



# Town of Duxbury Massachusetts Planning Board

TOWN CLERK  
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DUXBURY, MASS.

## Minutes 06/27/18

The Planning Board met on Wednesday, June 27, 2018 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room

Present: Scott Casagrande, Chairman; Dave Uitti, Vice-Chairman; Brian Glennon; and John Bear

Absent: Jennifer Turcotte; Cynthia Ladd Fiorini; and George Wadsworth

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

Meeting was called to order at 7:05 PM by Mr. Casagrande

### OPEN FORUM

Mr. Casagrande suggested an informal sharing of updates and information from board members during the beginning of open forum in future meetings. Mr. Casagrande also requested that we begin inviting some other committees from time to time, who are doing planning related projects, to attend meetings.

Mr. Glennon reported that the Open Space Committee has adjourned for the summer.

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

**A.) ANR PLAN: 346 SUMMER STREET (Assessor's ID 031-047-000);** *Town purchased Lot 2 for conservation land*

Ms. Massard reported that the ANR plan for 346 Summer Street has been reviewed by counsel for the town. Conservation Director Mr. Joe Grady, who brought the ANR forward on behalf of the Community Preservation Committee, proposes to carve a parcel off a residential dwelling lot for conservation land. Lot 2 shown on the plan is the land to be acquired by the Conservation Department. Ms. Massard recommended that the planning board endorse the ANR plan as presented.

Mr. Glennon inquired whether the plan is consistent with the 200 foot of frontage regulation, and Ms. Massard confirmed that it is.

Motion: Mr. Glennon moved a motion for the Planning Board to endorse the ANR plan for 346 Summer Street, and Mr. Uitti provided a second.

Vote: 4-0, unanimous.

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### **B.) ANR PLAN: 74 BAY ROAD** (Assessor's ID 110-830-003); *Applicant proposes to carve off a parcel for conveyance*

Ms. Massard reminded the board members that they may recall this project as "Howland's Farm" from a previous application for a special permit. The applicant has since withdrawn the proposal for a special permit. Ms. Massard reported that the applicant now proposes the ANR plan to carve off a parcel ("A") that is adjacent to the wetland. In the ANR plan, the existing building site will be left as is, and the carved off parcel A will be sold to abutters. The carved off parcel A already has proper frontage on the road.

Mark Casey of South Shore Survey Consultants elaborated more information about the ANR plan. Mr. Casey explained that because of the findings from the recent archeological dig, the applicant decided to discontinue the application for the special permit. The new buyers purchasing the land where the houses are located may want to farm on it and potentially build in the future.

Mr. Glennon inquired as to which property the parcel A will be conveyed.

Mr. Casey confirmed that parcel A is intended to be conveyed to Richard Stevens of 25 Bay View Road.

Mr. Glennon suggested that to avoid ambiguity, the plan should show tie lines on the ANR parcel to demonstrate proper frontage.

Ms. Massard confirmed that you can create a parcel through ANR without frontage.

Mr. Glennon suggested the addition of a note on the plan describing the intent of the conveyance, explaining which abutter the property will go to.

Mr. Casey disagreed with Mr. Glennon's suggestion and stated that there is no law requiring the intent to be stated. Mr. Casey insisted that the conveyance will be clear in the deed.

Motion: Mr. Uitti moved a motion for the Planning Board to endorse the ANR plan for 74 Bay Road, and Mr. Bear provided a second.

Vote: 4-0 unanimous.

Planning board members signed the Mylar plan of 74 Bay Road.

### **C.) OTHER BUSINESS:**

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Planning board members signed the release of Covenant for Cushing's Retreat (Old Pasture Road), voted at the last meeting.

### **D.) COMMITTEE REPORTS/UPDATES:**

Ms. Massard reported that she is working with multiple committees right now involving many projects.

#### **Comprehensive Plan with Metropolitan Area Planning Council:**

- Plans to schedule a meeting for a historic focus group
- MAPC Coordinator has moved on to a new position, Josh Fiala remains a sole lead
- Received the amended contract for Phase 1 of the plan and working on contract for Phase 2
- Received updated sections for open space/recreation, affordable housing, and historic/cultural now on website "Envision Duxbury"
- Planning Department will be compiling data for Phase 2 and working with ambassadors this summer
- Comprehensive Plan is dovetailing with other projects such as Hall's Corner

Mr. Glennon asked if the timeline for the MAPC Comprehensive Plan is still on track as it appears on the website, and Ms. Massard confirmed that it is.

#### **Hall's Corner – DHCH MDI Technical Assistance Grant**

- Accepted Steve Cecil's scope of work to work with the Economic Advisory Committee
- We still have \$10,000 from Town Meeting to put towards the future steps of this project
- Should have this implementation plan finalized by the end of September

#### **Housing:**

- The Duxbury Affordable Housing Trust is looking at suitable land for affordable housing; staff in Conservation and Planning participated in the review of the inventory; this information will be used for the Comprehensive Plan as well.
- The Housing Choice Initiative grant window opened up today (which the town qualified for through an application from Planning earlier this year); OCPC, Mass DOT, and Kingston have all said they support the proposed project- moving forward with the engineering design for an Exit 10 signal and ramp. Ms. Massard hopes to secure that funding for this project and will be on the Kingston's Selectmen's meeting on July 10<sup>th</sup> for a formal vote.

#### **Green Communities Division:**

- Town has received go-ahead to start working on the Chandler and Alden School's green energy project with the first round of grant money this summer.

#### **Sidewalk Committee:**

- Wants to implement a Railroad Avenue sidewalk connection.
- Mr. Uitti volunteered to work with the Bike Path Committee on this now that we have the traffic report from Old Colony Planning Council.
- Ms. Massard is coordinating with various parties (property owners, DPW, Police, Highway Safety, others) to get the next steps mapped out for Mr. Uitti to help facilitate.

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**Exit 10:**

-Mr. Bear asked about the Island Creek Village traffic control requirements

-Ms. Massard reported that the developers met their obligation to do 25% of the traffic control design; they were originally asked to do more, but they appealed it and the final conditions were to get to 25% design per MassDOT standards, which was achieved, and it was added to the Transportation Improvement Plan (TIP). The town needs to take the next steps and has been aware of this for many years.

-Mr. Casagrande stated that the lack of sidewalks and traffic control at the Exit 10 ramps is getting tough, and will only get more congested with summer traffic.

**E.) ROLL BACK TAX FOR CHAPTERS 61A: 761 Temple Street**

Ms. Massard advised the Planning Board that this item did not make the agenda but the position for the Board is anticipated to be the same as the previous on this parcel- not to exercise its Right of First Refusal.

**F.) NEW BUSINESS FOR NEXT AGENDA:**

Mr. Casagrande suggested meeting with some of the groups mentioned above.

Ms. Massard stated that the Design Review Board has developed some guidelines for residential housing. The DRB has a strong interest in trying to maintain the character and history of the town, and Ms. Massard recommends that the Planning Board may want to speak with them regarding this draft as it relates to Planning efforts.

Ms. Massard suggested that the Planning Board may also want to speak with the Sidewalk and Bike Path committees not only about Railroad Avenue but for other areas of connectivity in town, such as the Senior Center, and possible off-road trails.

Mr. Glennon inquired as to whether the Planning Board has any current ongoing with the Railroad Avenue development. Ms. Massard reported that she has been working with Michael Juliano of Juliano Enterprises to come up with a plan for the corner of Railroad Avenue and St. George Street to make it more accessible and safe for pedestrians. Possible plans include squaring off the turn to slow the flow of traffic and the addition of sidewalks and crosswalks. The Police, DPW are also involved and are in agreement with the proposed changes – the next step will be the Highway Safety Committee in August.

Mr. Glennon suggested that the Planning Board revisit the plans for the Chestnut Street blinking light intersection. Mr. Glennon has been asked about it from members of the town and would like to see if there is anything the town can do to make that intersection more efficient and safe. Mr. Bear agreed that the offset of the roads creates confusion at the intersection. Ms. Massard said that we can look into it for a future meeting and that this intersection was identified in the Route 3A Corridor Study as a dangerous intersection.

**G.) OTHER BUSINESS**

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**Minutes:** Review and approve minutes from February, March, April, and May board meetings.

3/28/18 – Planning Board members pointed out several edits in the March 28 meeting and decided to revisit them again once they are edited.

Motion: Mr. Uitti moved a motion to approve the minutes from the April 11 meeting contingent on the suggested changes from board members. Mr. Bear provided a second.

Vote: 3-1, with Mr. Glennon abstaining.

Motion: Mr. Uitti moved a motion to approve the minutes from the April 25 meeting contingent on the suggested changes from board members. Mr. Bear provided a second.

Vote: Unanimously approved, 4-0.

Motion: Mr. Uitti moved a motion to approve the minutes from the May 23 meeting contingent on the suggested changes from board members. Mr. Glennon provided a second.

Vote: Unanimously approved, 4-0.

Motion: Mr. Uitti moved a motion to approve the minutes from the June 13 meeting contingent on the suggested changes from board members. Mr. Bear provided a second.

Vote: 3-1, with Mr. Glennon abstaining.

**Adjournment**

Motion: Mr. Uitti moved a motion to adjourn at 8:00 PM, and Mr. Bear provided a second.

Vote: Unanimous, 4-0.

Materials reviewed at the meeting:

- ANR Plan Packet for 346 Summer Street
- ANR Plan Packet for 74 Bay Road
- Release of Covenant – Cushing's Retreat
- Roll Back Tax Chapter 61A – 761 Temple Street
- Meeting Minutes from 3/28/18, 4/11/18, 4/25/18, 5/23/18, and 6/13/18