



Town of Duxbury Massachusetts Planning Board

TOWN CLERK
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DUXBURY, MASS.

Minutes 2/13/19

The Planning Board met on Wednesday, February 13, 2019 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.

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

Absent: Jennifer Turcotte.

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

Mr. Casagrande called the meeting to order at 7:03 PM.

OPEN FORUM / COMMITTEE LIAISON REPORTS

Mr. Glennon wished a Happy Valentine's Day to all.

Ms. Ladd Fiorini announced that the Community Preservation Committee is meeting with the Finance Committee tonight to present grant proposals.

Ms. Massard announced that the Board of Selectmen supported the Planning Board sponsored Annual Town Meeting warrant articles.

A.) PRESENTATION: "Envision Duxbury" Comprehensive Plan, by Mr. Josh Fiala, Senior Planner of the Metropolitan Area Planning Council

Mr. Glennon thanked Mr. Fiala for all of his hard work on the tremendous undertaking of creating this Master Plan.

Mr. Fiala gave an extensive presentation on the progress of the Master Plan and the upcoming projections, covering:

- Phase 2 initial draft goals and strategies
- Discussion of implementation actions
- Discussion of the upcoming community forum
- The next steps

Mr. Fiala discussed how the Master Plan is focusing on the “activity centers” of town and why these areas are important drivers of the community. Ms. Massard agreed that activity centers are the areas of Duxbury that give community members a sense of place and that mapping provides a visual representation of where the Master Plan elements will be focused.

Mr. Fiala announced that MAPC and the Planning Department will be hosting a community forum on Tuesday, March 26 at the Merry Room of the Duxbury Free Library starting at 7:00 PM. Mr. Fiala encouraged public participation and said that the community feedback he has received so far has been a crucial element in drafting these goals and strategies.

Mr. Wadsworth asked for clarification of the term “net zero” that was used in the presentation. Mr. Fiala responded that a “net zero” building is one that produces as much energy as it uses, and that implementing net zero buildings are one strategy for increasing sustainability in energy use.

Much of Mr. Fiala’s presentation focused on Land Use and Zoning goals. Mr. Fiala said that during the March 26 community forum, the public will be asked to rate these goals in order of importance.

Another portion of Mr. Fiala’s presentation focused on Public Facilities and Services, which are currently considered to be very high functioning in Duxbury. The public will be asked to prioritize the goals for this category as well.

Mr. Fiala said that in this phase of the project, the existing conditions, goals, and strategies are wrapping up, and the focus will shift to implementation and defining action items. Mr. Fiala outlined the next steps and the plan for accountability.

For more information about the *Envision Duxbury* Comprehensive (Master) Plan, please visit <http://envisionduxbury.mapc.org/> or contact the Planning Department.

B.) PRESENTATION: Medical Marijuana Treatment Center Overlay District by Ms. Valerie Massard, Planning Director

Ms. Massard gave a PowerPoint presentation about the Annual Town Meeting warrant article that proposes to create a Medical Marijuana Treatment Center (MMTC) Overlay Zoning District. This PowerPoint can be viewed by accessing the Planning Department’s webpage of the Town of Duxbury website.

Ms. Massard explained that the MMTC Overlay District is the approach moving forward for Town Meeting. The Planning Board has decided to recommend the district align with the existing Neighborhood-Business 2 District, and to increase to a 1,000 foot buffer from a licensed childcare facility or school. Using these criteria, Ms. Massard presented the preliminary zoning overlay district maps.

PLANNING BOARD MINUTES

Date: February 13, 2019

Page 3 of 3

Mr. Bear asked if the Planning Board will be asked to make a recommendation to the Board of Selectmen for any future potential Host Agreements that should arise as the result of a MMTC project application. Ms. Massard responded that any proposal for a Host Agreement would go through the Planning Board and other Boards for input.

The MMTC Overlay District discussion was presented as an informal review at this meeting. To review the public hearing process and Planning Board recommendation to Town Meeting, please review the Planning Board minutes from December 12, 2018, January 9, 2019, and January 30, 2019.

C.) OTHER BUSINESS

The Construction Cost Estimates from January 2019 were reviewed.

ADJOURNMENT

Motion: Mr. Wadsworth motioned to adjourn at 9:15 PM, and Mr. Uitti provided a second.

Vote: 6-0, unanimous.

The next Planning Board meeting will take place on February 27, 2019 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.

Materials reviewed at the meeting:

- PowerPoint Presentation: Envision Duxbury Master Plan
- Envision Duxbury Agenda and Handouts
- PowerPoint Presentation: Medical Marijuana Treatment Center Overlay District
- MMTC Overlay District Warrant Language and Maps
- January 2019 Construction Cost Estimates

