



Town of Duxbury Massachusetts

Planning Board

TOWN CLERK
2021 DEC 21 PM 2:41
DUXBURY, MASS.

Minutes 11/29/2021

The Planning Board met on November 29, 2021 at 6PM. The meeting was conducted remotely via zoom video call.

Pursuant to Governor Baker's Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency regarding suspending certain provisions of the Open Meeting Law, G.L. c. 30A, §18, the Town of Duxbury's Board and/or Committee meetings will be conducted via remote participation to the greatest extent possible with members. Viewers can visit www.pactv.org/duxbury for information about Duxbury programming including streaming on Duxbury YouTube, to watch replays and Video on Demand. To watch replays of a meeting, visit www.pactv.org/duxbury or to watch online visit PACTV's Video on Demand at www.pactv.org/ondemand.

Every effort was made to ensure that the public could adequately access the proceedings to the best of our technical abilities and despite our best efforts due to lack of technical infrastructure, this meeting will be available on PACTV to view a video recording and a transcript or other comprehensive record of proceedings will be available as soon as possible after the meeting.

Public phone-in access was available during this meeting at 781-934-1100 x5475. Public email access was available during this meeting at duxburyplanningboard@gmail.com. The public was able to watch the zoom meeting by using the following login information:

Zoom Video Link: <https://zoom.us/> click "Join a Meeting"

Zoom Phone Number: 1-(929)-436-2866

Meeting ID: 817 1325 9900

Passcode: 469018

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

Absent: Keith MacDonald, Clerk; Jennifer Turcotte; and David Uitti.

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

Mr. Casagrande called the meeting to order at 6:03PM.

Open Forum

Mr. Glennon said the Harrington Working Group is meeting on Wednesday to discuss Town Meeting articles related to the property at 761 Temple Street.

Mr. Casagrande said the Economic Advisory Committee had a meeting last Tuesday, where they discussed options for Hall's Corner and the viability of changing the intersection. They plan to coordinate outreach to property/business owners through the Planning Board. He said the group is interested in seeing the public's input on possibly changing the intersection.

Administrative Items

Motion: Ms. Rappe made a motion to approve Amory invoices #15735C and #15745, accept 116 Tremont Street as-built plan, release remaining funds in escrow account for 116 Tremont Street after payment of final Amory invoice, and approve minutes from November 15, 2021. Mr. Wadsworth provided a second.

Vote: Mr. Glennon – Aye; Ms. Rappe – Aye; Mr. Wadsworth – Aye; and Mr. Casagrande – Aye.

ANR Plan: 232 & 234 Surplus Street

Timothy Bennett, Grady Consulting, was in attendance to present the plan. Ms. Massard said staff looked over the plan and asked the applicants to make sure they were using the most current FEMA flood insurance rate maps. Mr. Bennett said it is an equal area land swap, with no change in the frontage or coverage of the lots. The only edit to the original plan that was submitted is the note about the FEMA flood insurance rate maps.

Mr. Glennon said Nash Road was approved as a subdivision a few years ago. He remembered an easement coming into a barn on the property and wanted to know if anything will be affected by the easement. Ms. Massard said nothing is affected by this easement.

Motion: Mr. Glennon made a motion to endorse the plan as not requiring approval under the Subdivision Control Law. Ms. Rappe provided a second.

Vote: Mr. Glennon – Aye; Ms. Rappe – Aye; Mr. Wadsworth – Aye; and Mr. Casagrande – Aye.

Planning Director Vacancy Update

Ms. Massard said she is still consulting for Duxbury and is working about 5 hours a week for the Town. She said she is not taking on any new projects, and the Town is slowing down on development.

Ms. Massard said she spoke with Jim Wasielewski about zoning recodification, and they are going to continue with the process. She said she is going to footnote the edits.

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Mr. Glennon said the Town interviewed all of the applicants for the Planning Director position on the week of November 15th, and it was decided to reopen the position posting. He said the Town has been made aware of additional places to advertise and get some more feedback. He said this is a critical role in the Town, so they want to be careful and deliberate in how they fill the position.

Other Business

Ms. Massard said she will be applying for a Hazard Mitigation update through the Town Manager for the Town. FEMA has a lot of money to give out because of funds they received for the pandemic, and they have a rolling grant application to update the Hazard Mitigation Plan. She said this update will allow the Town to stay eligible for FEMA funding.

Ms. Rappe thanked Ms. Massard for applying for the Hazard Mitigation update. She also thanked Mr. Glennon and Mr. Casagrande for their work in hiring a new Planning Director. Mr. Glennon said he is thankful the Human Resources Director and Town Manager included them in the process.

Ms. Massard said staff redrew the Wetlands Protection Overlay District map in GIS from the paper maps and is now working on adding annotations. She said the Town has a grant with MAPC to adopt digital zoning maps in about a year. The maps will include changes made at Town Meetings over the years. Ms. Massard said for the WPOD map they had to use offsets from structures or elevations so it is a little different than the original line but still represents with even better accuracy.

Mr. Glennon asked if the update to the WPOD map will make situations where there is a single property adjustment at Town Meeting less frequent. Ms. Massard said she doesn't think the Town will see much development in the WPOD district in the future. She said most of the land has been protected by acquisition as Conservation Land, but the Town needs to make sure its maps are current, and accessible to everyone online which is the primary source of information.

ADJOURNMENT

Motion: Mr. Wadsworth made a motion to adjourn at 6:32PM. Ms. Rappe provided a second.

Vote: Mr. Glennon – Aye; Ms. Rappe – Aye; Mr. Wadsworth – Aye; and Mr. Casagrande – Aye.

Materials reviewed at the meeting:

- November 29, 2021 Agenda
- Amory Invoices #15735C & #15745
- 116 Tremont Street Escrow Refund Request email dated November 12, 2021
- Plan entitled "Site Plan 116 Tremont Street Duxbury, Massachusetts, As-Built Plan & Site Layout," prepared for STS3 Realty Trust; prepared by Duxbury Construction LLC,

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PO Box 2514 Duxbury, Massachusetts 02331; dated January 27, 2020 and revised through September 15, 2021; scale 1" = 10'

- Amory Engineers Review Letter of 116 Tremont Street As-Built Plan dated November 18, 2021
- Draft November 11, 2021 Minutes
- 232 & 234 Surplus Street ANR Plan Submittal, Application, and Checklist
- Plan entitled "Plan of Land 232 & 234 Surplus Street Duxbury, Massachusetts," prepared for Christopher D. DiBona; prepared by Grady Consulting, L.L.C. 71 Evergreen Street, Suite 1 Kingston, MA 02364; dated November 11, 2021; scale 1" = 40'