



Town of Duxbury Community Preservation Committee

TOWN CLERK

2021 JUN 17 PM 1:36
DUXBURY, MASS.

Minutes of February 18, 2021

The Duxbury Community Preservation Committee met on Thursday, February 18, 2021 at 7:00 p.m. via remote Zoom meeting in a joint meeting with the Duxbury Affordable Housing Trust

Members Present: Holly Morris, Chair; Tag Carpenter, Kathy Cross, Tony Kelso, Cindy Ladd Fiorini, Paul McCormack and Kathy Palmer

Members Absent: None

Staff Present: Joe Grady, Conservation Administrator

DAHT Members Present: Diane Bartlett, Chair; Martha Himes, Stephen Dubuque, and Matt Walsh. Also, Attorney, Robert Galvin.

Diane Bartlett called the DAHT meeting to order at 7:00 p.m. She read the preamble followed by roll call attendance.

Chair, Holly Morris called the Community Preservation Committee meeting to order at 7:03 p.m.

Ms Morris read the following: Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. Chapter 30a, Sect. 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, the Town of Duxbury's Board and/or Committee meetings will be conducted via remote participation to the greatest extent possible with members. For this meeting, members of the public who wish to watch the meeting may do so via the Zoom meeting information that has been provided. No in-person attendance of members of the public will be permitted. Every effort will be made to ensure that the public can adequately access the proceedings to the best of our technical abilities. For this meeting, members of the public who wish to watch the meeting may do so by following the Zoom meeting links.

Roll call vote of members present: Tag Carpenter, yes; Kathy Cross, yes; Tony Kelso, yes; Cindy Ladd Fiorini, yes; Paul McCormack, yes; Kathy Palmer, yes; Holly Morris, yes.

Following a joint Executive Session, the CPC and DAHT met in Open Session at 8:20 p.m.

Review of Town Meeting Articles: In October 2020, the Duxbury Affordable Housing Trust submitted a 2021 Annual Town Meeting CPA request for \$100,000. Recently, the DAHT submitted a request to withdraw their prior \$100,000 request. Now, the DAHT is requesting the \$100,000 remain on the 2021 Annual Town Meeting agenda. Martha Himes made a motion, seconded by Matt Walsh, to rescind the DAHT's motion to withdraw the \$100,000 request, thereby leaving the DAHT request for \$100,000 on the 2021 Annual Town Meeting agenda. The motion passed unanimously on a DAHT roll call vote. Martha Himes, yes; Stephen Debuque, yes; Matt Walsh, yes; and Diane Bartlett, yes. Motion carried 4-0.

761 Temple Street Property: Mark Casey, South Shore Survey, presented a 40B conceptual plan for 16 units with access off Laurel Street. Following discussion, CPC and DAHT members in attendance felt 12 units, with a minimum of three affordable and a reduced road length, would be better suited to the site. Diane Bartlett stated the DAHT will meet with the engineer to develop a new 40B conceptual plan for future discussion.

East Street Property: Mark Casey, South Shore Survey, presented a 40B conceptual plan for the East Street property. Joe Grady stated the idea, when the property was acquired by the town, was for a two or three unit 40B development with the DAHT being reimbursed with CPA funds for the open space portion of the property. It was later suggested the open space acreage be conveyed to the Conservation Commission. Attorney Galvin suggested the housing could be a single building with three units, two at market rate and one affordable with condominium ownership. It could be permitted by the town then put out for bid as a LIPP project. Diane Bartlett agreed to take the suggestion, meet with the engineer to develop a new 40B conceptual plan, talk with developers and share the results with the CPC.

Adjournment: Cindy Ladd Fiorini made a motion, seconded by Tony Kelso to adjourn the meeting at 9 p.m. Motion passed unanimously on a roll call vote: Tag Carpenter, yes; Kathy Cross, yes; Tony Kelso, yes; Cindy Ladd Fiorini, yes; Paul McCormack, yes; Kathy Palmer, yes; Holly Morris, yes. Motion carried 7-0