



Town of Duxbury Massachusetts

Planning Board

TOWN CLERK
2021 NOV 22 PM 1:41
DUXBURY, MASS.

Minutes 10/25/2021

The Planning Board met on October 25, 2021 at 6PM in the Large Classroom on the Second Floor of the Duxbury Senior Center, 10 Mayflower Street Duxbury, MA 02332.

Present: Scott Casagrande, Chair; Brian Glennon, Vice Chair; Keith MacDonald, Clerk; Kristin Rappe; and George Wadsworth.

Absent: Jennifer Turcotte and David Uitti.

Staff: Valerie Massard, Planning Director; and Emily Hadley, Administrative Assistant.

Mr. Casagrande called the meeting to order at 6:00PM.

Open Forum

As part of the Harrington Property Working Group, Mr. Glennon told the Board that there is an open house at the Harrington property on Saturday, October 30th at 2PM. It is located at 761 Temple Street, on the corner of Laurel and Temple Streets. He said this open house is an opportunity for the public to get an understanding of what the property is. There is also an article that will be brought to the Spring Annual Town Meeting to put some of the property into a Local Historic District.

Ms. Rappe said she will have her first meeting as the Planning Board liaison to MAPC on Wednesday, October 27th.

Mr. Casagrande said the Economic Advisory Committee met to discuss Hall's Corner. He said they are thinking that the Eagle's Nest Phillips property would be the best way to make redesign of the road feasible. He said the Town would have to buy it to use the land for parking and/or septic. The Committee is planning on talking to the property owners in the area again to determine how to fix the street setup.

Mr. Casagrande and Mr. Glennon provided the Board with a brief update on the hiring process for the Planning Director position.

Administrative Items

2 Barn Swallow Lane (ZBA Case #2021-35):

878 Tremont Street, Duxbury, MA 02332; Telephone: 781-934-1100 x 5476; www.town.duxbury.ma.us/planning

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Mr. Casagrande reminded the Board that there was a fairly recent ZBA application for a Bed & Breakfast at the same address that was denied. He said he wants to take a look at the accessory apartment bylaw. He said he would feel comfortable deferring judgement to the Zoning Board of Appeals, noting that they expect the property to only be for long-term rentals, and not as a way to have week rentals.

Motion: Mr. Glennon made a motion to continue the Board's discussion of the ZBA Special Permit application for 2 Barn Swallow Lane to November 15th. Mr. MacDonald provided a second.

Vote: 4-0, unanimous. *Mr. Wadsworth was absent during this vote.

Mr. Wadsworth arrived at the meeting.

Mr. Glennon asked why they needed to release the funds for Winsor House. Ms. Massard said there was an extension on the request for additional parking. She said this is a valid request, but since the property switched owners, the Town is obligated to return funds to its original owner. She said the new owner could pick up the inspection costs, which would be minor as if the parking is installed as approved.

Motion: Ms. Rappe made a motion to approve the deadline extension for the Cooper Hill Road subdivision, release the remaining funds from the escrow account for the Administrative Site Plan Review at Winsor House Inn, and accept the minutes of September 27, 2021 as written. Mr. MacDonald provided a second.

Vote: 5-0, unanimous.

ANR Plan: 0 Keene Street (Parcels 025-004-000 and 025-003-000)

Jack Spur the owner and manager of A.W. Perry. Paul Gallagher.

Mr. Spur said he met with the Planning Director years ago to start this development process. He said they plan to end up with about 20 lots total at the end of this process on about 60 acres of land – so they are planning on developing about one third of the land.

A.W. Perry is also doing a land swap with the Town on a different piece of the land. They will be giving the Town 19 acres of land, mostly surrounding existing Conservation land. A part of this was subject to a favorable vote of Town Meeting last year.

Mr. Spur said the four ANR lots are just the beginning of the development. He said they intend to comply with inclusionary zoning, and to file a definitive subdivision plan.

Ms. Massard said two edits to the original ANR plan submitted were to confirm that the Zoning Districts were correct and the most current FEMA Flood Insurance Rate Maps were being used.

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Brad McKenzie said all four of the ANR lots have at least 40,000 square feet in area and meet the setback requirements.

Space was left by lots B, C, and D for a future subdivision road. Mr. McKenzie said they have been working with natural heritage for years on this piece of land. They had an ORAD approved, they have a biologist working with them to delineate the wetlands, and they will be putting in a Conservation Restriction (CR) on a piece of the land.

Mr. McKenzie said they have submitted plans to the Water Department to construct a water main. They plan to complete the water main for the first four ANR lots by the end of this construction season, they will be starting construction soon starting at the Southerly end of Keene Street. Mr. Wadsworth asked what the current fire flow is at the main. Mr. McKenzie said the pressure is very high, and there is 2,500 gallons at 20PSI. He said they will need regulators for water.

Mr. Glennon asked the applicants to explain the Town's involvement in the development. Ms. Massard said the land is the largest remaining undeveloped or otherwise protected pieces of land zoned PD-1 in Duxbury. She said over time, the applicants have gone through a number of possibilities of what to do with the land. They have met with Town Counsel, Town Manager, Town Meeting (for the land swap), and various other departments. She said they have done their due diligence looking at all the options over the years. They also filed with MEPA. She said through their meetings, it was decided that a subdivision is the best way to move forward with the development as opposed to a Planned Development. Ms. Massard said she is very happy with how the process has gone with the applicants.

Mr. Glennon asked the applicants to clarify that Parcels A, B, & C shown on the plan will be part of a future subdivision. Mr. McKenzie said this is accurate, and most of Parcel C will be placed in a Conservation Restriction since it is prime Eastern Box Turtle nesting habitat.

Mr. McKenzie said they plan on submitting four more ANR lots and twelve subdivision lots in the future. Mr. Casagrande thanked the developers for being very upfront about their future development plans.

Ms. Rappe asked how the ANR lots will be brought into the future subdivision. Ms. Massard said there are significant costs associated with building a subdivision road, so a lot of developers sell off some lots in the beginning to offset some of the cost. She said the lots will be included in the submittal for inclusionary housing, but the ANR lots will not be a part of the subdivision, typically, unless there is a shared common area, since these lots will have access off of the existing road. Ms. Massard said the land is mostly zoned PD-1, but the underlying RC district use for single family development applies for zoning of the whole property within the Bylaws, a portion of the property is zoned RC.

Mr. Glennon asked if there is any benefit to doing all eight ANR lots at one time. Mr. McKenzie said they did think of that, but if they built all the ANR lots at the same time, reduces the amount of flexibility in the subdivision configuration.

Mr. Glennon said he appreciates the note that a small lot is being combined to create frontage.

Mr. Casagrande said all of the lots have the required 200 feet of frontage.

Motion: Mr. Glennon made a motion to endorse the plan entitled, "Approval Not Required (Assessor's Map 25 Lots 003-000 & 004-000) Keene Street Duxbury, Massachusetts" dated October 18, 2021 as not requiring approval under the Subdivision Control Law. Mr. Wadsworth provided a second.

Vote: 5-0, unanimous.

Other Business

Mr. Wadsworth asked about Ms. Massard's current role with the Town, since she is currently the Town Planner of Kingston. Ms. Massard said she is working as a contract employee in the interim of hiring a new Planning Director. She said she is still answering Ms. Hadley's questions, and questions from residents, committees and other departments, while also working on the Department's budget and administrative duties, and working on finishing up a few grants as agreed to with the Town. She said she is working on many of the same tasks as before, but no new projects are being taken on until a new Planning Director is hired. The Complete Streets Plan is one example of the projects being wrapped up, and the CZ Resiliency Grant is also ongoing.

Ms. Massard gave the Planning Board a brief update on the status of beach easements for the CZ Resiliency grant and seawall permits for the Town.

Ms. Rappe said she heard that the Sidewalk Committee talking about going to Annual Town Meeting to ask for funding for surveys, and she asked what that was referring to. Mr. Casagrande said that was brought up during the Complete Streets discussion at the Selectboard's meeting in terms of sidewalks. Mr. Glennon said the Complete Streets plan was approved by the Board of Selectmen. Ms. Massard said the plan is still in the process of state review, and will probably be finalized in December, and they can apply for project funding in the Spring. Mr. Glennon said the Town can complete simple projects first using the funds. Ms. Massard said the Town can complete "book plans," for areas for which they have layouts, such as by the schools which are apparently an option for things like sidewalks that may not require substantial engineering.

Mr. Casagrande said the initial process for zoning recodification got delayed because of COVID-19. The original process the Board was working on was reorganizing the existing Zoning Bylaws and then bringing policy changes forward later. Mr. Glennon said the other approach to Zoning Recodification is to start the process over when a new Planning Director is hired.

The Board confirmed that the meetings for the rest of 2021 will be held in the large classroom on the second floor of the Senior Center.

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ADJOURNMENT

Motion: Mr. MacDonald made a motion to adjourn at 7:10PM. Mr. Wadsworth provided a second.

Vote: 5-0, unanimous.

Materials reviewed at the meeting:

- October 25, 2021 Agenda
- ZBA Case #2021-35: 2 Barn Swallow Lane
- Cooper Hill Road Deadline Extension Request
- Winsor House ASPR Fund Release Request
- Draft Minutes September 27, 2021
- Plan Entitled "Approval Not Required (Assessor's Map 25 Lots 003-000 & 004-000) Keene Street Duxbury, Massachusetts 02332" dated October 18, 2021; prepared by McKenzie Engineering Group for A. W. Perry, Inc.; scale 1" = 80'.
- September 2021 Building Permit Report