



Town of Duxbury Massachusetts Planning Board

TOWN CLERK
2018 FEB 21 PM 1:07
DUXBURY, MASS.

Minutes 12/13/2017

The Planning Board met on Wednesday, December 13, 2017 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room.

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

Absent: Jennifer Turcotte; and Valerie Massard, Planning Director.

Staff: Diane Grant, Administrative Assistant.

Mr. Casagrande called the meeting to order at 7:00 PM.

OPEN FORUM

Economic Advisory Committee (EAC): Mr. Bear announced that Mr. Chuck Weilbrenner has replaced him as chairman of the EAC. Mr. Bear will remain as a member on this Board of Selectmen-appointed committee.

Planning Board Elections: Mr. Glennon announced that he is running for re-election to the Planning Board, reporting that he has pulled nominating papers. He stated that he looks forward to the possibility of continuing his work on the Planning Board for the next five years. Ms. Ladd Fiorini, who is also up for re-election, reported that she intends to pull nominating papers also. Mr. Casagrande thanked Mr. Glennon and Ms. Ladd Fiorini for their dedicated service to the Planning Board.

ANR PLAN OF LAND: 624 & 634 CHANDLER STREET / MARGAITIS & PHILIPSEN

Present to represent the applicant, the Philipsens, was Atty. John McCluskey. Atty. McCluskey stated that Mr. Margaitis had engaged a land surveyor and discovered that he owned land that he had thought belonged to the Philipsens. In order to correct this, both parties have agreed to a land swap which would allow Mr. Margaitis to own the land where his driveway is located, and would allow the Philipsens to own the land where their dock is located on the Garside Reservoir. Parcel A (1,718 square feet) would be conveyed to Lot 2 (Philipsen), and Parcel B (1,245 square feet) would be conveyed to Lot 1 (Margaitis).

Mr. Glennon noted that both properties would maintain at least 200 feet of frontage and sufficient area, so there is no reason to deny endorsement.

MOTION: Mr. Uitti made a motion, and Ms. Ladd Fiorini provided a second, to approve endorsement of an ANR Plan of Land entitled, "Approval Not Required Plan, 624 & 634 Chandler Street, Duxbury, Massachusetts, Prepared for Mary & Doug Philipsen," dated October 30, 2017; prepared by Madigan Land Surveying, LLC, 88 East Grove Street, Middleboro, MA 02346; stamped and signed by David J. Madigan, PLS; scale 1" = 60,' as not requiring approval under Subdivision Control Law.

VOTE: The motion carried unanimously, 6-0.

Later during the meeting the Planning Board endorsed the mylar and two paper copies of the ANR plan.

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

ANR PLAN OF LAND: 689 TREMONT STREET & 136 MEETINGHOUSE ROAD / GARRITY & BUTCHER

Present for the discussion was the applicant, Mr. Samuel Butcher, and his representative, Mr. Rick Grady of Grady Consulting LLC. Mr. Grady explained that the Butchers (Meetinghouse Road) would like to purchase land from the Garritys (Tremont Street) at the rear of both properties. Parcel A (27,592 square feet) would be conveyed to the Butchers.

Mr. Casagrande advised that a shed on the lot line of Parcel A should be addressed. Mr. Glennon thanked Mr. Grady for including tie lines on the ANR plan to make it clear where the land will be added. Mr. Wadsworth asked about the frontage for the Tremont Street lot, and Mr. Grady replied that the frontage is on Tremont Street and is a pre-existing nonconforming frontage and will not be affected by this ANR plan. Ms. Ladd Fiorini confirmed that the Meetinghouse Road property has 200 feet of frontage that will not change.

MOTION: Mr. Glennon made a motion, and Ms. Ladd Fiorini provided a second, to approve endorsement of an ANR Plan of Land entitled, "Plan of Land, #689 Tremont Street & #136 Meeting House Road, Duxbury, Massachusetts," dated December 1, 2017; prepared for Samuel W. & Karen C. Butcher, 136 Meeting House Road, Duxbury, MA 02332; drawn by Grady Consulting LLC, 71 Evergreen Street, Suite 1, Kingston, MA 02364; stamped and signed by Douglas Bailey, PLS; scale 1" = 30,' as not requiring approval under Subdivision Control Law.

VOTE: The motion carried unanimously, 6-0.

Later during the meeting the Planning Board endorsed the mylar and two paper copies of the ANR plan.

**ANR PLAN OF LAND: 689 TEMPLE STREET / HARRINGTON
CHAPTER 61 LAND RECOMMENDATION: 761 TEMPLE STREET / HARRINGTON**

Present to represent the ANR applicant, Mr. Kevin Sealund, was Mr. Mark Casey of South Shore Survey Consultants, Inc. Mr. Casey explained that Ms. Pauline Harrington owns 18 acres of land at 761 Temple Street at the corner of Laurel Street, and she would like to divide it into four lots plus one parcel. Lot 1 would include her existing dwelling and barn and would contain 2.97 acres as an oversized lot. Lots 2, 3 and 4, each exceeding 60,000 square feet in the Aquifer Protection Overlay District (APOD), would be created for new construction. Mr. Casey stated that the property owner is in negotiation with the Town of Duxbury for purchase of the remaining land in Parcel A containing 11.21 acres using Community Preservation Act funds. Ms. Ladd Fiorini, who serves as Planning Board representative to the Community Preservation Committee (CPC), noted that the CPC is not pursuing the purchase at this time.

Mr. Casey stated that all of the lots contain sufficient area and meet frontage requirements. Mr. Casagrande read a staff memorandum from Ms. Massard, who could not attend tonight's meeting due to illness, with a staff recommendation to approve endorsement of the ANR plan.

Mr. Glennon noted that the ANR plan references Land Court plans and asked if there are any Land Court issues. Mr. Casey replied, "No." Mr. Glennon stated that all four lots have the requisite frontage and it is noted on the plan that Planning Board endorsement does not certify compliance with the Zoning Bylaw.

Mr. Bear asked for clarification of where the APOD is located on the plan, and Mr. Casey showed him, noting that a majority of the lot is in the APOD.

Mr. Wadsworth, who formerly served as Planning Board representative on the CPC, stated that the CPC considered this land many years ago. He stated that the land was the site of one of the earliest farms in the town, and it is unfortunate that the CPC does not have adequate funding to pursue some land purchases. Ms. Ladd Fiorini clarified that the CPC never considered the land where Lots 1, 2 and 3 are proposed.

MOTION: Mr. Glennon made a motion, and Ms. Ladd Fiorini provided a second, to approve endorsement of an ANR Plan of Land entitled, "Plan of Land in Duxbury, Mass.," dated December 4, 2017; prepared for Laurel Street LLC, 794 Washington Street, Pembroke, MA 02359; drawn by South Shore Survey Consultants, Inc., 167R Summer Street, Kingston, MA 02364; stamped and signed by William E. Rainey, RLS; scale 1" = 60,' as not requiring approval under Subdivision Control Law.

DISCUSSION: Ms. Lorrie Hall of 175 Abrams Hill asked if the house will be saved, and Mr. Casey replied that it is up to the property owner to determine. Ms. Hall stated that it is a very old house and she hopes it can be saved. Mr. Glennon stated that the matter is not part of the Planning Board discussion here.

VOTE: The motion carried unanimously, 6-0.

Later during the meeting the Planning Board endorsed the mylar and two paper copies of the ANR plan.

Planning Board members then addressed the request from the Board of Selectmen for a recommendation on the option of first refusal for 63,172.72 square feet of land shown as Lot 4 on the ANR plan that is subject to MGL Chapter 61A and is intended to be sold for residential development.

MOTION: Ms. Ladd Fiorini made a motion, and Mr. Uitti provided a second, to recommend that the Board of Selectmen NOT exercise the Right of First Refusal for a parcel known as Lot 4 located on Laurel Street and shown on a plan entitled "Plan of Land in Duxbury, MA at 761 Temple Street" dated October 23, 2017 by South Shore Survey Consultants, Inc. containing 63,172 square feet which is a portion of Assessor's Parcel ID#037-022-000.

DISCUSSION: Mr. Wadsworth stated that it is a wonderful property that contains one of the oldest barns in the town and he does not intend to vote in favor of the motion, and he would prefer that the Planning Board choose to remain silent on the matter.

VOTE: The motion carried 4-2, with Mr. Uitti and Mr. Wadsworth voting against.

INITIAL PUBLIC HEARING, DEFINITIVE SUBDISIVISON: 0 & 232 SURPLUS STREET (FOUR NEW LOTS, 1 EXISTING LOT) / JRM INVESTMENT REALTY 2010 LLC

Mr. Casagrande recused himself from participating in this public hearing and handed the gavel to Mr. Uitti to run the public hearing. Mr. Uitti opened the public hearing. Present to represent the application were Mr. Rick Grady of Grady Consulting, LLC and Mr. Daniel Warsowick representing the applicants, JRM Investment Realty 2010 LLC. Also present was the town's consulting engineer, Mr. Peter Palmieri of Merrill Engineers.

MOTION: Ms. Ladd Fiorini made a motion, and Mr. Glennon provided a second, to waive the reading of the public hearing notice and correspondence list, both of which are on file at the Planning Office.

VOTE: The motion carried unanimously, 5-0.

The correspondence list for the record:

- Definitive Subdivision application, plans and materials submitted to the Planning Office and stamped in with Town Clerk on 11/01/17
- Cover letter from Grady Consulting, LLC dated 11/01/17 with additional plan copies submitted to the Planning Office on 11/07/17
- Email from D. Grant to D. Grady dated 11/06/17 re: New Definitive Subdivision Filing on Surplus Street
- Email from V. Massard to J. Cully dated 11/15/17 re: surplus street
- DRT notice dated 11/17/17 for DRT on 11/28/17
- Email from T. Mayo dated 11/21/17 re: Declined DRT – Tuesday, November 28 at 9:00 AM
- Emails between R. Grady and R. Trahan et al dated 11/28/17 – 11/29/17 re: Surplus Street Duxbury (hydrant flow test)

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

- Emails between P. Palmieri and V. Massard et al dated 11/02/17 – 11/28/17 re: 232 Surplus Street
- Public hearing notice stamped with Town Clerk on 11/28/17, published in the Duxbury Clipper on 11/29/17 and 12/06/17, and mailed to abutters on 11/28/17
- Memorandum from V. Massard to PB et al dated 12/04/17 re: Nash Road
- Letter submitted by P. Palmieri of Merrill Engineers dated 12/05/17 re: Peer review – Definitive Subdivision Plan, 232 Surplus Street, Duxbury
- Draft Certificate of Notification
- Letter from S. Clifford of Lipsey & Clifford to V. Massard dated 12/11/17 re: Nash Road
- Emails between S. Clifford & V. Massard et al dated 12/11/17 – 12/13/17 re: Nash Road
- Draft “Covenant” submitted by email from S. Clifford on 12/13/17
- Draft “Protective Covenants and Restrictions, Nash Road, Duxbury, Massachusetts” submitted by email from S. Clifford on 12/13/17.

TOWN CLERK
FEB 21 PM 1:08
DUXBURY, MASS

Mr. Uitti stated that the Planning Director is out sick and he read aloud her staff memorandum to the Planning Board. In the memorandum, Ms. Massard reported that a new parcel immediately adjacent to the previous subdivision approval at Nash Road was acquired during recent months. This has allowed the proponent to re-evaluate the need for waivers at this location, as adequate room for the road layout is now available. The so-called “Nash house,” which is a historic structure, is proposed to remain undisturbed on its own parcel gaining frontage from the new roadway; a new driveway access is shown. Four additional new house lots are proposed gaining frontage off of the new Nash Road.

Ms. Massard’s memorandum stated that the Proponent has agreed to a proposed condition that would require that the Nash house be conveyed with a cover letter copied to the Local Historic District Commission for consideration by new owners of the possibility of volunteering the property for a historic district or for assistance in maintaining the historic integrity of the building, if they desire.

Ms. Massard’s memorandum noted that no waivers are requested. A conceptual layout showing a lesser impact on the land by providing a turnaround, rather than a full cul-de-sac loop was not supported by the Fire Chief at the Development Review Team meeting. Water pressure static and flow are being checked because there is a 6-inch water main at Surplus Street at this location (rather than an 8-inch, preferred), noting that this issue was not raised in the previous review of Nash Road, but is being checked and results may be available prior to the hearing.

In her memorandum, Ms. Massard recommended approval of the subdivision, conditional on addressing any concerns that might be raised in the consulting engineer’s review letter from Mr. Peter Palmieri, which had not been submitted at the time of her memo.

Mr. Uitti invited the applicant’s representative, Mr. Grady of Grady Consulting, to present the proposal. Mr. Grady noted that with the purchase of the additional land, the applicants were able to increase the right-of-way from 40 to 50 feet, from a local road to a minor street. A cul-de-sac has been added and it is a fully conforming layout with 18 feet of pavement width and 1.5 foot Cape Cod berms. A sidewalk is proposed down one side of the road which wraps around the cul-de-sac.

Mr. Grady stated that the drainage design is similar to the previous subdivision application, with three infiltration basins, two rain gardens, and dry wells on each lot for roof runoff. The property is higher toward the rear of the property starting with an elevation of 30 feet at Surplus Street. Runoff will go into vegetated drainage basins and two small rain gardens are proposed on either side of the entrance to the new roadway.

Mr. Glennon asked if the drainage basin proposed on Parcel B is approximately five feet in depth, and Mr. Grady responded that it goes from elevation 30 to 25 or 26 feet elevation at the bottom of the basin. Mr. Glennon asked if it needs to be that deep in order to function, and Mr. Grady responded that it does. Mr. Grady stated that an alternative would be to spread out the basin but they wanted to keep 50 feet of vegetation.

Mr. Grady stated that septic systems are proposed on site and the water main is being reviewed by the Water Department's consulting engineer to ensure adequate flow, and the applicants are willing to follow any recommendations from the Fire Department.

Mr. Grady stated that the proposed utilities meet Subdivision Rules & Regulations. He stated that the applicants are happy to address minor issues raised in the Planning Board's consulting engineer review letter dated December 5, 2017.

Mr. Bear confirmed that two house lots will take frontage from the proposed cul-de-sac. He stated that using a hammerhead instead of a cul-de-sac should result in less impervious coverage.

Mr. Wadsworth asked if the drainage basin could be made larger and more shallow, and Mr. Grady responded that there is no additional frontage to spare, and the applicant wants to minimize pavement where possible. Mr. Wadsworth noted that it appears that land could be taken from Lot A without changing the frontage. Mr. Grady responded that it would require more cutting, grading and tree clearing to make the basin larger. He stated that the applicants had looked at that option and decided that it would be impractical.

Ms. Ladd Fiorini asked for further explanation on how drainage gets from Lot B to the basin in the back without running through a house. Mr. Grady explained that backyard drainage is proposed for the house lot in the form of a small berm that would infiltrate surface runoff, noting that it is not capturing road runoff. He stated that the intention is to make sure that there is no impact to neighboring properties.

Mr. Wadsworth asked if Parcel A on the plan could be used as a drainage receptacle. Mr. Grady responded that Parcel A is at the highest point on the property and there would be no practical volume of stormwater there to capture.

Mr. Wadsworth asked if a fence is proposed around the drainage basin on Parcel B, and Mr. Grady responded that the applicants do not want to install a chain link fence because it would be unsightly, and they would like to keep the area as naturalized as possible. Mr. Wadsworth noted that if the drainage basin retains water it could become a potential hazard to children. Mr. Glennon asked what type of vegetation is proposed around the basin, and Mr. Grady replied that the landscape architect's plans are shown on Sheet 8. Mr. Glennon asked about proposed clearing, and Mr. Grady stated that they propose to retain the existing vegetation on the uphill side and retain existing treelines along Surplus Street.

Mr. Wadsworth suggested that the applicants consider granting an easement to the Town of Duxbury for the 50-foot setback buffer so that nothing would be built or cleared in the easement area, noting that it would not affect the lot size. Mr. Bear stated that this would put part of the buffer around the drainage basin on another lot. Mr. Uitti noted that according to Subdivision Rules & Regulations Section 7.3.7m, a 50-foot buffer is required between all drainage basins. Mr. Wadsworth stated that he believes a drainage easement would work.

Mr. Glennon noted that proposed streetlight at the corner of the new way and asked if there are currently any streetlights in the vicinity. An unidentified gentleman in the audience stated that there is a light across the street.

Ms. Ladd Fiorini noted that it appears that the roadway would be constructed straight into the property, and asked if a large number of mature trees would need to be cut. Mr. Grady replied that the centerline has been moved by five feet and there are a few trees that would need to be cut with about ten additional feet wider clearing compared to the previous plan. He offered to stake the centerline of the roadway for Planning Board members to see.

Mr. Uitti invited Mr. Palmieri, the town's consulting engineer, to provide any comments. Mr. Palmieri referenced his letter to the Planning Board dated December 5, 2017, noting that he had reviewed plans and drainage calculations and had witnessed soils testing with a finding of medium to coarse sand which is good for stormwater infiltration. He noted that the erosion control plan lacked some locations and additional erosion control measures should be specified on the plan.

Mr. Palmieri recommended that the infiltration basins be put in an easement because if they are filled or altered by future homeowners they will not function as designed. He noted that a nitrogen loading analysis needs to be submitted. He referenced other recommendations in his December 5 letter:

- A roadway cross section of the cul de sac should be provided on the detail sheet.
- The width of driveways should be shown on the plan and profile sheet
- A note should be added to the plan outlining the details for the drywells for house lots.
- Both the Duxbury Fire Department and Police Department should review the proposed plan for safety and emergency access.

Mr. Palmieri noted that Mr. Peter Dillon is performing the water study for the Water Department.

Mr. Uitti noted that Subdivision Rules & Regulations Section 12 (Preservation of Natural Vegetation) requires 8 x 8 foot temporary wooden tree guards around specific trees designated to be saved to prevent them from being damaged during construction. Mr. Uitti stated that he realizes that some trees cannot be saved but there may be many specimen trees on the property and heavy construction vehicles can damage roots. He stated that it would be helpful for the applicants to provide a plan to show where trees will be saved in order to make it clear for contractors during construction. Mr. Grady responded that it is tricky to determine which trees would meet that requirement and over the site he would be surprised to find half a dozen specimen trees.

Mr. Uitti suggested that Planning Board members walk the site. Mr. Wadsworth and Ms. Ladd Fiorini agreed that it would be a good idea. Ms. Ladd Fiorini requested that the centerline of the roadway be staked.

Mr. Bob Merry of 226 Surplus Street asked how many lots would be accessed directly from the cul de sac, and Mr. Bear replied that two driveways would be on the cul de sac. Mr. Merry stated that it appears that the Definitive Subdivision application appears to include land that has been divided off as an ANR lot. Mr. Glennon stated that he understands Mr. Merry's concern. Mr. Merry complained that the roadway before the cul de sac is a 400-foot long straightaway.

Ms. Sheila Lynch-Bettinen of 344 West Street cautioned the Planning Board members to make sure that this subdivision does not end up looking like the McLean's Way subdivision which has been clear cut and features a large drainage basin at the front entrance, noting that Surplus Street is a gorgeous area that is being proposed as part of a Local Historic District and this subdivision proposes two large drainage basins on Surplus Street. She suggested that the Planning Board should consider requiring trees along the streetscape to remain to hide the drainage basins.

Mr. David Amory of 18 Puritan Road stated that the Planning Board's proposed site visit is important for members to see the beauty of the street. He stated that he shares the concern about drainage basins visible from Surplus Street. He also stated that he supports the idea to eliminate impervious surfaces wherever possible. He questioned whether sidewalks were necessary for five house lots, because they would require more impervious surfaces and larger drainage basins. He also commented that straight lines shown on the proposed plan are severe and suggested that the applicant consider finding a way to soften the lines and to maintain mature trees. He commented that the proposed plan does not show much imagination or sensitivity to the environment and the development would affect the character of the neighborhood.

Mr. Uitti noted that the application appears to meet Subdivision Rules & Regulations without waivers. Without waivers the Planning Board loses its ability to make demands above and beyond those regulations. He noted that the Fire Chief has recommended a turnaround for safety purposes.

Mr. Wadsworth stated that maintaining the streetscape is a good idea. He noted that sidewalks would not affect the drainage basins. He noted that clearing trees for the roadway is typically significant especially with slopes involved.

Ms. Carol Merry of 226 Surplus Street asked Board members to look for two large evergreen trees on the left side of the property when they go on the site walk, noting that they are important to keep because they are beautiful and help maintain the rural character of the town. She stated that she does not see the need for sidewalks. Mr. Uitti stated

that the applicants would need to request a waiver to remove sidewalks and the Planning Board would consider it, or else the Planning Board could request the waiver.

Mr. Michael Gill introduced himself and Mr. Rick Holden as officers of the Duxbury Yacht Club. He questioned the total area of the Definitive Subdivision application. Mr. Grady stated that there are nine acres altogether and 8.15 acres excluding the ANR lot. Mr. Grady added that the applicants would be in favor of a hammerhead turnaround if the Fire Chief is okay with it.

Mr. Gill stated that the Duxbury Yacht Club has a concern with golf balls because the property abuts the Yacht Club golf course's 6th fairway and stray balls will go on Lot C and possibly on Lot B. He stated that they are attempting to anticipate problems in advance because it is a situation ripe for future disputes. He suggested a buffer be kept on the edges of Lot C and Lot B that abut the golf course, noting that otherwise those lots would be in jeopardy.

Mr. Gill stated that the Duxbury Yacht Club has proposed an easement for a buffer zone so that houses will not get hit by golf balls, and he encouraged the Planning Board to support this easement. He noted that eliminating the cul de sac would allow more flexibility for siting houses away from the golf course.

Mr. Holden of the Duxbury Yacht Club stated that the Yacht Club hopes to mitigate future issues, noting that the lot in the corner is close enough to be in danger. Mr. Uitti asked if the Yacht Club had spoken with the applicants, and Mr. Gill responded that he had spoken with the applicant's attorney, Scott Clifford, who was amenable.

Ms. Lorrie Hall of 175 Abrams Hill stated that she agreed with Mr. Amory that sidewalks should be eliminated. She also urged the applicant to consider keeping trees of 8-inch in diameter and more on the property because it would increase the value.

Mr. Chris Sherman of 92 Hounds Ditch Lane introduced himself as a representative of the Board of Trustees of the Duxbury Rural and Historical Society (DRHS), a private non-profit group. He stated that he is concerned with preserving the historic home on the property. He stated that it is important because virtually all the history of the town is told through historic homes, and preservation is paramount. He offered help on behalf of the DRHS to provide a solution to saving the historic property.

Mr. Wadsworth stated that the preservation of the historic house might be difficult if not impossible because the Planning Board cannot require that the historic property be put into a Local Historic District. Mr. Grady stated that the applicant had looked into preserving the historic home but it appeared to be a paperwork nightmare.

Mr. Bear stated that although most subdivisions decisions waive sidewalks, this one is in a denser area in town and there is a lot of public talk of getting bike paths. He stated that a sidewalk here may make sense because it could connect to a walking or biking path in the future. Mr. Wadsworth added that sidewalks can meander and do not have to follow a straight path but that is up to the developer. Mr. Grady stated that the applicants' goal is for no waivers and it might not be practical for them to pursue meandering sidewalks which may require a waiver.

Mr. Bear noted that the Planning Board has over-ruled the Fire Department in the past by allowing a hammerhead turnaround. Mr. Uitti suggested that perhaps the Planning Director could speak with the Fire Chief. Mr. Bear stated that a cul de sac might be more appropriate if it served more than two dwellings. Mr. Uitti encouraged a pragmatic solution.

MOTION: Mr. Glennon made a motion, and Ms. Ladd Fiorini provided a second, to continue the public hearing to Wednesday, January 10, 2018 at 7:10 PM.

DISCUSSION: Mr. Wadsworth asked about the timing for a site walk, and Mr. Bear stated that he would like to see it scheduled before the end of the year.

Mr. Warsowick of JRM Investment Realty 2010 LLC, one of the applicants, stated that he understands the need to continue the public hearing but they have been forthcoming with the process and they do not want to prolong the process unnecessarily. Mr. Glennon noted that the Planning Board already approved an earlier application for this property, and Ms. Ladd Fiorini noted that this is the first time the Planning Board has seen the current application. Mr. Warsowick stated that Ms. Massard, the Planning Director, recommends that the plan be approved, and he would not like to see the process go on much longer. Mr. Glennon noted that public participation is an important part of the Definitive Subdivision process, and assured Mr. Warsowick that the Planning Board will move expeditiously. Mr. Uitti stated that the Planning Board intends to schedule the site walk as soon as the site is staked.

Mr. Glennon asked Mr. Grady to notify the Planning Department when the site has been staked. Mr. Grady responded that it could be staked by the end of the week. Mr. Cully of JRM Investment Realty 2010 LLC requested that he be contacted so that he can meet Planning Board members on the site walk.

Ms. Lynch-Bettinen asked if the drainage basins could be staked also, and Mr. Grady agreed to do so.

VOTE: The motion carried unanimously, 5-0.

INITIAL PUBLIC MEETING, ADMINISTRATIVE SITE PLAN REVIEW: 70, 83 & 95 FAIRWAY LANE / THE DUXBURY YACHT CLUB

Planning Board members reviewed plans and materials submitted for this Administrative Site Plan Review (ASPR) for a proposal to replace and relocate an existing pool and portions of the parking area and construct a new pool house, with a new parking lot configuration but the same number of parking spaces. Present for the discussion representing the Duxbury Yacht Club were Mr. Rick Grady of Grady Consulting LLC and Mr. Rick Holden of the yacht club. Also present was Mr. Patrick Brennan of Amory Engineers, the town's consulting engineer. Mr. Casagrande noted that the applicants had submitted revised plans dated December 1, 2017 which Mr. Brennan had reviewed in his letter to the Planning Board dated December 4, 2017. Mr. Casagrande read aloud an updated staff memorandum from the Planning Director, Ms. Massard, recommending two specific conditions besides the standard ASPR conditions:

- An informal agreement that a meeting will be scheduled with the Planning Director, the Fire Chief and the Commodore of the Yacht Club regarding Fire Department access and water.
- A construction schedule shall be provided in order to schedule inspections by Mr. Brennan, the town's consulting engineer.

Mr. Glennon noted that two sets of plans had been submitted (dated September 11, 2017 and December 1, 2017) and stated that he presumed that the later plans should be the subject of discussion. Mr. Grady of Grady Consulting LLC stated that the second set of plans were submitted to address minor issues raised by the consulting engineer.

Mr. Casagrande invited Mr. Grady to present the proposed plan. Mr. Grady stated that the Duxbury Yacht Club would like to construct a similar-sized pool in another location because of a reconfiguration of the parking lot. He noted that a building permit has been issued for the parking lot and new pool house and construction is underway. He stated that there are 40 parking spaces existing and 40 spaces proposed. Five spaces have been moved closer to the pool house with two handicap spaces.

Mr. Grady stated that there will be very little increase in drainage impact, and an infiltration trench is proposed alongside the parking lot with cuts directing runoff to a vegetated swale. A crushed stone trench toward a larger grassy area to the rear of the property will handle runoff from larger storms.

Mr. Grady stated that a new fence will be erected around the pool, and sidewalks are proposed from the parking lot to the pool area.

Mr. Glennon asked if the existing pool house will remain, and Mr. Grady replied that it will remain and be used for storage. Mr. Glennon asked about access to the storage area and Mr. Grady replied that no driveway is proposed and access will be through the grassy area.

Mr. Glennon asked if the pool will be used seasonally, and Mr. Grady responded that there will be no dome.

Mr. Glennon noted that the facility will be moving closer to the dwelling at 95 Fairway Lane and asked what type of screening vegetation is proposed. Mr. Grady responded that the dwelling is part of the yacht club property and the only screening will be around the pool. Mr. Glennon asked what type of screening is proposed around the pool and Mr. Grady replied that it was not part of the application package so it was not included on the ASPR plan and the yacht club will work on it privately. Mr. Glennon suggested a possible condition that screening be provided from the dwelling at 95 Fairway Lane.

Mr. Wadsworth asked about the Fire Chief's concern with the proposed project, and Mr. Grady stated that the Fire Chief did not want to remove access to the utility building. Ms. Ladd Fiorini asked if the Fire Chief has had a chance to respond, and Mr. Grady replied that the Fire Chief would like another meeting with the yacht club to ensure access will be available to the rear of the property, and Ms. Massard will be facilitating that meeting. Mr. Grady added that the yacht club would like to open the pool in time for the next season.

Mr. Casagrande drew attention to Ms. Massard's suggested conditions. Mr. Glennon stated that a discussion with the Fire Chief, Police Chief and the Duxbury Yacht Club might pertain to the ASPR and perhaps the discussion would require further Planning Board review because he would rather that any further review would be in a public setting. Mr. Grady stated that he had attended the Development Review Team meeting where the Fire Chief expressed a concern with access that does not relate to the ASPR. Mr. Glennon stated that if the discussion is not related to the ASPR then perhaps it should not be a condition of approval on the final decision, or it could be added as a condition if it does pertain to the ASPR.

Mr. Casagrande invited public comment. Mr. Peter Settel of 69 Beaverbrook Lane stated that his property abuts the back side of the construction site and there is a pond nearby. He stated that since construction is underway he had assumed that all permits had been issued. He stated that there is a significant slope down from the construction site to the pond. He asked if any consideration had been given to the environmental impact of the construction on the pond. He stated that the construction site has had a significant amount of impact already and he is concerned about runoff. He noted that there has been a loss of trees already and expressed concern for the wildlife in the area. Ms. Ladd Fiorini asked where the pond is located, and Mr. Casagrande noted that the pond is not shown on the ASPR plan because it is not on Duxbury Yacht Club land. Mr. Settel noted that it appears that structures may be moving closer to the pond.

Mr. Grady stated that no work is proposed within 100 feet of the pond which is considered a bordering vegetated wetland. Mr. Wadsworth asked if it is a tidal wetland, and Mr. Grady replied, "No." Mr. Settel stated that he believes it is a tidal wetland because it flows into the Bluefish River which is salt water. Mr. Grady stated that no work is proposed within 150 feet of the nearest wetland and no additional tree clearing is proposed.

Mr. Casagrande explained to Mr. Settel that the pool and building required only building permits and the project is outside the Conservation Commission purview because the proposed work is greater than 100 feet from their jurisdiction. Mr. Settel stated that he is surprised the Planning Board is not aware of the tidal pond because it is significant. Mr. Grady stated that drainage calculations take into effect the entire site, noting that there are approximately 6-7 acres of area around the pool and clubhouse. Mr. Settel stated that he hopes that the existing trees, wildlife and environment can be taken into account, and also consider the effect on abutting properties. Mr. Glennon noted that the Planning Board is limited in what it can impose and suggested that it may be appropriate for Mr. Settel to contact the yacht club to discuss his particular concerns. Mr. Uitti agreed with Mr. Glennon's suggestion stating that they can discuss what might be coming next.

Mr. Wadsworth suggested that the Planning Board consider a condition to limit runoff to the pond and adjacent properties. Mr. Casagrande noted that the parking lot is on the opposite side of the pond and the pool is closer and is under the jurisdiction of the Building Department through the building permit. Mr. Grady stated that the contractor has installed sediment control on the site in order to avoid any impact on the wetland area. Mr. Bear suggested that one idea that could help mitigate the noise from the pool is to install some sound-dampening plantings.

Mr. Rick Holden of 43 Beaverbrook Lane, who represents the Duxbury Yacht Club, offered to speak with Mr. Settler privately. He assured the Planning Board that nothing any closer will be built. He noted that he also lives adjacent to the pond and appreciates its current status, and stated that the yacht club has no intention to impact the area around the pool. Mr. Holden stated that part of the construction process is to put in a sound barrier, noting that he also lives within earshot of the pool. He stated that the yacht club wants to be a good neighbor and there are no future plans that would affect the pond. He stated that any grass that has been dug up during construction will be replanted. Mr. Casagrande stated that the pool is going to be located over the former parking lot site.

Mr. Terry Vose of 233 Powder Point Avenue stated that he is a Duxbury Yacht Club member and noted that the new parking lot took away 200 feet of the ancient Duxborough Path that leads to Plymouth. He stated that it was bulldozed over and is gone now.

Mr. Glennon asked if the pool will be lighted or if there is any significant change in the lighting plan, and Mr. Holden responded that the pool cannot be used at night but there may be a safety light and alarm, and the parking lot will also be lit only for safety.

MOTION: Mr. Glennon made a motion, and Mr. Uitti provided a second, to approve the Administrative Site Plan Review of 70, 83 & 95 Fairway Lane / The Duxbury Yacht Club to relocate a swimming pool and an accessory structure, and to reconfigure the 40-vehicle parking lot with no change in the number of parking spaces, according to a plan entitled, "Proposed Amenity Area Site Plan, #70 Fairway Lane, Duxbury, Massachusetts," dated September 11, 2017 and revised on December 1, 2017; drawn by Grady Consulting LLC, 71 Evergreen Street, Suite 1, Kingston, MA 02364; stamped and signed by Richard J. Grady, RPCE; 12 sheets, scale as shown; with conditions to be drafted to as outlined in a memorandum from the Planning Director dated December 4, 2017 - Updated.

VOTE: The motion carried unanimously, 6-0.

ENDORSEMENT OF PLANNING BOARD COVENANT AND ENDORSEMENT OF APPROVED DEFINITIVE SUBDIVISION PLANS: LACOSS ROAD, OFF SUMMER STREET / DELPRETE

Present for the discussion was the applicant, Mr. Pete DelPrete, and his representative, Mr. Rick Grady of Grady Consulting LLC. Also present was Mr. Peter Palmieri of Merrill Engineers, the town's consulting engineer. Mr. Casagrande read aloud a memorandum dated November 20, 2017 from the Planning Director, Ms. Valerie Massard, who was not present due to illness, stating that the mylars are ready for endorsement assuming that the Merrill Engineers report is supportive. Planning Board members reviewed a letter from Mr. Palmieri dated December 5, 2017 noting that the only outstanding issues were the submittal of a nitrogen loading analysis and a municipal lien certificate. Ms. Grant confirmed that the nitrogen loading analysis and municipal lien certificate had been submitted. Planning Board members also reviewed a Planning Board covenant prepared by the applicants.

Ms. Lorrie Hall of 175 Abrams Hill asked if approved plans show a proper buffer at the rear of the property. Mr. Wadsworth noted that the Planning Board was requiring bounds, not a buffer.

MOTION: Mr. Glennon made a motion, and Mr. Uitti provided a second, to approve a Planning Board Covenant as presented by the applicant for the LaCoss Road Definitive Subdivision off Summer Street / DelPrete which was approved by the Planning Board in a Certificate of Notification dated July 27, 2017.

VOTE: The motion carried unanimously, 6-0.

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

Mr. Casagrande directed Planning Board members to stop by Town Hall in the near future to sign the covenant as witnessed by a notary. Later during the meeting the Planning Board members endorsed the mylar and two paper copies of the Definitive Subdivision plans.

TOWN MEETING ZONING WORKSHOPS

Recreational / Medical Marijuana: Mr. Casagrande asked Planning Board members to review a draft information sheet prepared by the Planning Director and provide edits to her. Mr. Glennon commented that the information sheet is well done. Mr. Casagrande noted that Town Counsel has reviewed the articles presented for tonight's discussion, noting that they appear to accomplish the town's goals with no loopholes. Ms. Ladd Fiorini noted that there will be public hearings in January or February. Ms. Lorrie Hall of 136 Abrams Hill asked when the article language would be available to the public, and Ms. Ladd Fiorini replied that it would be available in advance of the public hearings.

Neighborhood Business Lot Coverage: Mr. Casagrande noted that this issue has been discussed for a number of years, and the current proposal is to allow a maximum of 70 percent lot coverage (versus the current maximum of 50 percent). Mr. Bear noted that the definition of "Lot Area" is now provided as well. Mr. Casagrande stated that the proposed amendment addresses Floor Area Ratio (FAR) to not exceed 1:5 to 1 and provides a definition. He stated that he is still seeing a lot of gravel areas and if they are paved runoff would be captured. The proposed bylaw would accomplish that goal.

Ms. Ladd Fiorini stated that FAR does not take into consideration parking lot size. Mr. Bear agreed noting the FAR is a massing issue. Mr. Casagrande stated that the current proposal appears to fix the issue of buildings built too large to accommodate the parking capacity needed, and runoff is captured on the lot. Mr. Bear stated that the proposal also solves the problem of allowing gravel parking areas.

Mr. Glennon stated that defining FAR may need more work to make sure there are no loopholes.

Mr. J.R. Kent of Bayside Marine stated that the proposal accomplishes what the town was trying to do 15 years ago.

Mr. Wadsworth stated that he does not necessarily agree with the definition of "Treatment" and asked how the bylaw proposes to treat stormwater on a paved area. Mr. Casagrande agreed that the bylaw may need more work but that the FAR approach can accomplish the goal of treating stormwater.

Demolition Delay: Present for the discussion representing the proponents, the Historical Commission, were Mr. Terry Vose and Mr. David Amory. Mr. Casagrande read aloud a memorandum from Ms. Massard dated December 1, 2017 noting that the current proposal is to extend the demolition delay from six months to twelve months and to impose non-transferability of a determination of historical significance to a new owner. In her memorandum, Ms. Massard reported that Town Counsel has cautioned that a clear statement of purpose from the Historical Commission is needed in order to provide the public rational basis for the non-transferability in order for it to stand in court if tested. Ms. Massard also noted in her memo that explanatory materials should be provided in order to support the proposed extension of delay to twelve months.

Mr. Amory of the Historical Commission stated that increasing the delay on demolition of historically significant buildings appears to be gaining traction as more and more towns are increasing their delay, some more than twelve months. He stated that the current bylaw is not working, providing an example of 62 Cove Street, where demolition delay was granted in 2006 and the owner decided not to demolish. Now 11 years later a new owner has demolished the building with no chance for the town or public to review or provide input. Mr. Casagrande asked when the demolition delay expires, and Mr. Amory replied that demolition delay has no expiration date. Mr. Bear noted that the Historic Commission only deems a building historically significant and does not approve the demolition.

Mr. Casagrande noted that the non-transferability of demolition delay may prove to be an issue for Town Meeting voters. He stated that he is shocked that a demolition permit is allowed to last longer than a building permit is. Mr. Amory stated that it is a shame that demolition delay had been requested for the Battelle property homes on

Washington Street, noting that it would have been shameful to lose those houses. If transferability is allowed, then a developer could get a demolition permit then sell the property to a new owner who can tear down the house with no town review.

Mr. Uitti asked if it would be more likely that the developer would tear down the house before selling the property. He stated that a twelve-month demolition delay makes sense but he is questioning the transferability. Mr.

Casagrande stated that he is not sure of the viability of the non-transferability, noting it would be the same house that was okay to demolish before the new owner bought it. Mr. Amory stated that in the proposed bylaw, a twelve-month delay would apply to the new owner. Mr. Uitti noted that the non-transferability risks a legal challenge and he is concerned with the unintended consequence of the owner demolishing a building before selling it. Mr. Amory stated that the Historical Commission is trying to get more "bite" with the proposed language.

Mr. Wadsworth asked if the Historical Commission is addressing the expiration date of a demolition delay finding, and Mr. Amory stated that a two-year expiration date is proposed. Ms. Ladd Fiorini asked if any other towns have provided a precedent of imposing non-transferability, and Mr. Amory stated that they have not spoken to other towns about this matter to date. Mr. Amory stated that the expiration date is consistent with the expiration for building permits. Mr. Uitti stated that the expiration appears to make sense.

Mr. Casagrande stated that the expiration date may be a more viable tool for preventing demolition than the non-transferability. Mr. Glennon suggested that it may be time for the Historical Commission to review other ways to save an historical building, noting that the proposed non-transferability may provide an incentive for tearing down the building before selling. Mr. Bear stated that there appears to be support for making the demolition delay bylaw work better, and suggested that the Historical Commission consider the transferability issue because it may prevent the proposed twelve month delay from passing.

Ms. Sheila Lynch Bettinan of 344 West Street noted that Duxbury has a large number of historic homes compared with other towns.

Ground-Mounted Solar: Mr. Casagrande stated that the Planning Director is looking for Planning Board direction, noting that it appears that the Planning Board is not in favor of allowing ground mounted solar installations in the Residential Compatibility (RC) district, and is in favor of limiting ground mounted solar installations in the Neighborhood Business (NB) district.

Ms. Ladd Fiorini stated that she is not opposed to ground-mounted solar as long as it is screened properly and not visible from abutting properties. She stated that there are potential situations where ground-mounted solar may be appropriate, even in Duxbury. Mr. Glennon stated that the front yard should be a "no go" zone. He commented that work on this bylaw is in progress.

Rezoning of Island Creek Oyster on Washington Street: Present for the discussion were Mr. Skip Bennett and Mr. Chris Sherman, Jr. of Island Creek Oysters (ICO), and their representative, Ms. Laurie Zapalac of Zapalac Advisors. Mr. Casagrande noted that the proposal is to rezone the properties as Neighborhood Business 1 (NB1), not NB2. Mr. Casagrande invited Mr. Bennett to provide some background on the proposal. Mr. Bennett stated that he purchased the former Battelle property in order to allow his business to stay in town and grow. He noted that ICO currently employs 48 people. He stated that the property is uniquely equipped to serve their business needs. Mr. Bennett stated that right now they believe that they would occupy about fifty percent of the property and they look forward to carrying on the legacy of the property but it is also a business and it needs to make economic sense. They would like to extend the current NB district adjacent to the property in order to include the 11.5 acres owned by ICO.

Mr. Sherman stated that ICO is working with Ms. Zapalac, a master planner, to create a vision to keep the property whole. He stated that his team from ICO met with Town Hall staff in order to find out what the process is to rezone the property. He stated that they have an opportunity to create zoning consistent with the business operation and are sensitive to the significance of the property to the town. He assured that ICO is committed to continuing to keep the

property as an asset to the town. They would like to extend the district to keep the property whole and would like to preserve the historic homes and they are sensitive to keeping the streetscape as is. He stated that ICO is aware that the community also would like access to the property.

Mr. Wadsworth commented that it appears that rezoning this property would double the size of the Snug Harbor business district which could potentially double the traffic. He stated that he is not sure why ICO needs to rezone the entire property. Mr. Sherman stated that they would be restoring the previous level of activity to when Battelle Laboratories was there. Mr. Bennett stated that it is already a busy part of town and it may become busier.

Mr. Casagrande stated that if the entire property is zoned NB1 then nothing would stop ICO from developing the business district by potentially selling the historic houses along Washington Street to an owner who may convert those properties to businesses or residences with 50-foot lots. Mr. Sherman stated that ICO has an opportunity to develop the land in a responsible way and they need the latitude to find something that works for both them and the town. Mr. Casagrande stated that with the amount of land they own they could do what they want without changing the streetscape.

Mr. Glennon stated that zoning is forever, and as good as ICO's intentions are, time marches on and properties get re-sold. He stated that the Planning Board needs to look at the long-term effects. He recommended that ICO consider applying for a use variance that would leave the underlying zoning and allow ICO to change only the buildings they need to for their business. He stated that although a use variance is subject to appeal, ICO could apply for it concurrently with the rezone petition.

Mr. Sherman stated that the Planning Board is providing sound advice that will be well taken and some due diligence is required to make sure that ICO can accomplish its goals. Ms. Zapalac thanked the Planning Board for its helpful advice and noted that ICO is in the early stage of the process. She noted that ICO's aim is to be a good steward of the property and they view it as an ICO campus with a strong connection to the Snug Harbor area. She stated that ICO would like the houses along Washington Street to play a role in the ICO campus site and they are looking for possible uses to meet that objective. They would like the campus to be a destination for the residents of Duxbury and others.

Mr. Casagrande suggested that ICO consider leaving the front streetscape as residential with a use variance for the use that they choose, which would have the benefit of allowing the option for the street-front properties to convert back to residential in the future. Mr. Bennett stated that ICO has no intention of building more business buildings on the property because there are already 60,000 square feet of buildings there now.

Mr. Uitti stated that wholesale changes are sometimes a tough sell to Town Meeting voters. He stated that what Mr. Glennon and Mr. Casagrande have advised makes sense. Mr. Wadsworth added that a fair number of Washington Street residents attend Town Meeting and a two-thirds vote is required for any zoning article. Ms. Zapalac stated that they hear the need for stewardship for an incredible piece of property. Mr. Bear stated that ICO already has the benefit of a good amount of goodwill from residents. He cautioned that ICO is not a farm but a distribution business. Mr. Bennett stated that distribution is a part of farming. Mr. Sherman stated that the NB1 zoning would be advantageous for more than distribution.

Mr. Glennon asked if ICO had retained a land use counsel, and Mr. Sherman replied, "Yes." Ms. Zapalac stated that her firm is well versed in the public engagement process. Mr. Bear asked when the deadline is for submitting their article, and Mr. Sherman stated that they have a placeholder now and they are not sure of the deadline. Mr. Casagrande cautioned that they need to put something together fairly quickly.

Ms. Sheila Lynch Bettinan of 344 West Street stated that she is a supporter of ICO and suggested that they consider the option of zoning the entire property as NB1 and put the street-front properties in a Local Historic District.

DISCUSSION OF PLANNING BOARD MEETING SCHEDULE FOR 2018

Planning Board members reviewed a draft meeting schedule for 2018 to continue meetings on the second and fourth Wednesdays where possible.

MOTION: Mr. Glennon made a motion, and Ms. Ladd Fiorini provided a second, to approve a 2018 meeting schedule as drafted.

VOTE: The motion carried unanimously, 6-0.

PLANNING DIRECTOR REPORT

Planning Board members reviewed an agenda planner spreadsheet provided by the Planning Director, who was not present due to illness. They also reviewed a draft warrant article for a Town Meeting proposal to fund \$75,000 for Phase 2 of the Comprehensive Plan update process.

OTHER BUSINESS

Minutes:

MOTION: Mr. Glennon made a motion, and Mr. Bear provided a second, to approve meeting minutes of October 11, 2017 as written.

VOTE: The motion carried, 4-0-2, with Mr. Uitti and Ms. Ladd Fiorini abstaining.

MOTION: Ms. Ladd Fiorini made a motion, and Mr. Glennon provided a second, to approve meeting minutes of October 25, 2017 as written.

VOTE: The motion carried, 5-0-1, with Mr. Bear abstaining.

MOTION: Ms. Ladd Fiorini made a motion, and Mr. Glennon provided a second, to approve meeting minutes of November 15, 2017 as written.

VOTE: The motion carried, 5-0-1, with Mr. Uitti abstaining.

MBTA Presentation: Planning Board members reviewed a copy of a presentation by Mr. Richard Prone, Duxbury representative on the MBTA Advisory Committee, to nine South Shore legislators, the MBTA and Keolis, the company that operates the T commuter rail service, with back-up documentation. Mr. Glennon commended Mr. Prone for his dedication and thoroughness in backing up his comments.

Construction Cost Estimates: Mr. Glennon asked why no fees are included in this month's listing of Building Cost Estimates.

ADJOURNMENT

The Planning Board meeting adjourned at 11:02 PM. The next Planning Board meeting will take place on Wednesday, January 10, 2018 at 7:00 PM at Duxbury Town Hall, Mural Room, 878 Tremont Street.

MATERIALS REVIEWED

- PB agenda for 12/13/17
- ANR application and plans for 624 & 634 Chandler Street
- Assessor's property cards for 624 & 634 Chandler Street
- ANR application and plans for 689 Tremont Street & 136 Meetinghouse Road
- Assessor's property cards for 689 Tremont Street & 136 Meetinghouse Road

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

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.

TOWN CLERK
2018 FEB 21 PM 1:09
DUXBURY, MASS.

PLANNING BOARD MINUTES

Date: December 13, 2017

Page 15 of 15

Approved 02/14/2018

- Memorandum from V. Massard to PB dated 12/01/17 re: Chapter 61A Notice of Intent to Sell / ANR Plan at Laurel and Temple owned by the Harringtons
- ANR application and plans for 761 Temple Street
- GIS map for 761 Temple Street
- Assessor's property card for 761 Temple Street
- Notice and Statement of Intention to Sell Land Subject to MGL C. 61A
- Memorandum from V. Massard to PB et al date 12/04/17 re: Nash Road
- Concept Plan, #232 Surplus Street date 11/08/17
- Public hearing notice for 232 Surplus Street / Cully
- Definitive Subdivision Application form for 232 Surplus Street / Cully
- Environmental Impact Assessment & Evaluation Statement for 232 Surplus Street submitted by Grady Consulting LLC on 11/08/17
- Definitive Subdivision plan for 232 Surplus Street dated 10/27/17
- GIS map for Nash Road dated 11/20/17
- Assessor's property cards for 0 & 232 Surplus Street
- Letter from P. Palmieri of Merrill Engineers dated 12/05/17 re: Peer Review – Definitive Subdivision Plan, 232 Surplus Street
- Draft Certificate of Notification for Nash Road
- Memorandum from V. Massard to PB et al dated 12/04/17 re: DYC Pool Upgrade 2017-18
- Letter from P. Brennan of Amory Engineers dated 11/29/17 re: 70 Fairway Lane, Duxbury Yacht Club – Site Plan (peer review)
- Memorandum from V. Massard to PB et al dated 12/04/17 – UPDATED to reflect new plans / reviewer: DYC Pool Upgrade 2017-18
- Letter from P. Brennan of Amory Engineers dated 12/04/17 re: 70 Fairway Lane, Duxbury Yacht Club – Site Plan (peer review of revised plans dated 12/04/17)
- Public meeting notice for 70,83 and 95 Fairway Lane / Duxbury Yacht Club
- ASPR application and plans for 70 Fairway Lane / Duxbury Yacht Club
- GIS map for DYC site dated 11/30/17
- Assessor's property cards for 70, 83 and 95 Fairway Lane / Duxbury Yacht Club
- Cover letter and revised plans submitted by Grady Consulting LLC for Duxbury Yacht Club
- Memorandum from V. Massard to PB dated 12/04/17 re: Plan Endorsement LaCoss Road Subdivision (fka 308 Summer Street)
- Memorandum from V. Massard to P. Palmieri et al dated 11/20/17 re: LaCoss Road Subdivision (fka 308 Summer Street)
- Cover letter dated 11/14/17 and revised plans dated 10/12/17 re: Definitive Subdivision Plan – 308 Summer Street, Applicant June DelPrete
- Planning Board Covenant submitted by the applicant on 11/14/17 re: LaCoss Road
- Letter from R. Trahan of Geoscience dated 09/06/17 and submitted to PB on 11/14/17 re: Hydrogeologic and Nutrient Loading Analysis, Proposed Sub-division, 308 Summer Street, Duxbury, Massachusetts
- Standard 10. Illicit Discharges Prohibited statement signed by R. Trahan and submitted to the PB on 11/14/17
- "Town Meeting 2018, Punch List Planning Department" undated, prepared by Planning Director
- Information Sheet for ATM 2018 on Regulating Licensed Recreational Marijuana Establishments and Medical Marijuana Treatment Centers
- Draft warrant article for new General Bylaw regarding Facilities for Marijuana Not Medically Prescribed
- Draft warrant article for new ZBL Section 619: Facilities for Marijuana Not Medically Prescribed
- Draft warrant article for new ZBL Section 620: Temporary Moratorium on Non-Medical Marijuana Establishments
- Draft warrant article for deleting ZBL Section 617: Temporary Moratorium on Medical Marijuana Treatment Centers
- Draft warrant article for amending ZBL Section 425 re: Intensity and Dimensional Regulations for All Neighborhood Business Districts (Lot Coverage)
- Memorandum from V. Massard to PB/Historical Commission et al dated 12/01/17 re: Demolition Delay Modification
- Email from V. Massard to RT Carpenter et al dated 12/01/17 re: Upcoming workshop (Demo Delay)
- Letter from Historical Commission dated 11/10/17 re: proposed amendments to ZBL Section 609.3 and new Section 609.4 re: Demolition of Historic Structures
- Draft warrant article for amendment of ZBL Section 609: Demolition of Historically Significant Buildings
- "Solar Bylaw" noted prepared by the Planning Director (undated)
- Citizen Petition for re-zoning ICO properties
- GIS maps for Island Creek Oyster Property dated 11/14/17
- Draft PB Meeting Schedule for 2018
- Draft PB Annual Report dated July 2016-June 2017
- Agenda Planner dated 12/04/17 prepared by Planning Director
- Draft warrant article for Funding an Update of the Comprehensive (Master) Plan
- Draft PB minutes of 10/11/17
- Draft PB minutes of 10/25/17
- Draft PB minutes of 11/15/17
- Email from A. Murray to S. Casagrande et al dated 11/15/17 re: Statehouse meeting – Nov. 15, 2017 (MBTA)
- Attachments to email above
- Construction Cost Estimates for November 2017

Distributed at Meeting

- Letter from S. Clifford of Lipsey & Clifford dated 12/11/17 re: Nash Road
- Letter from P. Palmieri of Merrill Engineers dated 12/05/17 re: Peer Review – Definitive Subdivision Plan, LaCoss Road Subdivision (fka 308 Summer Street, Duxbury)
- Water Watch Lecture Series flyer from South Shore Natural Science Center

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

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.

TOWN CLERK
2018 FEB 21 PM 1:09
DUXBURY, MASS.