



Town of Duxbury Massachusetts Planning Board

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DUXBURY, MASS.

Minutes 10/24/18

The Planning Board met on Wednesday, October 24, 2018 at 7:00 PM at the Duxbury Bay Maritime School, 457 Washington Street, upper level, meeting room.

Present: Scott Casagrande, Chairman; David Uitti, Vice-Chairman; Cynthia Ladd Fiorini, Clerk; Brian Glennon; and George Wadsworth.

Absent: John Bear; and Jennifer Turcotte.

Staff: Valerie Massard, Planning Director; and Ashley MacMillan, Administrative Assistant.

Mr. Casagrande called the meeting to order at 7:07 PM.

OPEN FORUM / COMMITTEE LIASON REPORTS

No one from the Planning Board, staff, or the public audience brought anything forward during the open forum.

A.) PRESENTATION: Metropolitan Area Planning Council: *Envision Duxbury Comprehensive Plan, Phase 2*

****Full video of the presentation available at
<http://www.pactv.org/watch/meetings/duxbury-meetings> and slideshow available
at <http://envisionduxbury.mapc.org/phase-2/>***

Josh Fiala, Senior Planner from the Metropolitan Area Planning Council (MAPC) introduced the *Envision Duxbury Comprehensive (Master) Plan* project and updated the public on the progress of Phase 2. Mr. Fiala's presentation included the definition and overview of the master plan, its components, and how it applies to the community of Duxbury. Mr. Fiala also discussed the project timeline and asked the public audience to please submit any feedback in the form of questions, comments, or concerns.

Raul Gonzalez, Economic Development Planner for MAPC, spoke about the economic status of Duxbury, sharing observations about the existing conditions, fiscal considerations, and development constraints and limitations. Mr. Gonzalez discussed the industry profile, wages, and growth opportunities within the town.

Travis Pollack, Senior Transportation Planner, presented findings on the transportation and connectivity of Duxbury, discussing the town's history and evolution, infrastructure, commuting characteristics, and transportation planning. Mr. Pollack also spoke to key issues such as public transit, parking, and transportation accidents.

Joe Sacchi, Regional Land Use Planner, spoke to the public facilities and services available in Duxbury. Mr. Sacchi explained the organization and functions of the town administration, and the makeup of different town departments and facilities. Mr. Sacchi briefly discussed articles that were approved at the spring 2018 town meeting, as well as potential future facilities projects.

Sasha Shyduroff, Clean Energy and Climate Planner, explained how local energy and climate affect the overall sustainability of the town. Ms. Shyduroff gave a brief description of climate change, and then moved on to talk about Duxbury's clean and renewable energy use. Ms. Shyduroff congratulated the public on receiving the "Green Communities" designation, and also talked about the new zoning changes in regard to solar energy.

Darci Schofield, Senior Environmental Planner, continued Ms. Shyduroff's introduction of the Duxbury local climate and how it will impact the long-term sustainability of the community. Ms. Schofield explained the risks of climate change, how Duxbury is vulnerable to climate change, and the steps to mitigate this growing problem. Ms. Schofield pointed out areas of strength, such as the town's adequate tree coverage, and areas of vulnerability, such as sea level rise. Ms. Schofield has been working with Ms. Massard and the Development Review Team to create and distribute the town's Hazard Mitigation Plan to combat the effects of climate change.

After the presentation by MAPC, guests were encouraged to mingle around the poster boards, talk with MAPC representatives, and provide feedback. Many people from the public participated by asking questions and leaving comments for MAPC to consider. Mr. Fiala discussed the next steps in the *Envision Duxbury* Comprehensive Plan process and thanked the members of the community who came out to participate in the public forum.

B.) OTHER BUSINESS

Paddock Circle

Approval Not Required – Mark Casey, of South Shore Survey Consultants, Inc., explained that this ANR land swap is between the Sealund Corporation and Jacqueline Bottenus of 142 Alden Street. Ms. Bottenus has agreed to a land swap so the Sealund Corp. can construct the Paddock Circle roadway in accordance with the regulations. Ms. Ladd Fiorini asked Mr. Casey to confirm that the gravel roadway next to 142 Alden Street will be abandoned after construction is finished and Mr. Casey said that it will.

Motion: Ms. Ladd Fiorini made a motion to endorse the ANR plan titled "ANR Plan of Land in Duxbury, Mass.", dated October 15, 2018 prepared by South Shore Survey Consultants, Inc. Mr. Uitti provided a second.

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Vote: 5-0, unanimous.

Covenants – The Planning Board reviewed both the Protective Covenant created by the Sealund Corporation and the Planning Board Covenant. The Planning Board chose to not take a position on the Protective Covenant, titled “Declaration of Protective Covenants and Establishment of The Paddock Neighborhood Association”.

Motion: Ms. Ladd Fiorini made a motion to endorse the Planning Board Covenant, and Mr. Utti provided a second.

Vote: 5-0, unanimous.

Endorse Plans – The Planning Board signed and endorsed the Mylar plans for the Paddock Circle subdivision.

Motion: Ms. Ladd Fiorini made a motion to endorse the definitive subdivision plan titled “The Paddock” A Definitive Subdivision Plan of Land in Duxbury, Mass.”, dated May 29, 2018 and revised through October 16, 2018. Mr. Wadsworth provided a second.

Vote: 4-0, with Mr. Glennon abstaining due to absence of the initial public hearings.

Chapter 61A Right of First Refusal - 1065 Summer Street (Dogwood Drive)

Ms. Massard recommends not exercising the right of first refusal on this property, as the town does not want to buy it.

Vote: Mr. Utti made a motion to recommend to the Board of Selectmen to not exercise their right of first refusal on the 1065 Summer Street property, and Mr. Glennon provided a second.

Motion: 5-0, unanimous.

New Business for Next Planning Board Agenda

Ms. Massard said that the Planning Board has some preparation to do for the next spring town meeting, and recommended adding a second November meeting. The Planning Board agreed to meet November 28, 2018 to discuss the warrant articles.

ADJOURNMENT

Motion: Ms. Ladd Fiorini made a motion to adjourn at 8:38 PM, and Mr. Utti provided a second.

Vote: 5-0, unanimous.

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The next Planning Board meeting will take place on November 14, 2018 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.

Materials reviewed at the meeting:

- MAPC Envision Duxbury Community Forum Agenda
- PowerPoint slideshow presentation by MAPC: <http://envisionduxbury.mapc.org/phase-2/>
- Presentation poster boards by MAPC and Harriman Group
- ANR: 142 Alden Street/Paddock Circle Land Swap
- Paddock Circle municipal lien certificate
- Paddock Circle Planning Board Covenant
- Paddock Circle Protective Covenant
- Ch. 61A Notice of Intent to Sell 1065 Summer Street

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The mission of the Town of Duxbury is to deliver excellent services to the community in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community and preserve the unique character of our town.