



# Town of Duxbury Massachusetts Planning Board

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DUXBURY, MASS

## Minutes 4/24/19

The Planning Board met on Wednesday, April 24, 2019 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.

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

Absent: George Wadsworth.

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

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

### OPEN FORUM / COMMITTEE LIAISON REPORTS

Nothing was brought forward during open forum.

#### A.) ANR PLAN: 761 TEMPLE STREET

Mr. Mark Casey, of South Shore Survey Consultants, Inc. presented the ANR plan as a subdivision of Lot 1 into Lot 1A and Lot 1B. Mr. Casey stated that both lots thoroughly comply with zoning and have adequate frontage and lot size.

Mr. Bear asked if the access will be affected, and Mr. Casey answered that it will depend on who buys it and what they plan to do. Mr. Bear asked if it has been sold yet, and Mr. Casey said no.

Motion: Mr. Uitti made a motion to endorse the ANR Plan titled "Plan of Land" for 761 Temple Street by South Shore Survey Consultants, dated April 2, 2019, and Ms. Turcotte provided a second.

Vote: 6-0, unanimous.

#### B.) ZBA REFERRAL: 16 PINE POINT ROAD

The special permit application is to raze and rebuild the preexisting, nonconforming structure that was ruined in the March 2018 storms.

Mr. Casagrande said the increased coverage of the rebuild is within the 3% allowable coverage increase limit.

Ms. Turcotte pointed out that the rebuild will decrease side setbacks and increase rear setbacks. Mr. Casagrande said the structure will still be conforming to zoning despite the setback changes.

Mr. Glennon said the use density should be considered as the proposed structure will contain additional bedrooms. Mr. Glennon urges the ZBA to consider how the neighborhood will be affected overall by an increase in density.

Motion: Ms. Turcotte made a motion to defer to the ZBA on the special permit application of 16 Pine Point Road, to raze and rebuild a preexisting, nonconforming structure, with the recommendation that they consider additional density to the neighborhood. Mr. Glennon provided a second.

Vote: 6-0, unanimous.

### **C.) ANR PLAN: 124 EVERGREEN STREET**

Ms. Massard explained that the approval not required plan seeks to make a simple lot line adjustment to a previously approved plan that was reviewed and endorsed in October 2018. No new lots are being created.

Mr. Casagrande said that even with the new lot line adjustment, the lots still comply with zoning. Mr. Casagrande pointed out that the lots are quite large at 66,000+ sq. ft.

Motion: Mr. Uitti made a motion to endorse the ANR plan for 124 Evergreen Street titled "Plan of Land" by McKenzie Engineering and dated April 8, 2019, and Ms. Turcotte provided a second.

Vote: 6-0, unanimous.

### **D.) COMMITTEE APPOINTMENTS**

It was agreed that the Planning Board member appointments to the various town committees will be discussed at a future meeting, as the terms are not up until June 30, 2019.

### **G.) OTHER BUSINESS**

#### *Minutes*

The minutes from 1/30/19, 2/13/19, and 2/27/19 were approved as written and released.

#### *Construction Cost Estimates*

The Construction Cost Estimates from March 2019 were reviewed.

*Other*

Ms. Massard announced that MAPC will be coming to the May 8 Planning Board meeting to discuss the Comprehensive Plan.

**ADJOURNMENT**

Motion: Ms. Ladd Fiorini made a motion to adjourn at 7:29 PM, and Ms. Turcotte provided a second.

Vote: 6-0, unanimous.

*The next Planning Board meeting will take place on Wednesday, May 8, 2019 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.*

Materials reviewed at the meeting:

- ANR Plan: 154 & 156 Marshall Street Land Swap
- ZBA Referral: 13 Lewis Court
- ZBA Referral: 331 Bay Road

