



Town of Duxbury Massachusetts

Planning Board

TOWN CLERK
2022 MAY 11 AM 8:15
DUXBURY, MASS.

Minutes 4/11/2022

The Planning Board met on April 11, 2022 at 6PM in the large classroom, second floor, Senior Center; 10 Mayflower Street Duxbury, MA 02332.

Present: Scott Casagrande, Chair; Brian Glennon, Vice-Chair; Keith MacDonald, Clerk; Kristin Rappe; and David Uitti.

Absent: Jennifer Turcotte and George Wadsworth.

Staff: Emily Hadley, Administrative Assistant.

Mr. Casagrande called the meeting to order at 6:02PM.

Open Forum

No one from the Board or the public brought anything forward during the open forum.

Planning Board Reorganization – Election of Officers

Motion: Mr. Glennon nominated Mr. Casagrande to serve as Chair. Ms. Rappe provided a second.

Vote: 4-0, Mr. Casagrande abstained.

Motion: Mr. Casagrande nominated Mr. Glennon to serve as Vice-Chair. Mr. MacDonald provided a second.

Vote: 5-0, unanimous.

Motion: Mr. Casagrande nominated Keith to serve as Clerk. Mr. Glennon provided a second.

Vote: 5-0, unanimous.

Administrative Items

Motion: Ms. Rappe made a motion to approve the minutes from March 28, 2022 as written. Mr. Glennon provided a second.

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Vote: 5-0, unanimous.

Mr. Glennon wanted to further discuss the lot release for Lots E and G at Dogwood Drive. He said he looked over the decision for the subdivision, and condition 4C states that if there is no public water at the site, a system of fire protection must be proposed.

He also noted that in the letter from Amory Engineers dated March 8, 2022, it is stated that the concentration of Manganese at Lot E is just under MassDEP's secondary maximum contaminant level, and higher levels may eventually create problems for homeowners (on an aesthetic basis – brown/black staining of toilets/sinks/tubs) and for in-ground sprinkler systems (clogged sprinkler heads), as well as causing a metallic taste in drinking water. Mr. Glennon said that only Lot E is referenced as potentially having an issue. He said they are in compliance with MassDEP's public water supply standards and Private Well Guidelines, but in the case that the lots are released he believes the buyer should be informed of these potential issues. Mr. Casagrande suggested staff reach out to the developer to ask about their proposed fire protection measures and plans for remediating water issues.

Motion: Ms. Rappe made a motion to continue the lot release for Lots E and G of Dogwood Drive to their next meeting on Monday, April 25. Mr. Glennon provided a second.

Vote: 5-0, unanimous.

9 & 17 Landing Road Approval Not Required Plan

Kathleen Muncey, representative for the applicants, was in attendance to discuss the plan. Ms. Muncey said she got confirmation from Town Counsel and the Building Commissioner that the plan is not a subdivision, and neither lot becomes more non-compliant with the endorsement of the plan. Mr. Glennon said the comments from Town Counsel and the Building Commissioner will be a part of the record for the plan.

Motion: Mr. Glennon made a motion to endorse the plan entitled "Plan of Land in Duxbury, Mass. on Land Owned by Allan Kornberg and Ramsey Fountain, #9 Landing Road, Parcel No: 099/964/000 and on Land Owned by Amy H. Willett Revocable Trust, Amy H. Willett, Tr., #17 Landing Road, Parcel No: 099/964/021," as Approval Not Required under Subdivision Control Law. Mr. Uitti provided a second.

Vote: 5-0, unanimous.

Joint Meeting with Economic Advisory Committee

Economic Advisory Committee Members in Attendance: Chuck Weilbrenner, Chair; Michael Juliano, At-Large Citizen Rep; Michael McGee, Board of Selectmen Liaison; and Scott Casagrande, Planning Board Rep.

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The Planning Board and the Economic Advisory Committee (EAC) discussed potential options for the Hall's Corner intersection.

Mr. Weilbrenner said the EAC has been working on things that will help the business areas of Town, and they are currently focusing their efforts on the Hall's Corner area. He said they have done outreach programs and a sounding board was created. Through these groups it was determined that residents want Hall's Corner to feel like Scituate, Concord, Marblehead, with a residential aspect, places to shop, dine, walk, and bike and with a better traffic flow. He said improving the traffic flow is something they could work on the soonest.

He said a survey was paid for by the Town and was completed, but there are a few discrepancies between the plan and where the property owners believe their lot lines are located. They will need to speak with property owners in the area so they can agree on where the lot lines are. This will be a priority for the future Planning Director; however, they should continue working on this in the meantime. The groups discussed that in order for two of the traffic pattern alternatives, they would lose existing parking spaces, so it is necessary to find an alternative spot for parking spaces.

They discussed that the EAC should continue to analyze the three traffic alternatives to determine the best option for the Town, while focusing on finding alternative spots for parking to replace the spots that will be lost by changing the intersection.

ZBA Case #2022-10, Comprehensive Permit: "Keene's Mill Village" (c. 40B)

John Baldwin, applicant, was in attendance to answer any questions the Board had about the application.

Mr. Glennon noted that the Planning Board is only advisory to the Zoning Board of Appeals for chapter 40B comprehensive permit applications. Mr. Baldwin noted that he had met with the Planning Board before to get their recommendation for the Chapter 40B site eligibility letter sent to the State.

The Board did not have any additional comments about the application.

Motion: Ms. Rappe made a motion to defer judgement on the Comprehensive Permit application for Keene's Mill Village to the Zoning Board of Appeals, with no further comments. Mr. MacDonald provided a second.

Vote: 5-0, unanimous.

Comprehensive Plan Implementation

Mr. Casagrande said the Town Manager is putting together a checklist version of the Comprehensive Plan Implementation Table, which he will check off what has been done so far. He said they suggested the Board of Selectmen has quarterly meetings to discuss what has been

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done in terms of the implementation plan. Mr. Uitti said the Board cannot do anything else on this until they have the list where they can see what tasks have already been completed Town-wide. Mr. Casagrande said he will ask the Town Manager for an update on this table. Ms. Rappe suggested that they ask for the table a week in advance of their meeting.

Ms. Rappe asked about the status of the Washington Street survey. Mr. Casagrande said funding starts on July 1, 2022, so bids will go out after that date.

Mr. Casagrande said he is waiting for the draft of the zoning bylaw with footnotes that Town Counsel, Amy Kwesell, and Valerie Massard, Planning Director, have been working on. Once the Board has that draft, they can continue working on the zoning recodification.

Planning Director Search Update

Mr. Glennon said the Planning Director hiring committee finalized the job description for the position, and it will be posted this week. He said the Board members can send the job description to others.

ADJOURNMENT

Motion: Mr. MacDonald made a motion to adjourn at 7:33PM. Mr. Uitti provided a second.

Vote: 5-0, unanimous.

Materials reviewed at the meeting:

- April 11, 2022 Agenda
- Amory Engineers letter RE: Dogwood Drive – Wells on Lots E&G, dated March 8, 2022
- Dogwood Drive Lots E & G Well Reports
- Dogwood Drive Subdivision Decision, dated November 8, 2017
- Dogwood Drive Planning Board Covenant, dated September 25, 2019
- Dogwood Drive Draft Lot Release
- Draft Minutes: March 21 & March 28, 2022
- Emails from Amy Kwesell & Jim Wasielewski RE: 9 & 17 Landing Road
- Plan entitled “
- 9 & 17 Landing Road ANR Plan Application & Supporting Info
- Economic Advisory Committee Agenda April 11, 2022
- EAC Hall’s Corner Powerpoint Presentation
- ZBA Case #2022-10: Keene’s Mill Village (40B)
- PB Memo to BOS RE: Keene’s Mill Village Site Eligibility dated June 15, 2021
- Envision Duxbury Implementation Table: Planning Board Responsibilities