



TOWN CLERK

MINUTES OF MEETING
ZONING BYLAW REVIEW COMMITTEE

DUXBURY, MASS.

Date: April 4, 2012

SCHEDULED TIME: 7:30 p.m.

Location: SENIOR CENTER (Weyerhauser Room), 10 Mayflower Street

Minutes Prepared By: Nancy Johnson

Members Present: Paul Boudreau, Scott Casagrande, Fred Clifford, Robert Fitzpatrick, Nancy Johnson, Mary Steinke, George Wadsworth.

Members Absent: Martin Desmery, Judi Barrett, Freeman Boynton, Jr.,

Also Present:

Meeting called to order by the Chair, Robert Fitzpatrick, at 7:35 pm.

Administrative Matters

Bob noted that Diane Grant has been doing a great job of supporting our committee.

Discussion of Work Completed to Date

Bob Fitzpatrick took information from committee and made some judgments on the content to create a draft summary of the committee's work. Some overlap caused some items to be omitted. The purpose of the draft, which is a work in progress, is to see what had been collected. The freestanding document is to tell a story. He asked for comments on the draft. Fred suggested that it is an expanded set of minutes of the committee's work.

George brought up the consideration of support for the Board of Appeals and litigation issues. A knowledgeable, trained staff member to support the BOA would help reduce litigation. This person would do research and advise the board members as well as the applicants. Packets of guidelines need to be more complete. Other communities have land use professionals write decisions. Duxbury's ZBA may not always have skilled professionals moving forward.

Bob said that between now and the next meeting the committee will work through the comments for each section to tell its story. All comments we receive on all sections may not be included.

Paul commended Bob on the format of the document.

George – p.12 - there are “many voices in the bylaw”. Pieces have been taken from other towns for individual issues.

Bob said the bylaw is not a completely broken instrument. There is always tension where property rights meets regulation.

George said that most people in town believe value is enhanced by restrictions. He also brought up the issue of enhancing the responsibility of the Design Review Board.

Bob will work on Section 3 to make it “sing”. At the next session we will focus on conclusions and recommendations. Send notes only to Bob. He will edit. Any conflicts will brought up at the next meeting. Focus on structure and organization. Extra jurisdiction stuff is to go in appendix. If there are issues you feel strongly about that are not on the list, send them in.

Fred – Wetlands, watersheds, waterfront scenic overlay district. Title of 404 should say “Watershed and Wetlands”. Maps – Bylaw references should match titles and dates on maps.

Bob –What are 2-3 biggest issues we have come across in our information gathering?

- Section 404 – Wetlands
- Site plan review – consolidation of functions or hearing so regulated party does not need to go to two boards.
- Assistance to ZBA
- Design Review Board function

Fred offered to coordinate maps with the wetlands section.

The next meeting is scheduled for May 2nd.

Meeting adjourned @ 9:00 pm.

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