



Town of Duxbury Massachusetts

Planning Board

TOWN CLERK

2022 JUN 15 AM 8:24

DUXBURY, MASS.

Minutes 5/23/2022

The Planning Board met on May 23, 2022 at 6:00PM 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; and Kristin Rappe.

Absent: David Uitti; Jennifer Turcotte; and George Wadsworth.

Staff: Emily Hadley, Administrative Assistant.

Mr. Casagrande called the meeting to order at 6:03PM.

Open Forum

Mr. Glennon said the Board was asked to make a recommendation to the Zoning Board of Appeals about a digital sign at Bennett's Gas about a year ago. He said he has driven past it many times and is pleased with how it turned out and asked for other Board members' opinions. Mr. Casagrande said it does not look out of place. Mr. MacDonald asked how bright it is at night. Mr. Glennon said they are able to adjust the brightness at night, and it looks similar to a backlit sign. He said they are not planning on putting up many digital signs in Town, but he is cautiously optimistic that it is something they can manage as they come up.

Administrative Items

ZBA Case #2022-13: 69 Trout Farm Lane

The application is to operate a home massage therapy office. Mr. Glennon said he believes they are townhouses in Trout Farm. He said he was wondering if the business is appropriate for this particular neighborhood, and whether the condo association would allow this.

Leigh and Scott Smith were in attendance to discuss the application. Ms. Smith told the Board that she is the owner of Featherstone Massage Therapy. Mr. Glennon asked if the units are condos. Ms. Smith said they are homes; they share a wall but they own the house. Mr. Glennon asked if there is a homeowner's association that has rules. Ms. Smith said the association manages things such as plowing and the pool, but they had let their association rules lapse and they need to be completely redone.

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Ms. Smith said there are condos in the development, but their home is not. Mr. Glennon asked if they will be seeing multiple clients in a day. Ms. Smith said she has been renting out a space and seeing about 20 clients a week, and she is planning on reducing her number of clients to about 10. She said she primarily works with prenatal clients. Mr. Glennon asked how they will prevent clients from mistakenly going to the wrong house since there will be no signage. Mr. Smith said it is easy to find their house, it is the first right after you turn into the development.

Merrill Invoice – LaCoss Road

Mr. Glennon said he noticed there is a charge on the invoice dated May 3, 2021. It is likely a mistake, but they want to make sure that the charge is actually from this year since they cannot approve invoices from prior fiscal years. He said he would be comfortable approving the invoice, on the condition that staff confirms the charge is supposed to be for May 3, 2022.

Motion: Mr. Glennon made a motion to approve the minutes from May 9, 2022 as written; approve Merrill invoice #13649 for LaCoss Road subject to confirmation that the charge dated May 3, 2021 is meant to be for May 3, 2022; and to defer judgement to the Zoning Board of Appeals the Special Permit application for 69 Trout Farm Lane (ZBA Case #2022-13). Mr. MacDonald provided a second.

Vote: 4-0, unanimous.

Planning Director Search Update

Mr. Glennon said the working group had their first round of interviews with applicants and they have selected candidates that will move on to a second round of interviews. The hiring committee consists of Jeannie Horne, René Read, Scott Casagrande, Brian Glennon, Joe Grady, Peter Buttkus, Jim Wasielewski, and Amy MacNab.

Mr. Glennon said whoever is hired from the current candidate pool will be a good addition to the team.

Comprehensive Plan Implementation

Planning Board members went through items listed as Planning Board responsibilities in the Envision Duxbury Implementation Table. They discussed that many of the tasks attributed to the Board can be achieved through the zoning recodification process.

The Board decided that their top priority categories of the Implementation Plan are zoning, economic development, and housing. They said climate resiliency likely falls more under the Planning Department's responsibility.

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Mr. Glennon and Mr. Casagrande will draft a memo to the Selectboard detailing the Planning Board's priorities. The Board plans to have another joint meeting with the Selectboard in the future to further discuss.

ADJOURNMENT

Motion: Ms. Rappe made a motion to adjourn at 7:31PM. Mr. MacDonald provided a second.

Vote: 4-0, unanimous.

The next Planning Board meeting will take place on Monday, June 13, 2022 at 6:00PM in the large classroom on the second floor of the Senior Center.

Materials reviewed at the meeting:

- May 23, 2022 Agenda
- ZBA Case #2022-13: 69 Trout Farm Lane
- Merrill Invoice #13649: LaCoss Road
- Draft Minutes May 9, 2022
- Envision Duxbury Implementation Table