



Town of Duxbury Massachusetts Planning Board

TOWN CLERK

2023 JAN 24 AM 9:07

DUXBURY, MASS.

Minutes 12/12/2022

The Planning Board met on December 12, 2022 at 6:00PM in the Large Classroom, second floor, Duxbury Senior Center; 10 Mayflower Street Duxbury, MA 02332.

Present: Scott Casagrande, Chair; Brian Glennon, Vice-Chair; Kristin Rappe; and Jennifer Turcotte.

Absent: Keith MacDonald, Clerk; David Uitti; and George Wadsworth.

Staff: Christopher Ryan, Planning Director; and Emily Hadley, Principal Assistant.

Mr. Casagrande called the meeting to order at 6:05PM.

Open Forum

Mr. Glennon wished the Board and staff Happy Holidays.

ADMINISTRATIVE ITEMS

ZBA Case #2022-24: 40 Alden Street

Jim Bandera, owner/applicant, and David Johnson, designer of the addition, were in attendance. Mr. Glennon said they are maintaining setbacks, and the only issue is lot coverage. Mr. Glennon told the applicant that they checked off variance on their application, but they only need a special permit for this scenario.

Mr. Casagrande told the applicant the Board generally defers judgement to the Zoning Board of Appeals, unless they see any glaring zoning issues, which they do not see in this case. Mr. Ryan told the applicants he appreciates the thorough site plan with the application.

Mr. Johnson noted that there is a gas fireplace not shown on the plan that is not shown on the submitted plan. He said there will be a bump out to handle the unit, which runs up the first floor to vent. Mr. Casagrande said he is not sure if that counts as a part of coverage. Mr. Ryan suggested the applicants to speak to the Building Commissioner about it.

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Mr. Glennon asked if the applicants have spoken to the abutters. Mr. Bandera said he sent letters to three abutters on St. George Street and all abutters on Alden Street. Mr. Casagrande said the bylaw grants the extra three percent coverage for small lots. Mr. Glennon said he saw a reference to a variance and special permit in the application, but only a special permit is needed.

Motion: Mr. Glennon made a motion to defer judgement to the Zoning Board of Appeals for the special permit application of 40 Alden Street (ZBA Case #2022-24). Ms. Rappe provided a second.

Vote: 4-0, unanimous.

Evergreen Terrace

Mr. Casagrande reminded the Board that they approved the final as-built plan for the subdivision at their last meeting.

Motion: Mr. Glennon made a motion to release funds back to the applicant in the amount of \$3,118.00 plus accrued interest after payment of final Amory Engineers invoice for the project. Ms. Turcotte provided a second.

Vote: 4-0, unanimous.

Duxbury Animal Hospital

Mr. Casagrande reminded the Board that the curb stops were approved and the as-built was given final approval at their last meeting.

Motion: Ms. Turcotte made a motion to release funds back to the applicant in the amount of \$3,891.00 plus accrued interest. Ms. Rappe provided a second.

Vote: 4-0, unanimous.

Millbrook Station

Mr. Ryan said they have not received anything new from the developer.

Motion: Mr. Glennon made a motion to continue the item to the next meeting. Ms. Turcotte provided a second.

Vote: 4-0, unanimous.

Minutes

Motion: Mr. Glennon made a motion to approve the minutes of December 5, 2022 as written.

Mr. Ryan made a small spelling correction.

Motion: Mr. Glennon made a motion to approve the minutes of December 5, 2022, including Mr. Ryan's edits. Ms. Rappe provided a second.

Vote: 4-0, unanimous.

DLTA Grant

The Board and staff discussed projects for which they could apply for DLTA funding. Mr. Casagrande suggested the Board put forth anything that deals with the bylaw, and inclusionary housing.

Mr. Ryan said MAPC may be able to do something to match up with Massachusetts case law, working on ways to clean up inclusionary housing. Mr. Casagrande noted that the way the bylaw is written currently, there is no incentive for developers to do conservation clusters, since there is no density bonus. Mr. Ryan said many people are afraid of density because of their design; and he suggests the Town in the future rework the residential conservation cluster section of the bylaw to look more like a New England Village.

Mr. Glennon asked if the inclusionary housing bylaw should be a higher priority than the MBTA communities zoning guidelines at this point. Mr. Ryan said yes, the Town needs a solid inclusionary bylaw, and this will make it easier to implement the MBTA communities zoning guidelines. Mr. Ryan told the Board there are some possibilities for MBTA communities zoning in the Housing Study by Dodson and Flinker in 2018 for the Housing Trust.

Ms. Rappe asked Mr. Ryan about the potential grant funds they could receive from the program. Mr. Ryan said the grants are in-kind services, and the grant amounts are likely in the range or about \$5,000 to \$20,000.

Ms. Rappe suggested Hall's Corner as one of the projects for the grant. Mr. Ryan said this area has a lot of potential in terms of housing, economic development, transportation, etc. Mr. Ryan said the Town could contract with the Urban Land Institute, ULI, which is an action team that goes into communities and prepares a report of recommendations. This includes 1) market analysis and fiscal impact analysis, 2) an area plan with solutions for wastewater, parking, etc., and 3) form-based code. The Conway School of Landscape Architecture offers the same service, but with students performing the work. Mr. Ryan said Hall's Corner is one of the areas that this process would work well for.

Mr. Casagrande suggested the Town could use the most assistance with the inclusionary housing bylaw, and support for the new Coastal Resiliency Task Force. Mr. Ryan said the Town should emphasize that the inclusionary housing bylaw is the top priority, and the second project can be done if there are any remaining funds. Mr. Ryan said they may have another grant opportunity with OCPC as well. Mr. Glennon asked if we could have MAPC work on one of the projects,

and have OCPC work on the other. Mr. Ryan said this is a possibility and he will check in with the organizations regarding which project they would be more apt to work on.

Mr. Ryan said DLTA is on an annual basis.

Zoning Recodification

Mr. Ryan said Town Counsel is waiting to review his list of issues until after Mr. Casagrande and Mr. Glennon's reviews. Mr. Glennon suggested the Board continue to keep this item on the agenda as a placeholder.

Comprehensive Plan Implementation

Mr. Ryan told the Board that he will be selecting one group as the "main lead" for each task. Each sole lead will get a letter detailing the task they are responsible for, and then they can contact the other groups involved in that task for support.

He suggested having a summit of leaders in the future. He said he would provide the leaders with a quick-start guide, and then follow-up with a summit, at which they could discuss priorities, timeframes, funds, etc. for the tasks. Ms. Rappe said this was a great idea.

Mr. Ryan said there are tasks that will have already been completed, so the leads can check this off as complete on the Implementation Table. Mr. Casagrande said the Planning Board should meet with the Selectboard again after the letters are sent out to report on what Planning items are complete and their plan for future items.

Planning Director's Report

Seawall

Mr. Ryan said the Coastal Resiliency Task Force will play a role in a lot of issues, and one of these may be the seawall. He said there are two separate articles on the 2023 Annual Town Meeting warrant for funding beach nourishment and the rebuilding of the seawall.

Mr. Ryan said the Finance Director has presented different betterment scenarios. Mr. Ryan said the Seawall Committee is meeting tomorrow night to discuss the betterment scenarios.

Hawthorn Hill

Mr. Ryan told the Board an issue was brought up to him by the landscapers on the site at Hawthorn Hill. The landscaping plan shows trees in the middle of the sidewalk. Currently, there is a 6-foot tree lawn. The landscapers are proposing to reduce the tree lawn to 3 feet, and pushing the sidewalk 3 feet over, so the trees are equidistant to the trees on the other side of the road.

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Ms. Rappe asked if the roots will spread into the sidewalk when the trees are mature. Mr. Ryan said he will talk to the landscaper about this concern. Mr. Glennon noted that the tree types are specified in the landscaping plan. Ms. Turcotte said roots disturb sidewalks typically when the water table is high, and since this site is sandy, this should not be an issue.

Mr. Ryan asked the Board if the developer needs a minor modification for this slight change from the approved landscaping plans. Mr. Casagrande said since they are just adjusting the placement of trees and sidewalks, it is not a huge concern to the Board. Ms. Turcotte suggested the change be approved as part of the as-built approval process. Mr. Glennon agreed, but emphasized the importance of the developers thinking through these issues before making changes.

ADJOURNMENT

Motion: Ms. Turcotte made a motion to adjourn at 7:46PM. Ms. Rappe provided a second.

Vote: 4-0, unanimous.

Materials reviewed at the meeting:

- December 12, 2022 Agenda
- ZBA Case #2022-24: 40 Alden Street
- Memo RE: Evergreen Terrace Subdivision Fund Release Info
- Memo RE: Duxbury Animal Hospital (103 Depot) ASPR Fund Release Info
- Draft Minutes December 5, 2022
- Director of Planning – Duxbury, MA Board Report dated December 12, 2022

