



MINUTES OF MEETING **ZONING BYLAW REVIEW COMMITTEE**

Date: December 16, 2014

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, Freeman Boynton, Jr., Mary Steinke

Members Absent: none

Also Present: none

TOWN CLERK
JAN 11 PM 12:36
DUXBURY, MASS.

(Beginning of meeting notes prepared by Mary Steinke.)
Meeting was called to order at 7:35 by the Chair, Judi Barrett.

Purpose of this meeting is to be sure that the Committee and our consultants are on the same page.

530 - Deleting because the standard division of land becomes by-right. Committee agrees. Article 530 will become a reserve.

540 - Planning Board met and decided that by-right will become a standard by-right. Conservation cluster will come by special permit (RCC).

Nancy Johnson arrived and proceeded to record meeting notes.

Discussion

Sections 530-560

Section 540 (Residential Conservation Cluster) was marked up by Scott Casagrande based on the Planning Board comments. Nancy Johnson asked why the Planning Board is doing work that we have hired expert consultants to do under ZBRC. On this issue, it seems we have not been following their advice.

George Wadsworth suggested we consider putting RCC in PD, Article 700.

Scott Casagrande said that the Planning Board wanted to eliminate 530, and RCC would be a special permit. The overall feeling of the Planning Board was that the standard grid was the historical direction of the town. George noted that there is not a lot of support for RCC or affordable housing from the current Planning Board.

Judi has repeatedly reminded the committee that switching to the standard grid as the preferred form of development is a policy change from the current bylaw which states a preference for RCC.

Judi said our bylaw does not let someone do an RCC for less than 6 lots. In Lincoln, you can do it for 2 or more lots.

At this time, the Planning Board did not consider giving incentives to promote RCC development.

Section 540.4, 4 - Judi suggested taking out the line "The number of dwelling units permitted in a Residential Conservation Cluster shall not exceed that which would be permitted under a conventional subdivision . . ."

Typically, 15% is taken out for roads and steep slopes. The .75 multiplier is to account for roads and drainage, according to George W. Judi says you usually take out half the wetlands and 15% for roads.

Section 560 disappears. Some provisions will be subsections to 700 PD's. Inclusionary Housing to be folded into PD's. All agreed except George Wadsworth. Change to be applicable to PD's.

Section 570 makes references to 560, so we cannot just remove 560. The consultants will need to address this. We could leave it alone and change the applicability.

Section 401.2.4

The consultants had encouraged us to have a list of circumstances which shall not be deemed to increase the nonconforming nature of structures, and they referenced the Ipswich Zoning bylaw as an example. The committee felt that items a, b, and c were agreeable, but not items d and e.

The whole section would need to be rewritten if we choose this approach.

George Wadsworth asked the committee what we thought of solar panels in people's yards, suggesting we may need a new bylaw.

New Business:

Judi reported that the Historical Commission says the building inspector is issuing permits for things that should be referred to the Historical Commission. Some discussion, no action determined.

Minutes

The minutes from September 3, 2014 were approved as written.

Next Meeting

The next meeting was not scheduled.
Meeting adjourned @ 9:12 pm.

List of Documents and Other Exhibits Used at the Meeting:

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

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