



Town of Duxbury Massachusetts Planning Board

TOWN CLERK
2018 JUL 30 AM 8:42
DUXBURY, MASS.

Minutes 04/11/2018

The Planning Board met on Wednesday, April 11, 2018 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; and George Wadsworth

Absent: Jennifer Turcotte; Brian Glennon

Staff: Valerie Massard, Planning Director; and Mary Lowe

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

OPEN FORUM:

Mr. Bear asked about the clean-up of the property lines at Hall's Corner, no one else on the board or the public had any issues. Ms. Massard updated the Board on the Hall's Corner project.

A.) ZBA REFERRAL, MODIFY COMPREHENSIVE PERMIT: South Shore Habitat (66 Lake Shore Drive):

Minor changes to building: back stairs/ side door entrance change for safety; front door light location; window donated; slider donated for lower level instead of single door.

Mr. Casagrande said the plans are straight forward. Mr. Bear said the house was already built. Mr. Wadsworth said he hoped everyone could support it in some way.

Vote: Mr. Bear moved a motion to recommend approval to the ZBA, and Mr. Uitti provided a second.

Motion: Unanimously approved.

B.) PLAN ENDORSEMENT AND COVENANT: Nash Road Subdivision:

This was continued from the last meeting, see plans, sheet 8.

Mr. John Cully from JRM explained the layout and the plant species, Mr. Joe Grady (consultant) provided consulting on the trees on the plans. John Cully said they would welcome a site visit to review the plants. Mr. Wadsworth asked for clarification of the plantings in front of Lot B.

Ms. Massard explained the plans, the diagram of the turning radius and restrictions.

Ms. Massard said she added the standard language that the town requires that had been edited out by the Applicant in the Covenant.

Mr. Cully went into detail about the plant specimens.

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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.

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Home Owners Covenant / Protective Covenant, Planning Board Covenant, and release which would let them convey the "Nash House" lot only.

There are 26 conditions.

Ms. Massard said she is recommending that the Board strike out the language that is conflicting about maintenance of drains; snow removal. Ms. Massard stated that she is not comfortable with language that is implying that it would become a public way; it is a private way. Item 26 B and G strike out so it can be voted tonight.

Motion: Mr. Wadsworth moved a motion to approve and sign the Planning Board Covenant of the Nash Road subdivision of April 11, and Mr. Uitti provided a second.

Vote: Unanimously approved.

Motion: Mr. Wadsworth moved a motion to accept the Covenants and restrictions as amended today in paragraph 26 items B and G. Mr. Uitti provided a second.

Vote: Unanimously approved.

Motion: Mr. Wadsworth moved a motion to approve/endorse the definitive plan subdivision of Nash Rd as revised March 9, 2018. Mr. Wadsworth moved a motion to Release Lot E of the Nash Rd. subdivision from the Planning Board Covenant.

Vote: Unanimously approved.

The next order of business was the reorganization and committee appointments. Mr. Bear suggested we move them to other business because of the time.

C.) COMPREHENSIVE PLAN:

Mr. Josh Fiala from Metropolitan Area Planning Council (MAPC) presented updates on Phase 1 which will wrap up this summer and moving onto Phase 2 which should wrap up by July 2019. See the Duxbury Master Plan: Planning Board Meeting handout for the information covered.

It was agreed that the town should keep doing what they are doing.

Walkability is important.

The ambassadors were thanked.

D.) OTHER BUSINESS:

Mr. Casagrande asked if there was other business.

Planning Board priorities were discussed, relative to the handout provided.

Mr. Casagrande said the overall setup looks good and asked if anyone thought they should be moved around.

Ms. Massard said it is easy to lose track of goals without occasionally reviewing progress in this format; and the seawall issue may be moved higher if we get grants that affect the Planning Department.

The seawall may be on the ballot in November.

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ENGINEERING INVOICES

An invoice for \$69 from an engineer was moved by Ms. Ladd Fiorini, it was seconded by Mr. Bear and unanimously approved.

The organization of the board was the next order of business.

Mr. Casagrande nominated Ms. Ladd Fiorini as the Clerk, Ms. Ladd Fiorini said she was glad to do it but would give anyone the opportunity if they wanted it.

Mr. Casagrande moved to appoint Ms. Ladd Fiorini as Clerk Mr. Bear seconded the motion and it was unanimously approved.

Mr. Bear nominated Mr. Casagrande as Chairman and Mr. Utti seconded the motion, the appointment was approved, Mr. Wadsworth abstained from voting.

Ms. Ladd Fiorini nominated David Utti as Vice-Chairman, Mr. Casagrande seconded the motion. Mr. Wadsworth abstained all others voted aye.

Mr. Wadsworth was unanimously voted in as Clerk pro-tem.

It was agreed that the members would continue on their committees. Mr. Wadsworth suggested changing the Wednesdays so that Duxbury can get to the Old Colony Planning Council meetings, if the room is available. Ms. Massard agreed to look into this possibility.

ADJOURNMENT:

The Planning Board meeting adjourned at 9:41 PM. The next Planning Board meeting will take place on Wednesday, April 25, 2018 at 7:00 PM at Duxbury Town Hall, Mural Room, 878 Tremont Street.

MATERIALS REVIEWED

- PB agenda for 04/11/18
- Comprehensive Permit amendment for 66 Lake Shore Drive (was 0 Lake Shore Drive)
- Plans for Endorsement and Planning Board Covenant, Release of Covenant, and Drafts of the Covenants and Restrictions, Nash Road Subdivision
- Comprehensive Plan- MAPC

DISTRIBUTED AT MEETING

Duxbury Master Plan handouts, dated Wednesday, April 11, 2018

Memorandum of one page summary feedback

Prioritization feedback for Housing, OpenSpace & Recreation, and Historic & Cultural Resources

Planning Board & Planning Department priorities chart