



Town of Duxbury Massachusetts Planning Board

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DUXBURY, MASS.

Minutes 09/12/18

The Planning Board met on Wednesday, September 12, 2018 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.

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

Absent: Jennifer Turcotte; and George Wadsworth.

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

Mr. Casagrande called the meeting to order at 7:02 PM.

OPEN FORUM

Mr. Uitti mentioned that he and Ms. Massard met with the Sidewalk and Bike Path Committee last week to discuss potential plans for connectivity around town, and how it will fit in with the Comprehensive Plan.

Ms. Ladd Fiorini said that the funding applications for the Community Preservation Committee are now open until October 15.

A.) ADMINISTRATIVE SITE PLAN REVIEW: 104 Tremont Street, Wiemeyer Dentistry

Mr. Casagrande mentioned that although he is a patient of Dr. Wiemeyer, there is no conflict of interest regarding this planning proposal.

Mr. Casagrande summarized that the ASPR is a proposal to create an additional eight (8) parking spaces in the commercial lot at the 104 Tremont Street business condominium complex. Ms. Massard noted that there will be construction of regular spaces as well as handicap accessible.

Ms. Massard added that at the Development Review Team meeting for this proposal, Mr. Patrick Brennan of Amory Engineers, P.C. recommended adding a subsurface vent to allow air flow to the septic system.

Mr. Casagrande noticed that in the review letter from Mr. Brennan, it was suggested that the new parking area should connect to the existing, eliminating the strip of grass between the two. Mr. Glennon noted that the updated plan in the packets addressed this concern.

Ms. Ladd Fiorini asked if there is room for another leach field, if the existing one were to fail. Ms. Massard answered that a new leach field could be created using cuts and fills, but that the matter is at the discretion of the Board of Health.

Mr. Glennon asked if the existing light-post will be moved and to where, and Mr. Casagrande clarified. Mr. Glennon asked if the light-post near the property line will be changed to lessen the impact on the abutting neighbors. Mr. Casagrande mentioned that there is a vegetated buffer there. Ms. Massard added that the Board could make that a condition of approval if they feel it is necessary.

Mr. Glennon suggested that due to the speed of cars that occurs on Tremont Street, there should be signage to alert drivers to the construction of the new spaces. Ms. Massard answered that temporary signage may help the local drivers adjust to this change, which Mr. Glennon felt is a good idea.

Motion: Mr. Bear made a motion to recommend approval of the Administrative Site Plan Review of 104 Tremont Street, as amended through August 14, 2018, in which the applicant proposes to create an additional eight (8) parking spaces in a commercial lot. Mr. Uitti provided a second.

Vote: 5-0, unanimous.

B.) PRESENTATION BY METROPOLITAN AREA PLANNING COUNCIL: Comprehensive Plan Update

Josh Fiala, Senior Regional Planner, and Darci Schofield, Senior Environmental Planner, both of the Metropolitan Area Planning Council (MAPC), gave a presentation on the Duxbury Comprehensive Plan, titled "Envision Duxbury". The presentation included pertinent information about the economics and environment of the town, as well as an update on the Phase 2 of the Plan.

Ms. Massard added that the Planning Department will be collaborating with MAPC to do community outreach relative to the Comprehensive Plan. This public forum will take place on October 24, 2018 from 7-8:30 PM. The meeting will take place at the Duxbury Bay Maritime School.

Mr. Fiala encouraged community participation in the October 24th public forum and mentioned that the Comprehensive Plan slideshow can be viewed at www.envisionduxbury.mapc.org under the "Updates" tab.

C.) OTHER BUSINESS

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Ms. Massard created a table of tentative articles for the spring 2019 Annual Town Meeting relative to the Planning Board. Ms. Massard suggested holding Planning Board workshops to discuss these articles as they pertain to planning. Ms. Massard noted that the Zoning Bylaw recodification will be a focus of the Department and the Board for the foreseeable future. The Zoning Bylaw Review Committee has created a long list of suggestions and revisions to examine and consider. Ms. Massard mentioned that a detailed discussion of the Seawalls issue will be the top priority in March at Town Meeting.

ADJOURNMENT

Motion: Ms. Ladd Fiorini made a motion to adjourn at 8:59 PM, and Mr. Bear provided a second.

Vote: 5-0, unanimous.

The next Planning Board meeting will take place on Wednesday, September 26, 2018 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.

Materials reviewed at the meeting:

- ASPR Application: 104 Tremont Street
- PowerPoint slideshow by MAPC – “Envision Duxbury”
- Duxbury Climate Vulnerability Assessment and Action Plan
- MAPC Comprehensive Plan Phase 2 Contract
- Working Draft of Tentative Articles for Spring 2019 Town Meeting

