



Town of Duxbury Massachusetts Planning Board

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DUXBURY, MASS.

Minutes 4/25/2018

The Planning Board met on Wednesday, April 25, 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, Brian Glennon, Jennifer Turcotte, and George Wadsworth

Staff: Valerie Massard, Planning Director; and Mary Lowe

Mr. Casagrande called the meeting to order at 7:01 PM.

OPEN FORUM

No Items were brought forward for Open Forum.

A.) ZBA REFERRAL, SPECIAL PERMIT: Mark & Elizabeth Sanmarco (48 Grand View Ave) Pier

Mr. Casagrande acknowledged that this had been approved two years ago; the permit had just expired and the homeowners just wished to renew it.

Motion: Mr. Bear moved to recommend approval of the permit. Ms. Turcotte provided a second.

Vote: Unanimously approved, 7-0.

B.) ZBA REFERRAL AND ADMINISTRATIVE SITE PLAN REVIEW: Daniel Hebert (103 Depot Street) Duxbury Animal Hospital

Change use- pre-existing non-conforming use- commercial redevelopment: parking in rear; expand use for existing clients; remove residential use

The owner seeks to change the use of the property from a pre-existing nonconforming residential dwelling with a Veterinary Hospital home occupation, to a Veterinary Hospital use only. No intensification of the hospital use is planned, only the removal of the residential use of the property.

The goal is to make the facility more modern and make the space more suitable and efficient for existing services provided.

The parking in the front and side would be eliminated and a buffer would be created, 17 parking spaces would be added to the back of the building.

Mr. Casagrande asked for any comments from the public.

Crystal White, 95 Depot St., said she was concerned about parking in front, and the fence. Dr. Hebert was receptive to her concerns and said he is not wishing to increase business, just efficiency.

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

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Drew Tenney of 41 Hawkins Place expressed concern about the lights and was wondering if the fence could be moved back.

Dr. Hebert was receptive to the neighbors' concerns.

Ms. Massard suggested that the neighbors sign off on the fencing; Dr. Hebert had a good faith effort to make the neighbors happy. The Board asked staff to facilitate landscaping input from the abutters in its decision.

Motion: Mr. Glennon motioned to approve the site plan subject to the explanations in the letter from Cavanaro Consulting dated 4/25/2018; and to recommend support of the application to the Zoning Board of Appeals.

Ms. Ladd Fiorini seconded the motion.

Vote: 6-1, with Mr. Wadsworth abstaining.

C.) ZBA REFERRAL, SPECIAL PERMIT AND APPEAL DENIAL OF BUILDING PERMIT: Michael Facchini/ Bridgestone Development (74 Bay Rd- Howland's Farm):

To raze and reconstruct two single-family dwellings on one lot.

Ms. Massard summarized the request is to tear down 2 houses and build 2 new houses on different locations of the 10.56 acres. A special permit would be required because there is a lack of frontage and there is therefore a change to a non-conforming use.

Mr. Casagrande said the rules are very specific and preexisting non-conforming multi-residence properties always needs to go before the ZBA.

Ms. Turcotte said the Planning Board's role is to make recommendations to the ZBA and they would need a special permit to raze the existing houses.

Motion: Mr. Glennon moved to recommend the ZBA consider denial of the Special Permit, Mr. Wadsworth seconded the motion, based on the change in the locations of the new structures having a broader potential impact on abutters.

Vote: With Mr. Casagrande and Ms. Turcotte opposed, the motion was passed 5-2.

OTHER BUSINESS

Mr. Casagrande explained how there are several committees trying to make zoning changes, and other committees that are also working on planning related issues- the historical, sidewalk and bike committees, and others. It was recommended that they come in over a monthly basis and that the input from these groups can be followed up with MAPC as it relates to the comprehensive plan. This would create more connectivity and free up Ms. Massard. It would assist committees with avoiding from doing the same work.

ADJOURNMENT

The meeting adjourned at 8:35 PM. The next meeting is May 9, 2018 at 7 PM at Duxbury Town Hall, Mural Room, 878 Tremont Street.

MATERIALS REVIEWED

- PB agenda for 4/25/2018

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- Request for Review Case No: 2018-06 48 Grand View Avenue
- Administrative Site Plan Review Duxbury Animal Hospital 103 Depot St
- Request for review ZBA Referral Special Permit 74 Bay Rd.