



## **MINUTES OF MEETING** **ZONING BYLAW REVIEW COMMITTEE**

**Date:** July 16, 2014

**SCHEDULED TIME:** 7:30 p.m.

**Location:** TOWN HALL (Mural Room), 878 Tremont St.

**Minutes Prepared By:** Nancy Johnson

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

**Members Absent:** George Wadsworth

**Also Present:** Sarah McCormick, Steve Williams

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

### **Minutes**

The minutes from June 18, 2014 were approved as written.

### **Discussion - Consultants' memo**

#### **1. Special Permits and Subdivision Activity (Wall Street v. Westwood)**

The Planning Board has decided they would prefer to do the minimum revision necessary to address this issue. This would be to change the word "shall" to "may" in section 540.3, allowing developers of six or more lots to choose between a conventional or a conservation subdivision. ZBRC had earlier expressed concern that this revision alone would not encourage conservation and would thus change the intent of the bylaw.

#### **3. Nonconformity**

Section 401: The purpose is to allow people whose properties have become nonconforming to improve their properties. Section 6 of Chapter 40A, Grandfathering section, is the backdrop for this.

401.2- All agreed that the first paragraph is clear.

Judi asked the committee to re-read section 401.2.3 and see how to apply, containing vocabulary which is not defined.

401.4 - We need to give guidance as to what is considered an intensification of nonconformity. It is agreed that adding volume to a nonconforming structure does

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intensify the nonconformity. Does attaching a nonconforming structure to the primary structure intensify the nonconformity?

**4. Organization of Sections and "Completeness" of Individual Sections**

We need to give the consultants a history of our districts.

Committee members were asked to write a purpose statement for each of the districts in the bylaw.

Other discussion

Judi Barrett expects difficulty with the WPOD, section 404.2.

404.9 allows relief, but the procedures were changed.

The Wetlands Protection Act is administered by the Conservation Department.

We could use local wetlands bylaw. 2 options may be considered.

It was agreed that the committee needs another work session with the consultants. Special attention should be given to sections 402.1, 404 (WPOD), 906.2.

Is inclusionary housing (560) okay, or does it need changing? Judi has asked George Hall to look at these issues.

Judi Barrett will ask George Hall and Nate Kelly to give us a date they can come meet with us. Tentative dates are August 20<sup>th</sup> or 27<sup>th</sup>.

Next Meeting

The next meeting is scheduled for August 6, 2014.

Meeting adjourned @ 9:00 pm.

**List of Documents and Other Exhibits Used at the Meeting:**

Horsley Witten Group Memorandum to Judi Barrett, dated March 11, 2014

Town of Duxbury Zoning Bylaws, March 2003 (Amended through March 2014)

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