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BOARD OF SELECTMEN MINUTES

DUXBURY, MASS.

Present: Ted Flynn, Chair; Shawn Dahlen, Vice-Chair (arrived at 10:08 am)

Absent: David J. Madigan, Clerk.

Staff: René J. Read, Town Manager; John Q. Adams, Finance Director; Scott Lambiase, Director of Municipal Services; Valerie Massard, Planning Director; Joe Grady, Conservation Agent; Stephen Dunn, Director of Assessing, and C. Anne Murray, Adm. Assistant to Town Manager/ Board of Selectmen.

The meeting was called to order at 10:03 AM by Ms. Bartlett, Chair of the Duxbury Affordable Housing Authority, as this was a meeting requested by the Duxbury Affordable Housing Trust to be a joint meeting with the Selectmen and some Town Department Heads to hear representatives of Dodson & Flinker Landscape Architecture and Planning present their consultant report regarding Duxbury properties / land use.

Others Present:

Duxbury Affordable Housing Trust: Diane Bartlett -Chair, Shawn Dahlen (BOS Rep.), Sheila Lynch-Benttinen and George Wadsworth (Members).

Dodson & Flinker (Consultant): Nate Burgess, Associate and Peter Flinker, Principal

Duxbury Citizen(s): Susan Curtis

Mr. Burgess said that he would give an overview of the process Dodson & Flinker went through to get to the results being presented and then would talk about the parcels identified on the "Duxbury, MA –Potentially Developable Town-Owned Land and Selected Privately-Owned Land" spreadsheet. Mr. Flinker would show some preliminary sketches of the type of development which could be envisioned for the specific parcels.

Mr. Burgess gave an overview of the vetting process that Dodson & Flinker went through to develop the Duxbury MA Public & Private Land Development Suitability map (draft – May 1, 2018). He went over the color key. He also mentioned that after they initially identified potential parcels for affordable housing development, they spoke with Valerie Massard, Duxbury Planning Director, and Joe Grady, Duxbury Conservation Agent. From those conversations a number of the parcels were removed from the potential parcels list due to conservation issues or zoning issues. For example: It might be that a parcel was to be maintained as open space when another parcel was developed so while it might have the appropriate acreage it was not developable due to other commitments.

Mr. Burgess went down the potential parcel list and with each particular site he pointed out some of the more favorable aspects and some of the issues to be anticipated with its development. For example small parcels would be limited as to how much could be developed. Whether a parcel abutted other residential parcels might be an issue.

With respect to parcels that abut other residential parcels, there was a brief discussion as to why this is an issue. It was pointed out that there is no diminishing of property values. It was also pointed out that the affordable housing in the Saw Mill and Duxbury Woods developments is indistinguishable from the market value properties. There was general agreement that a lot of it is perception, as well as the residents not wanting any changes in the neighborhood. Other concerns mentioned were wetlands and the need to treat waste water (i.e., septic waste). Someone mentioned that package plants for wastewater treatment in denser developments are now the suggested method versus shared septic systems. Another participant said that it was found that affordable housing residents couldn't afford the annual fees required for package plants so cost might be an issue.

Mr. Flinker showed some preliminary sketches to illustrate the type of developments that might be considered for some of the specific parcels. When showing the sketches he pointed out some of the features such as the clustering of buildings, mixed use developments, roadway and parking layouts, etc.

Ms. Massard mentioned that Duxbury has just received a Downtown Initiative Grant. Steve Sissal (sp?) will be looking at Hall's Corner for recommendations regarding this type of mixed use development in that area. She mentioned that they already have the buy in of the property owners.

It was suggested that the DAHT might use a similar approach - to first get the buy in of the property owners and abutters, then to determine what if any zoning changes might be needed and to put the zoning changes on a Town Meeting warrant.

There were no votes taken as to which parcels should be moved forward as potential affordable housing developments, but from the discussion it seemed fairly clear which ones would be less favorable.

The meeting was adjourned at 11 AM.

Minutes prepared by: C. Anne Murray