



Town of Duxbury Massachusetts Planning Board

Approved 05/10/2017

TOWN CLERK

2017 MAY 22 AM 9:21

DUXBURY, MASS.

Minutes 04/12/2017

The Planning Board met on Wednesday, April 12, 2017 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room.

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

Absent: David Uitti and George Wadsworth.

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

Mr. Glennon called the meeting to order at 7:03 PM.

OPEN FORUM

Economic Advisory Committee (EAC): Mr. Bear reported that the EAC is generating a list of potential uses of the former Battelle property on Washington Street in preparation for a Land Use Summit scheduled for April 26, 2017. Ms. Massard requested that the Planning Board not deliberate on the Battelle property because the owners may be filing for a subdivision, which is under the regulatory purview of the Planning Board.

ELECTION OF PLANNING BOARD OFFICERS AND COMMITTEE ASSIGNMENTS

Planning Board Election of Officers: Mr. Glennon congratulated Mr. Casagrande on his re-election to the Planning Board at recent Town Elections. Mr. Glennon called for nominations for the Planning Board's annual election of officers.

MOTION: Ms. Ladd Fiorini made a motion, and Mr. Bear provided a second, to nominate Mr. Glennon as Planning Board chairman.

DISCUSSION: Mr. Glennon reported that he had received a promotion at his job which will take a significant amount of time, and therefore he will not be able to continue as chairman of the Planning Board. He respectfully declined the nomination.

Therefore, the motion did not go forward for a vote.

MOTION: Mr. Glennon made a motion, and Mr. Bear provided a second, to nominate Mr. Casagrande as Planning Board Chairman.

VOTE: The motion carried unanimously, 5-0.

Therefore Mr. Casagrande took the gavel as Planning Board chairman. Mr. Casagrande thanked Mr. Glennon for a tremendous job as Planning Board chairman. Mr. Casagrande called for nominations for Planning Board vice chair.

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The mission of the Town of Duxbury is to deliver excellent services to the community in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community and preserve the unique character of our town.

MOTION: Mr. Glennon made a motion, and Ms. Ladd Fiorini provided a second, to nominate Mr. Wadsworth as Planning Board Vice Chairman.

VOTE: The motion failed 2-3, with Ms. Ladd Fiorini and Mr. Glennon voting for; and Mr. Casagrande, Mr. Bear and Ms. Turcotte voting against.

MOTION: Mr. Bear made a motion, and Mr. Casagrande provided a second, to nominate Mr. Ladd Fiorini as Planning Board Vice Chairman.

VOTE: The motion passed 4-0-1, with Mr. Glennon abstaining.

Mr. Casagrande called for nominations for Planning Board Clerk.

MOTION: Ms. Turcotte made a motion, and Mr. Glennon provided a second, to nominate Ms. Ladd Fiorini as Planning Board Clerk.

VOTE: The motion carried unanimously, 5-0.

Committee Appointments: Mr. Casagrande deferred discussion of committee appointments to a future Planning Board meeting. Ms. Massard reported that the Old Colony Planning Council is on the same meeting schedule as the Planning Board. She noted that the larger issue is that the Town of Duxbury may need to choose only one regional planning agency in order to maintain federal transportation funding. Currently the Town of Duxbury is in both the Metropolitan Area Planning Council (MAPC) and the Old Colony Planning Council (OCPC). If the Town of Duxbury chooses to stay in the OCPC, then the Planning Board could choose a designee to serve as OCPC representative. Mr. Bear asked if the meetings are daytime or night, and Ms. Massard replied that the TIP (Transportation Improvement Program) meetings are during the day, and the council meetings are held at night. She reported that MAPC meetings are also held in this manner, but with limited staff she is not able to attend those meetings because they are generally held in Boston. Ms. Massard does attend as many OCPC meetings and MAPC meetings as her workload and meeting obligations allow.

ANR PLAN OF LAND: 0 & 1161 TREMONT STREET / HARRINGTON

Planning Board members reviewed this Approval Not Required plan to reconfigure two adjacent parcels in order to create a new, buildable lot. Present for the discussion was the applicants' representative, Mr. Terry McGovern of Stenbeck & Taylor in Marshfield. Ms. Massard noted that the plan is complete and meets zoning standards. One new lot would be created. Wetlands lines have been approved through the Conservation Commission. A change of lot line is proposed in order to create the new lot.

Mr. Glennon raised the issue of potential illusory access because of an existing guardrail and hydrant that might prevent access to the new lot. He noted that there are 40 feet or less between the hydrant and the guardrail on the southerly side, and asked what the access is like at that point. Mr. McGovern showed Planning Board members that vehicles could access through a 10 foot wide driveway between the hydrant and the guardrail. Mr. McGovern stated that the site is very level along the road and not much grading would be required.

Mr. Glennon asked what the speed limit is in this area, and Mr. McGovern stated that it is 30 MPH. Mr. McGovern noted that the property is located approximately 200 feet from a traffic light and vehicles are slowing down as they approach the intersection.

Ms. Massard stated that there is no reason that the property owners could not proceed with getting a permit to open the guardrail. Mr. Glennon respectfully disagreed citing case law, noting that the guardrail is there for a reason. Mr. McGovern responded that the case law Mr. Glennon may be referencing states that where there was a guardrail along the entire lot there was a steep incline further inhibiting access. Mr. Glennon stated that a road flare would be needed on either side of the driveway. Ms. Massard noted that a radius is applicable to a subdivision road, not a

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driveway. Mr. Glennon asked Mr. McGovern about the flare of the existing driveway to 1161 Tremont Street, and Mr. McGovern replied that the existing lot has a wide flare of approximately 20 feet. Mr. Glennon asked if the property owners intend to leave the guardrail intact, and Mr. McGovern stated that they do not intend to touch the guardrail at all.

MOTION: Ms. Turcotte made a motion, and Ms. Ladd Fiorini provided a second, to endorse an ANR Plan of Land entitled, "Plan of Land in Duxbury, MA, Showing the Division of Parcels 106/028/001 & 106/031/000, 1161 Tremont Street, Drawn for Paul & Krissie Harrington," dated March 28, 2017, as not requiring approval under Subdivision Control Law.

VOTE: The motion carried, 4-1, with Mr. Glennon voting against.

Planning Board members endorsed the mylar and two paper copies of the ANR plan.

ZBA REFERRAL, SPECIAL PERMIT: 622 CONGRESS STREET (STANDISH HUMANE SOCIETY) / HENDERSON

Planning Board members reviewed the ZBA referral materials for this special permit to erect a freestanding, unlit, double-sided 3' x 6.5' sign. Ms. Massard noted that the applicant is an Eagle Scout who is proposing to construct and install the sign. Mr. Glennon commended Mr. Jimmy Henderson for taking on this Eagle Scout project.

MOTION: Mr. Glennon made a motion, and Ms. Turcotte provided a second, to recommend approval to the Zoning Board of Appeals for a special at 622 Congress Street (Standish Humane Society) / Henderson to erect a freestanding, unlit, double-sided 3' x 6.5' sign.

VOTE: The motion carried unanimously, 5-0.

WITHDRAWAL OF SPECIAL PERMIT APPLICATION: 1065 SUMMER STREET / TEDESCHI

Present for the discussion was the applicant, Mr. Matthew Tedeschi. Ms. Massard explained that Mr. Tedeschi filed this special permit for 20 dwellings on the same day that he filed a landowner petition for Annual Town Meeting in order to allow special permits for multiple dwellings filed by that day. Mr. Tedeschi had also signed an extension form allowing the application to be reviewed after the Annual Town Meeting vote. At Annual Town Meeting the petition was indefinitely postponed. After Town Meeting, Mr. Tedeschi submitted a letter to the Planning Board on March 24, 2017 requesting withdrawal of this special permit application without prejudice to his right to submit another project for the same property.

MOTION: Mr. Glennon made a motion, and Ms. Turcotte provided a second, for the Planning Board to accept withdrawal of a special permit for 1065 Summer Street / Tedeschi without prejudice.

VOTE: The motion carried unanimously, 5-0.

Mr. Casagrande directed staff to notify the Town Clerk of the Planning Board's decision.

PLANNING DIRECTOR REPORT

Battelle Land Use Summit: Ms. Massard reported that Town Manager, Mr. René Read, has invited twelve boards and committees to attend a discussion on Wednesday, April 26, 2017 at 6:00 PM in the Senior Center regarding potential uses for the former Battelle property on Washington Street. The meeting will be facilitated by Ms. Judi Barrett, resident and professional planner, in order to get input. Ms. Massard stated that the owners have indicated that they may still file for a new project. Mr. Casagrande confirmed that this summit would take the place of the Planning Board's meeting scheduled for the same night.

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Littleton Way: Ms. Massard reported that there are utility installation issues and the gas main has not been installed. The developers have told her there were problems with the utility company permitting process. She stated that she hopes the issues are cleared up quickly.

Comprehensive Plan: Ms. Massard stated that the Town of Duxbury was fortunate to obtain funding at Annual Town Meeting that will be used along with a technical assistance grant from the Metropolitan Area Planning Council (MAPC). Planning Board members reviewed a proposed scope of services provided by the MAPC with Ms. Massard's edits. She stated that she hopes to reach out to include as many ages and interest groups as possible for community input on the Comprehensive Plan. Ms. Massard stated that she hopes to find "ambassadors" within the community to reach out to various interest groups. Volunteers can focus on their own areas of interest and will be asked to attend community events such as sporting events, neighborhood picnics, and library events in order to seek feedback. Mr. Glennon responded that Ms. Massard has some terrific ideas and he is excited about the process and the results to come. Ms. Massard stated that she is looking for ideas for a name and/or logo and is open to ideas or suggestions along the line of "Duxbury's Vision for the Future." Mr. Casagrande commended Ms. Massard for her work to date.

Green Communities: Ms. Massard reported that she has met with Mr. Seth Pickering, the Green Community Coordinator for the Southeast Region of the Massachusetts Department of Energy Resources, about the Town of Duxbury's proposed energy reduction plan. She is working with Ms. Barbara Bartlett of the school administration and Mr. Brian Cherry, Facilities Director and the Town of Duxbury is using a grant from the Metropolitan Area Planning Council (MAPC) to apply for Green Community status by next year.

OTHER BUSINESS

Engineering Invoice:

MOTION: Ms. Turcotte made a motion, and Mr. Glennon provided a second, to approve Merritt Engineers invoice #4063 in the amount of \$870.00 for services related to McLean's Way.

VOTE: The motion carried unanimously, 5-0.

Meeting Minutes:

MOTION: Mr. Glennon made a motion, and Ms. Ladd Fiorini provided a second, to approve meeting minutes of March 8, 2017 and March 22, 2017 as written.

VOTE: The motion carried 3-0-2, with Mr. Bear and Ms. Turcotte abstaining.

Stormwater Design Guidelines: Ms. Massard reported that she is working on this as a team with the Building Department, Conservation Department, Health Department, and Department of Public Works, and it was discussed at a Development Review Team meeting last week. Ms. Turcotte asked if the goal is a stormwater bylaw, and Ms. Massard replied that it is not and instead it would be a new review process with the design guidelines that would be referenced in all land use boards' regulations, including the Zoning Bylaws. There would be no additional stormwater review fee and the guidelines would recognize that there may be different sets of criteria for different conditions.

"Creating Healthy, Resilient Communities through Green Infrastructure" Workshops: Mr. Casagrande noted this two-day workshop focused on the Taunton watershed to be held at the Halifax Town Hall on June 9 and June 23.

Mutual Extension Form, 308 Summer Street / DelPrete: Ms. Massard stated that an extension form has been signed by the applicant extending the initial public hearing for this Definitive Subdivision.

MOTION: Mr. Glennon made a motion, and Ms. Turcotte provided a second, to extend the public hearing date for 308 Summer Street / DelPrete to May 10, 2017 at 7:05 PM.

VOTE: The motion carried unanimously, 5-0.

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Planning Board signed the mutual extension form which had already been signed by the applicant.

ADJOURNMENT

The Planning Board meeting adjourned at 7:57 PM. The next Planning Board meeting will take place in conjunction with the Battelle Land Use Summit hosted by the Board of Selectmen on Wednesday, April 26, 2017 at 6:00 PM at the Duxbury Senior Center, 10 Mayflower Street.

MATERIALS REVIEWED

- PB agenda for 04/12/17
- "Planning Board Committee Appointments" spreadsheet dated 03/30/17
- ANR application, plan and materials for 1161 Tremont Street / Harrington
- ZBA referral materials for 622 Congress Street (Standish Humane Society) / Henderson
- Letter from M. Tedeschi dated 03/24/17 re: withdrawal of special permit
- MAPC Master Plan Scope of Services for comprehensive plan
- Email from A. Chisholm (MAPC) to V. Massard dated 03/31/17 re: Duxbury Master Plan Follow Up
- Emails between V. Massard and D. Orwig dated 03/31/17-04/03/17 re: Littleton Way
- Merrill Engineers invoice #4063 dated 03/17/17 re: McLean's Way
- PB draft minutes of 03/08/17
- PB draft minutes of 03/22/17
- "Creating Healthy, Resilient Communities through Green Infrastructure" flyer
- ZBA corrected decision: 0 Saint George Street / Duxbury Ten Citizen dated 03/23/17
- Construction Cost Estimates for February 2017

Presented at Meeting:

- Mutual Extension Form: 308 Summer Street / DelPrete

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