



MINUTES OF MEETING ZONING BYLAW REVIEW COMMITTEE

Date: February 29, 2016

SCHEDULED TIME: 7:30 p.m.

Location: Duxbury Senior Center

Minutes Prepared By: Nancy Johnson

Members Present: Judi Barrett, Kathy Muncey, Scott Casagrande, Nancy Johnson, George Wadsworth, Mary Steinke, Freeman Boynton, Jr.

Members Absent: none

Also Present: none

TOWN CLERK
2016 JUL 20 AM 9:05
DUXBURY, MASS.

Meeting was called to order at 7:35 by the Chair, Judi Barrett.

Schedule of Remaining Work

Judi mentioned that the meeting schedule has been advanced as a result of the meeting originally scheduled for February 1 not being posted in time. The new schedule is as follows:

- Feb. 29 RCC (Cluster memo from Nathan Kelly)
- Mar. 23 WPOD, APOD, NRBD
This was changed from Mar. 22 to Wednesday the 23rd at 4:00, due to conflicts.
- Apr. 12 Piers - We will need an auditorium and consultants present.
- May 10 Special permit & site plan (task 5)
- June 14 Review, revise & consolidate special permit criteria (task 2)
Update filing requirements to take advantage of new technology (task 4)
- July 12 Definitions

Discussion

Town Meeting, Saturday March 12

Judi said that there were some mistakes on the warrant. The terminology used in the explanation for the article revising 401.2 "would have" raised concern from a resident. The ZBRC articles are numbered 17, 18 and 19 on the warrant.

Cluster Bylaw revisions:

Scott Casagrande said that the majority of the Planning Board felt that the standard subdivision was the traditional direction of the town, and for that reason they voted to make the standard subdivision the "by right" option. This is a temporary solution. George Wadsworth confirmed that the Planning Board does not embrace the idea of a cluster bylaw.

Planning consultant, Nate Kelly had suggested that we make it easier for people to do clusters. Judi said they might end up with an additional lot.

As the bylaw is currently a mandate, we do not need incentives. If we do not mandate, then incentives will be necessary if we want to produce conservation subdivisions.

It was mentioned that NRPZ (Natural Resource Protection Zoning) gives standards for a "by right" subdivision.

As previously discussed, it was again mentioned that the requirement for private roads is a deterrent for buyers of cluster subdivisions, and should be reconsidered. Judi said that other towns, including Arlington and Plymouth maintain (plow) private roads.

Many of the committee members think we should resolve the cluster bylaw while we still have the consultants on board to take advantage of their expertise. Judi will ask Nate Kelly to come to a future meeting.

Minutes

Minutes from January 21, 2015, December 8, 2015, and January 12, 2016 meetings were approved as written.

Next Meeting

The next meeting was scheduled for Wednesday, March 23, 2016, at 4:00 pm. Meeting adjourned @ 9:07 pm.

List of Documents and Other Exhibits Used at the Meeting: none

TOWN CLERK
2016 JUL 20 AM 9:05
DUXBURY, MASS.