



Town of Duxbury Massachusetts Planning Board

TOWN CLERK
2019 JUL 25 PM 1:19
DUXBURY, MASS.

Minutes 7/10/19

The Planning Board met on Wednesday, July 10, 2019 at 7:15 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.

Present: David Uitti, Clerk; Jennifer Turcotte; John Bear; George Wadsworth; and Cynthia Ladd Fiorini.

Absent: Scott Casagrande, Chairman; and Brian Glennon, Vice-Chairman.

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

Mr. Uitti called the meeting to order at 7:17 PM.

OPEN FORUM / COMMITTEE LIAISON REPORTS

No one brought anything forward during the open forum.

A.) ZBA REFERRAL, SPECIAL PERMIT: 213 POWDER POINT AVENUE

The applicant is proposing to alter an existing structure on a preexisting, nonconforming lot containing two dwellings.

The proposed modifications do not alter the height and width of the structure, but the massing will be slightly larger.

Ms. Ladd Fiorini asked the applicant for clarification on the calculations of the building dimensions. Mr. Mike Norton, of Frametechs and representing the applicant, explained that the proposal seeks to eliminate the second story, creating an open concept plan with a vaulted ceiling. Mr. Norton said that the square footage of the building is decreasing, but the footprint is increasing slightly.

Mr. Uitti asked if the setbacks are decreasing, and Mr. Norton answered no.

Motion: Ms. Ladd Fiorini made a motion to defer judgement to the Zoning Board of Appeals for the Special Permit application of 213 Powder Point Avenue, and Ms. Turcotte provided a second.

Vote: 4-0-1, with Mr. Wadsworth abstaining because he arrived in the middle of the discussion.

B.) ZBA REFERRAL, SPECIAL PERMIT: 222 POWDER POINT AVENUE

The applicant proposes to raze two existing dwellings and to construct a four bedroom dwelling and a detached garage on a lot containing three dwellings, leaving the lot with two separate single-family dwellings and one detached garage.

Mr. Paul Brogna, of Seacoast Engineering and representing the applicant, said that the three dwellings are preexisting and nonconforming.

Mr. Brogna said the building coverage is currently about 11% and will be increasing to about 14%.

Mr. Brogna said the new house will be moved farther from the wetlands.

Mr. Brogna said that the detached garage will go with the existing house. Mr. Uitti clarified that the detached garage will go with the waterfront house, and Mr. Brogna answered that is correct.

Mr. Wadsworth asked if the two remaining dwellings will have two different owners. Mr. Brogna answered that the two remaining dwellings will be condominium-style, meaning they will be separate but will share a driveway and utilities.

Mr. Uitti asked if the houses will have more than one unit each. Mr. Brogna said the two houses will both be single-family dwellings.

Mr. Uitti asked if the structures have gone through the demolition delay process, and Mr. Brogna answered not yet.

Mr. Bear asked if there will be any remodeling to the existing house before the start of this project, and Mr. Brogna said he is not aware of any plans to remodel.

Ms. Massard said the square footage of the lot size is grandfathered in regard to zoning.

Ms. Turcotte noted that the proposed plan will correct a setback nonconformity.

Motion: Ms. Ladd Fiorini made a motion to defer judgement to the Zoning Board of Appeals for the Special Permit application of 222 Powder Point Avenue, and Ms. Turcotte provided a second.

Vote: 5-0, unanimous.

C.) APPROVAL NOT REQUIRED PLAN: 29 and 40 TREETOP LANE

Ms. Massard said that this simple lot line adjustment seeks to incorporate a small piece of land containing an existing, encroaching shed. Ms. Massard said she recommends endorsement because it will make the shed conforming.

Motion: Ms. Ladd Fiorini made a motion to endorse the ANR Plan titled “Plan of Land” in Duxbury, Massachusetts for the lot line adjustment between 29 and 40 Treetop Lane, and Ms. Turcotte provided a second.

Vote: 5-0, unanimous.

D.) OTHER BUSINESS

Planning Director Report

Ms. Massard said she looks forward to reviewing the Planning Board member’s final edits and comments on the *Envision Duxbury* Comprehensive Plan draft at the end of the month.

Ms. Massard announced that the Planning Department has applied for a Coastal Zone Resiliency grant and has received the MVP Climate Resiliency grant.

Ms. Massard said she received a draft of the Hall’s Corner Design Guidelines, and will have them distributed to the Planning Board for review soon.

Ms. Massard said she is meeting with Tom Calter, Town Administrator in Kingston, tomorrow morning to discuss the Route 3 - Exit 10 ramp.

Mr. Bear asked for an update on historic preservation priorities. Ms. Massard said the next step will be to discuss a shared approach to historic preservation planning, and finding an entity willing to share resources, so that the Planning Department is not overburdened, prior to writing any grant application.

ADJOURNMENT

Motion: Mr. Bear made a motion to adjourn at 7:49 PM, and Ms. Ladd Fiorini provided a second.

Vote: 5-0, unanimous.

The next Planning Board meeting will take place on Wednesday, July 24, 2019 at 7:15 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.

Materials reviewed at the meeting:

- ZBA Referral: 213 Powder Point Avenue

PLANNING BOARD MINUTES

Date: July 10, 2019

Page 4 of 4

- ZBA Referral: 222 Powder Point Avenue
- ANR Plan: 40 Treetop Lane
- Minutes: 6/12/19