04 PM.

### OPEN FORUM

No items were brought forward under Open Forum.

### DISCUSSION REGARDING DINGLEY DELL DEFINITIVE SUBDIVISION / STRIEBEL

Ms. Massard stated that the applicant, Mr. Roman Striebel, had been invited to tonight's meeting via certified mail but had not responded and was not present. Mr. Glennon asked if anyone was present to represent the applicant and no one responded.

Ms. Massard stated that the Planning Department had been asked to update a W-9 for escrow accounts on outstanding subdivisions. In speaking with several subdivision developers, a few asked for their money back. She stated for the Dingley Dell subdivision, it is her obligation to ask the Planning Board how to finish the subdivision process. Typically lots are not released until a subdivision is deemed complete by the Planning Board. However, it appears that a lot has been conveyed prior to lot release by the Planning Board. According to a memorandum by former Planning Director Christine Stickney dated December 24, 2008, the subdivision is not complete and has a few issues to resolve first.

Ms. Ladd Fiorini arrived at the meeting.

Mr. Glennon noted that the materials provided in the Planning Board packet clearly demonstrate that the applicant has been advised that there are remaining issues before the lots can be released, and it appears that the applicant is non-responsive to those remaining issues. Mr. Glennon asked Ms. Massard's advice on how to proceed, and she replied that the applicant should be informed that he cannot proceed without lot release.

**MOTION:** Mr. Bear made a motion, and Mr. Wadsworth provided a second, to advise Mr. Roman Striebel of Dingley Dell Estates, that no further building permits will be issued for the Dingley Dell Definitive Subdivision until all outstanding issues as outlined in a memorandum dated December 24, 2008 by former Planning Director, Christine Stickney, have been resolved to the satisfaction of the Planning Board.

**VOTE:** The motion carried unanimously, 6-0.

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

**PUBLIC HEARING, PROPOSED ZONING AMENDMENTS FOR ANNUAL TOWN MEETING 2017**

Mr. Glennon opened the public hearings for three proposed zoning articles at 7:15 PM.

**MOTION:** Mr. Bear made a motion, and Mr. Casagrande provided a second, to waive the reading of the public hearing notice and correspondence lists.

**VOTE:** The motion carried unanimously, 6-0.

Odd Lot Bylaw (Duxbury Affordable Housing Trust): Present for the discussion of this proposed zoning amendment were Atty. Robert W. Galvin representing the Duxbury Affordable Housing Trust (DAHT); and Mr. Shawn Dahlen, member of the DAHT.

Correspondence list for the record:

- PB minutes of 10/12/16
- Two proposed ATM warrant articles submitted to BOS on 12/02/16
- Emails between V. Massard and D. Bartlett et.al dated 12/20/16 re: public hearing schedule
- Public hearing notice stamped with Town Clerk on 12/29/16; published in the Duxbury Clipper on two successive weeks: 12/28/16 and 01/04/17; and mailed to the Department of Housing and Community Development, the Metropolitan Area Planning Council, the Old Colony Planning Council, and the Planning Boards of Kingston, Marshfield, Pembroke and Plymouth
- Emails between R.W. Galvin and V. Massard et al dated 11/29/16 - 12/29/16 re: supporting materials for proposed article
- Emails between R. Read and V. Massard et.al dated 01/04/17 – 01/05/17 re: language clarification
- Final warrant article language submitted via email by R.W. Galvin on 01/05/17
- Emails between V. Massard and R.W. Galvin et.al dated 01/10/17 re: parcels eligible with proposed bylaw (with attached spreadsheet)
- Emails between V. Massard and R.W. Galvin et.al dated 01/10/17 – 01/11/17 re: Ethics caution – appearance of conflict of interest
- Email from T. Calabrese to D. Bartlett et.al dated 01/11/17 re: summary of parcels eligible with proposed bylaw (with reformatted spreadsheet).

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Ms. Massard reported that originally the DAHT had proposed two zoning articles, but now they are presenting one. Mr. Glennon asked Atty. Galvin to present the proposed amendments.

Atty. Galvin stated that the amendments would replace the current Affordable Housing Bylaw, Section 570 in the Zoning Bylaws. He stated that the current bylaw was created in 2008 and has been found to be unworkable. Amendments were proposed but did not go forward at last year’s Annual Town Meeting. After that the DAHT asked Ms. Judi Barrett, a professional planner and Duxbury resident, to work on streamlining the bylaw. The purpose of the Odd Lot Bylaw is to provide a way for property owners to subsidize development of an affordable dwelling unit. An example might be elderly family members or Habitat for Humanity, or others who might be interested in subsidizing development. The DAHT would hold a restriction on the land so that if there is no buyer when the property is put on the market in the future, then the Town of Duxbury has the right of first refusal to purchase it.

Atty. Galvin reviewed highlights of the proposed changes. A special permit process would still be required through the Planning Board. The lot must still meet certain criteria laid out as of the original Odd Lot bylaw date of March 2008. The minimum lot size would be 10,000 square feet of upland and 25 feet of frontage. The affordable units would be restricted in perpetuity. Irregular lot shapes that do not otherwise meet zoning requirements would be eligible. He stated that this is a win/win for the town.

Regarding the impact of the potential development of properties under the Odd Lot bylaw, 156 parcels currently qualify and 162 parcels would qualify under the new proposed dimensional requirements, with a net increase of six parcels. However, the bylaw process has been made more workable than in the past.

Mr. Wadsworth disclosed that he owns land that could be developed under the Odd Lot bylaw. He stated that he was asked by the Town Manager, Mr. René Read, not to participate in tonight's public hearing, and therefore he will not participate.

Mr. Casagrande stated that it appears that although this is an attempt to make the bylaw more workable, if it does not pass at Town Meeting then the DAHT might need to move on to find other ways to provide affordable housing.

Mr. Glennon asked what the differences are between the amendments proposed and then withdrawn at last year's Town Meeting. Atty. Galvin replied that he became involved in the process after Ms. Barrett provided a draft of the proposed new bylaw. He noted that the proposed amendments provide the Planning Board more flexibility in regulations. Ms. Massard added that there are minor technical changes to the bylaw. She noted that the proposed amendments have been fully vetted by staff and Town Counsel, and a lot of effort has been put forth by the DAHT to propose a more workable bylaw.

Mr. Dahlen, Board of Selectmen representative to the DAHT, stated that the article was withdrawn at last year's Town Meeting due to resident complaints about other zoning bylaws. He stated that the DAHT had created a redline version of this year's proposed amendments but it would have been difficult to read so they are now proposing a total re-write. Mr. Dahlen noted that although it might be a losing proposition for a property owner to develop, it can provide affordable housing for an entity such as Habitat for Humanity. He stated that the property stays affordable in perpetuity, and most will happen through the DAHT.

Mr. James Lampert of 148 Washington Street asked how many lots would actually be eligible under the proposed bylaw, noting that 162 was stated but the potential to be built must be smaller. He stated that it is important that there is no additional strain on town services. He stated that Massachusetts General Law (MGL) provides that grandfathered lots may be built on as of right.

Ms. Massard stated that in 2008, when the original bylaw was adopted, the Assessor performed an analysis and found approximately 200 lots that froze the zoning. Out of the 30-40 parcels that might be likely to be developed, only about seven parties expressed interest only to find that their parcels did not actually meet the shape requirement. Now approximately 10 to 30 parcels may be of interest.

Mr. Lampert stated that he believes that these lots can be developed as of right according to Section 6 of the MGL. Ms. Massard offered to look into Mr. Lampert's concern.

**MOTION:** Mr. Bear made a motion, and Ms. Ladd Fiorini provided a second, to close the public hearing for a proposed zoning amendment to the Duxbury Protective Bylaw Article 500 – Requirements for Certain Land Divisions, Land Developments, and Inclusionary Housing, Section 570, "Affordable Housing," in order to replace the existing bylaw with new language that would allow more dimensional flexibility within the special permit process for eligible lots, update and streamline the bylaw using updated terms and definitions used in the regulation of affordable housing, and to reflect the Town's establishment of an Affordable Housing Trust.

**VOTE:** The motion carried 5-0-1, with Mr. Wadsworth abstaining.

Therefore the public hearing was closed at 7:37 PM.

Mr. Glennon commented that the amendments are straightforward and provide deference to the Planning Board for regulation.

**MOTION:** Ms. Ladd Fiorini made a motion, and Mr. Casagrande provided a second, to recommend approval to Annual Town Meeting 2017 proposed zoning amendment to the Duxbury Protective Bylaw Article 500 – Requirements for Certain Land Divisions, Land Developments, and Inclusionary Housing, Section 570, "Affordable Housing," in order to replace the existing bylaw with new language that would

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allow more dimensional flexibility within the special permit process for eligible lots, update and streamline the bylaw using updated terms and definitions used in the regulation of affordable housing, and to reflect the Town's establishment of an Affordable Housing Trust.

**VOTE:** The motion carried 5-0-1, with Mr. Wadsworth abstaining.

Preservation of Historically Significant Buildings (Historical Commission): The discussion of this proposed bylaw amendment began at 7:38 PM. Present for the discussion were members of the Historical Commission: Mr. David Amory, Mr. Mark Barry and Mr. Terry Vose. Mr. Tag Carpenter, another Historical Commission member who was expected to present the bylaw, was ill and could not attend.

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**Correspondence list for the record:**

- PB minutes of 08/24/16
- Emails between V. Massard and T. Carpenter et.al dated 09/07/16 re: ATM zoning requirements
- Emails between D. Grant and T. Carpenter et.al dated 11/15/16 re: ATM warrant article
- Proposed ATM warrant article submitted via email by T. Carpenter to BOS on 12/02/16
- Email from T. Carpenter to V. Massard et.al dated 12/02/16 re: 12/02/16 re: Proposed warrant article
- Emails between V. Massard and T. Carpenter et.al dated 12/20/16 – 12/21/16 re: public hearing schedule
- Public hearing notice stamped with Town Clerk on 12/29/16; published in the Duxbury Clipper on two successive weeks: 12/28/16 and 01/04/17; and mailed to the Department of Housing and Community Development, the Metropolitan Area Planning Council, the Old Colony Planning Council, and the Planning Boards of Kingston, Marshfield, Pembroke and Plymouth
- Untitled table dated 01/04/17 from Duxbury Historical Commission to Duxbury Planning Board re: summary of proposed changes
- ATM public handouts submitted by T. Vose on 01/05/17
- Memorandum from J. Lampert to the Historical Commission dated 08/31/16 and distributed to PB on 01/11/17.

Mr. Barry spoke on behalf of the Historical Commission. He stated that the Historical Commission had spent a good amount of time working to fix language that had been giving them trouble in regulating the demolition delay process. The commission has taken in feedback and now provides a proposed bylaw that cleans up administrative issues and also provides some policy changes.

Mr. Barry stated that one key policy change includes the demolition delay process from six to twelve months, providing an incentive for the property owner to look at preservation in more detail. He stated that the bylaw should not affect homeowners, but may affect developers. A separate public meeting would be required for a new owner to remove the demolition delay. He noted that this provision is included in the state's model bylaw, and other towns are adopting it also. He stated that it would allow the opportunity for the Historical Commission to talk to the new owner. Mr. Glennon asked if the meeting with the new owner would be under the public hearing process, and Mr. Barry replied that it would not.

Mr. Barry summarized the changes according to a table dated January 4, 2017 submitted to the Planning Office through a memorandum on January 5, 2017:

- Fully define terms used in the bylaw
- Clearly separate the Historical Commission's certification from the Building Department's procedures
- Eliminate the mandatory 10-day waiting period between the close of the public hearing and the final determination
- Formalize the site inspection process
- Authorize the commission to revise requirements no more than once every five years
- Impose a new sanction in case of noncompliance
- Increase the delay period from six months to twelve months
- Require a separate public hearing to reduce a demolition delay prior to expiration
- Allow means of transferring certificate from one owner to another.

Ms. Massard stated that the proposed bylaw was vetted with Town Council, who had questions regarding the policy changes but concluded that it would be up to the Town Meeting voters to determine. Ms. Massard asked if the Historical Commission intends to phase the amendments at Town Meeting. She noted that typically the Planning Board is given one article to vote up or down. Mr. Amory replied that currently they intend to phase the policy changes into seven motions; however, they are still discussing the matter.

Mr. Glennon asked if the Historical Commission is considering tonight's version as the final proposed bylaw, and Mr. Amory replied that the commission will meet next week to decide. Ms. Massard suggested that the Planning Board wait to make a recommendation on the final version of the proposed bylaw, noting that she, the Town Manager and Town Council will need to review it before the Planning Board sees it. She also expressed concern that Town Council may not have time to review further amendments.

Mr. Glennon recommended continuing the public hearing to February 8, 2017.

Mr. Amory noted that the phasing of motions would not affect the content of the proposed bylaw amendments. Ms. Massard stated that she had just learned about the phasing of motions and it is going to be complex.

Mr. Shawn Dahlen of 60 Long Point Lane stated that he cannot be present for a public hearing on February 8, and asked if he could present his comments to the Planning Board. He distributed a hand-out. Mr. Dahlen noted that this year's proposed amendments are an improvement over last year's proposal that was indefinitely postponed. He stated that this bylaw regulates residents, not developers, because 95 percent of demolitions are done by property owners who want to build a new house. He stated that in his experience as a builder he has seen homeowners anguish over wanting to make it work to keep the older structure; however sometimes it is too expensive to remodel an older structure than tear it down and build a new one.

Mr. Dahlen provided comments on specific parts of the proposed definition of "Substantial Demolition":

- The term "square footage of a building" needs to be further clarified.
- The term "demolition of one entire wall" could be changed to a percentage of a structure because it could mean that a property owner would be required to obtain a certification for a three-foot section of a structure, for example.
- The term "planned structural modification" should be reviewed because when windows are replaced it could be considered a structural modification.

Mr. Dahlen stated that he would like to see additions be exempt from Demolition Delay review. He stated that he is in favor of a six-month demolition delay because a twelve-month delay punishes the property owner and he does not believe it would save any more structures.

Mr. James Lampert of 148 Washington Street stated that he is not sure it makes sense to continue the public hearing because the article itself will not change, only the motions that accompany it.

A resident stated that she lives in a subdivision of small cape homes and her house is approaching its 75-year date. She stated that she may be selling her home and it has no historical value whatsoever. She expressed a concern that every property owner with a 75-year old home or older must go through a sixty day process. Ms. Massard explained that there are more criteria than just the age of the home, as outlined in the existing bylaw. She advised the resident that if her home was deemed significant and she obtained a demolition delay certification, a new owner would need to go through the process also.

**MOTION:** Ms. Ladd Fiorini made a motion, and Mr. Casagrande provided a second, to continue the public hearing to February 8, 2017 at 7:30 PM for a proposed amendment to the Duxbury Protective Bylaw Article 600 – Special Regulations, Section 609, "Demolition of Historically Significant Buildings," in order to replace the existing bylaw with new language that would change the requirements and streamline the process for applications before the Historical Commission for structures that may be of historical

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significance, extend the delay from six (6) months to twelve (12) months, create new definitions and procedures, and include approval of transfer of ownership.

**VOTE:** The motion carried unanimously, 6-0.

Temporary Moratorium on Marijuana Establishments (Board of Selectmen): The discussion of this proposed bylaw amendment began at 8:13 PM. No one was present to represent the proposed amendment.

Correspondence list for the record:

- PB minutes of 11/09/16
- Proposed ATM warrant article submitted to BOS on 12/27/16
- Public hearing notice stamped with Town Clerk on 12/29/16; published in the Duxbury Clipper on two successive weeks 12/28/16 and 01/04/17; and mailed to the Department of Housing and Community Development, the Metropolitan Area Planning Council, the Old Colony Planning Council, and the Planning Boards of Kingston, Marshfield, Pembroke and Plymouth
- Emails from A. Kreiger to R. Read et.al dated 12/28/16 – 12/29/16.

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Ms. Massard explained that the Planning Board raised the question and then the Town Manager made it a priority. A new state law allows recreational marijuana but the state has not caught up yet with regulations for sales. An existing general bylaw prohibits the use of marijuana in public but selling it cannot be prohibited. However, the town can call for a moratorium and other towns are doing this also. She stated that the town does not want to promote use of recreational marijuana. If a moratorium is approved it would not come back sooner than 2018, which would allow time to get a better feel for how sales should be regulated.

Mr. Glennon asked if the proposed zoning bylaw is duplicative to the state’s recently established moratorium. He stated that he is hesitant to proceed with something that cannot be done anyway. He asked if it could become effective once the state legislation goes into effect. He asked if the town does not go forward with the zoning amendment, would the Town of Duxbury be missing out on something the state already does not allow.

Mr. Shawn Dahlen, a member of the Board of Selectmen, stated that his board put forth the proposed article at the request of Town Counsel. He noted that if the Planning Board can come up with a better scheme, all the better.

Ms. Massard noted that the initial legislation allowed marijuana sales as of December 2016, then January 2017, and now the date is June 2018. Ms. Ladd Fiorini stated that it makes sense to wait to introduce this proposed amendment until next year’s Annual Town Meeting. Mr. Glennon offered to contact Town Counsel, and recommended that the public hearing be continued to the next available Planning Board meeting.

**MOTION:** Ms. Ladd Fiorini made a motion, and Mr. Casagrande provided a second, to continue the public hearing to January 25, 2017 at 7:15 for an amendment to the Duxbury Protective Bylaw Article 600 – Special Regulations, to delete Section 617 “Temporary Moratorium on Medical Marijuana Treatment Centers,” which has expired on its own terms, and insert in its place a new Section 617 “Temporary Moratorium on Marijuana Establishments,” in order to enact a temporary moratorium on the location of any marijuana establishment as defined in MGL Chapter 94G, Section 1(j), in any zoning district. The temporary moratorium will end on June 30, 2018 unless this moratorium is sooner repealed by Town Meeting upon recommendation of the Planning Board.

**VOTE:** The motion passed unanimously, 6-0.

**ZBA REFERRAL, SPECIAL PERMIT: 51 SHIPYARD LANE / WILKENS**

Planning Board members reviewed this special permit to rebuild a garage within the pre-existing nonconforming setbacks as well as increase site coverage. Ms. Massard explained that the applicant intends to apply the "3% rule." Mr. Bear stated that he does not believe the 3% rule applies to creating a new nonconformity with the increase in site coverage where the current lot meets site coverage regulations. Mr. Bear noted that the setbacks become nonconforming as well. Ms. Massard agreed that the setbacks do change slightly, stating that it appears that the applicant tried to stay within the footprint considering septic limits, and tried to move away from the road. The applicant is maintaining a 7-foot side setback with a slightly larger garage.

Mr. Bear stated that the lot coverage numbers might be off, noting that a photo on the Assessor's property card shows an enclosed deck that does not appear on the site plan that was part of the ZBA referral materials. Mr. Glennon agreed that the figures should be double checked. Mr. Casagrande reviewed site coverage calculations with the 3% rule and also agreed that the site coverage calculations should be confirmed.

Mr. Glennon stated that it is important for the Zoning Board of Appeals (ZBA) to know that the height of the proposed garage could be substantially more detrimental to the neighborhood. He also questioned the proposed floor plan, noting that it shows a living area, bedroom and bath. He stated that this would indicate much more activity on the front of the lot. He stated that for such a sizable structure the ZBA should consider whether it would be substantially more detrimental to the neighborhood.

Mr. Wadsworth stated that there appears to be ample space on the lot to move the new structure away from the side setback. Ms. Massard responded that the siting may have been an aesthetic decision so that the main house can be seen from the street. Mr. Casagrande stated that most houses on Shipyard Lane are right on the street, and the garage is in keeping with the neighborhood.

Mr. Glennon noted that with pre-existing nonconforming properties, the goal is for the new construction to be as conforming as possible. He expressed concern with massing with a large building along the street, and for living space that close to the front of the lot which has the potential to become a rental unit.

**MOTION:** Mr. Bear made a motion, and Ms. Ladd Fiorini provided a second, for the Planning Board to provide the following comments to the Zoning Board of Appeals regarding Special Permit #2016-22, 51 Shipyard Lane / Wilkens:

- Site coverage calculations should be verified to ensure that an existing covered deck on the dwelling is included as it appears on the Assessor's property card photograph
- It appears that the proposed new garage structure could be relocated to improve the side setback nonconformity
- An intensity of use is created with the addition of a bedroom in the garage which is located close to the road, and there appears to be a potential for the room to be used as a rental unit
- The height of the proposed new structure may create a massing issue on a front setback that may be considered more detrimental to the neighborhood.

**VOTE:** The motion carried unanimously, 6-0.

**REVIEW OF DRAFT OPEN SPACE PLAN GOALS**

Mr. Glennon noted that although comments were due today, Mr. Joseph Grady, Conservation Administrator, has waived the due date to accommodate the Planning Board's schedule. Ms. Massard offered to collect written comments from Planning Board members and assemble them in one recommendation to the Open Space Committee. Mr. Glennon preferred to address the comments as a board at tonight's meeting.

Mr. Bear provided a general comment that throughout the Open Space Plan there appears to be an emphasis on areas outside its purview, such as the Wright Building which has nothing to do with open space. He felt that the plan is too long for its purpose. Mr. Glennon, who serves as Planning Board representative on the Open Space Committee,

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stated that the committee intends for the plan to cover more than open space, to include recreational uses and structures. He stated that he does not believe it is too broad for the purposes set forth in its creation through state legislature. Ms. Massard noted that certain items are required in order for the plan to receive a passing grade by the state.

Planning Board members reviewed the draft document and provided comments for staff to assemble and report back to the Open Space Committee.

**MOTION:** Ms. Ladd Fiorini made a motion, and Mr. Wadsworth provided a second, for the Planning Board to recommend approval of the Open Space Plan for 2017 and to ratify the comments submitted at tonight's meeting.

**VOTE:** The motion carried unanimously, 6-0.

**PREPARATION FOR ANNUAL TOWN MEETING 2017**

Battelle Rezoning: Ms. Massard reported that the public has been asking about the proposed Battelle rezoning and the petitioners have requested to wait until February 8. She stated that she read in the local newspaper that the petitioners are scheduled to go to the Board of Selectmen on January 30. Mr. Bear suggested that staff look into another meeting location in order to accommodate the large crowd expected. Mr. Casagrande requested that the Planning Board get a copy of what is submitted to the Board of Selectmen.

**PLANNING DIRECTOR REPORT**

Zoning Maps: Ms. Massard stated that she has a concern regarding zoning maps, and the town has concerns that the Zoning Bylaws need to be recodified and that the Comprehensive Plan needs to be updated. She asked what one Planning Director and one administrative assistant can do. She stated that she has no opinion and does not want to take sides.

Mr. Glennon stated that he and Mr. Casagrande have spoken with the Town Manager and other officials and all three are significant projects. He reported that he and Mr. Casagrande have also spoken with the Finance Committee about a new assistant planner position but there does not appear to be support for it. He stated that he and Mr. Casagrande would like to manage expectations and the Comprehensive Plan is the number one priority. That project will be handled by an outside consultant under the Planning Director.

Mr. Glennon reported that he and Mr. Casagrande pushed back on the recodification, suggesting that amendments can be handled on a case-by-case basis. Once the Comprehensive Plan update is finished then the recodification can go underway. He stated that others in the town feel that the recodification should be just as high of a priority and prefer to take on the Comprehensive Plan concurrently with the recodification. He noted that the Planning Board would not have the resources to handle both at once and the recodification proponents need to answer how it could be supported internally.

Mr. Glennon stated that although the zoning maps are important, the issues appear to be related to GIS and no one is challenging them. He stated that he takes comfort that other maps exist that are accurate, and recommended that the Planning Director put off this work in deference to the Comprehensive Plan.

Ms. Massard stated that she does not believe it is possible to separate the Planning Director from either the Comprehensive Plan or the recodification, and Mr. Glennon stated that the Planning Board is supportive of that.

Mr. Bear asked if the Planning Board should request to be included on a future Board of Selectmen agenda regarding an assistant planning position. Mr. Glennon responded that the Finance Committee has asked fair questions about what would happen after the three large projects are completed. He noted that it is a budgetary issue and he cannot argue with the Finance Committee on that.

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Mr. Bear asked if the Planning Board has the option to pull zoning articles that are not sponsored by the Planning Board. Ms. Massard stated that it is a good question, and agreed that elected officials and administrators need to make decisions. However, she stated that it is not reasonable for her to work on all three projects at once.

Mr. Wadsworth asked about the funding for a Comprehensive Plan update that was approved at last year's Annual Town Meeting, and Mr. Glennon replied that it will be added to the funding requested this year. Mr. Wadsworth asked if any work had been done to date on updating the Comprehensive Plan, and Ms. Massard responded that she is looking into partial funding in order to create a common vision. She stated that the vision has shifted and she is no longer able to articulate what her capacity will be. She noted that the Plymouth County Registry of Deeds issues monthly reports, and it appears that real estate will be strengthening with more applications and building permits.

**OTHER BUSINESS**

Boston-Logan International Airport 2015 Environmental Impact Report: Mr. Glennon noted that the deadline for submitting comments is January 20, 2017 on the impact of proposed improvements. A copy of the document is available at certain town libraries near the city or at the Massport web site.

**ADJOURNMENT**

The Planning Board meeting adjourned at 9:42 PM. The next Planning Board meeting will take place on Wednesday, January 25, 2017 at 7:00 PM at Duxbury Town Hall, Mural Room, 878 Tremont Street.

**MATERIALS REVIEWED**

- Planning Board agenda for 01/11/17
- Emails from R. Striebel to V. Massard, D. Grant dated 08/14/16 and 09/19/16
- Letter from R. Striebel to V. Massard dated 11/22/16
- Letter from V. Massard to R. Striebel dated 12/06/16
- PB Covenant dated 01/30/06
- Amory Engineers memorandum dated 07/24/07 re: Dingley Dell Subdivision
- Memorandum from C. Stickney to PB file dated 12/24/08 re: Dingley Dell Subdivision
- Email from P. Cronin to R. Striebel dated 01/09/08 re: Dingley Dell
- Public hearing notice for zoning articles
- Existing and proposed Affordable Housing bylaws
- Proposed ZBL amendment: Temporary Moratorium on Marijuana Establishments
- ZBA referral: 51 Shipyard Lane / Wilkens
- Draft Open Space Plan dated October 2016 with cover letter from Open Space & Recreation Plan Update Committee submitted to Planning Office on 12/01/16
- Public hearing schedule for zoning articles ATM 2017 stamped with Town Clerk on 01/03/17
- Massport memorandum re: Boston-Logan International Airport 2015 Environmental Data Report
- Massport notice of availability for Boston-Logan International Airport Terminal E Modernization Project
- Construction Cost Estimates for December 2016

*DISTRIBUTED AT MEETING*

- Affordable Housing Bylaw updated draft submitted by Atty. R.W. Galvin on 01/05/17
- Email from T. Calabrese to D. Bartlett et.al dated 01/11/17 re: Odd Lot Analysis (with attached spreadsheet)
- Memorandum from J. Lampert to Historical Commission dated 08/31/16 re: Proposed amendments to Article 600 (Demo Delay)

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# SIGN IN SHEET

Duxbury Planning Board  
January 11, 2017

**Public Hearing, Zoning Articles for ATM 2017:**

- Affordable Housing Bylaw (Odd Lot) – DAHT
- Demolition Delay (Historical Commission)
- Temporary Marijuana Establishment Moratorium

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*Please print your name and address for our records:*

**Name**

**Address:**

J B Lampert

148 Washington St

TERRY VOSE

233 POWDER POINT AVE

Alanna Dill

60 Long Point Ln

Sara Gibson

120 Bay Road