



Town of Duxbury Massachusetts Planning Board

TOWN CLERK
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DUXBURY, MASS.

Minutes 9/25/19

The Planning Board met on Wednesday, September 25, 2018 at 7:15 PM at the Town Hall, 878 Tremont Street, Mural Room, lower level.

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

Absent: Jennifer Turcotte.

Staff: Valerie Massard, Planning Director; and Emily Hadley, Administrative Assistant.

Mr. Casagrande called the meeting to order at 7:15 PM.

OPEN FORUM / COMMITTEE LIAISON REPORTS

Mr. Wadsworth discussed Clipper articles written about a possible 40B housing development on Temple Street. Ms. Ladd Fiorini announced that the Community Preservation Committee is accepting applications for proposals until October 15.

A.) DOGWOOD DRIVE, NEW DEVELOPER COVENANT

The board reviewed the covenant provided by the new developer of the Dogwood Drive subdivision, USC, LLC.

Ms. Massard explained that it is a standard covenant from the Subdivision Rules and Regulations.

Mr. Bear asked when the plan was approved. Ms. Massard responded that it was approved two years ago, but the property was recently sold to a new developer, and recently extended two years.

Motion: Mr. Uitti made a motion to approve and sign the covenant. Mr. Glennon provided a second.

Vote: 6-0, unanimous.

The Planning Board also informally accepted the HOA covenant as presented.

B.) APPROVAL NOT REQUIRED PLAN: 184 STANDISH STREET AND 3 SHANTUM LANE

Mr. Casagrande explained that the approval not required plan seeks to make a simple lot line adjustment/ land swap. Mr. Glennon said that the lots will be the same size after the adjustment and that he has no concerns with the plan.

Mr. Bear asked what the map to scale detail is showing. Ms. Massard explained that it shows survey data that cannot be seen at the larger scale.

Motion: Ms. Ladd Fiorini made a motion to endorse the ANR plan for 184 Standish Street and 3 Shantum Lane titled "Plan of Land" by Flaherty & Stefani, Inc. and dated August 15, 2019. Mr. Uitti provided a second.

Vote: 6-0, unanimous.

C.) APPROVAL NOT REQUIRED PLAN: 290 KINGS TOWN WAY – MEMORY CARE FACILITY AKA "DUXBURY HOUSE"

Ms. Massard explained that a special permit for the new building was issued on September 24, 2019 and requested that the representative for the plan handwrite that information on the ANR plan. She also explained that the original building had burned down and lot A will be added to the previous building location, as a condition of meeting lot coverage for the new building.

Kevin Gaughan, from Goulston & Storrs PC, attorneys for Welch Healthcare and Retirement Group, Inc., explained that Welch plans on purchasing both lots and will merge plans and come back to the Planning Board with an 81X plan that references the special permit.

Mr. Glennon asked if the creation of lot A would result in the modification of permits for lot B. Mr. Gaughan responded that the special permit will be adjusted for lot B, which will be completed administratively by Welch.

Motion: Mr. Glennon made a motion to endorse the ANR plan for 290 Kings Town Way titled "ANR Subdivision Plan" by WSP USA, Inc. and dated September 10, 2019. Mr. Uitti provided a second.

Vote: 6-0, unanimous.

D.) PLANNING BOARD REPORT

Ms. Massard requested that the Planning Board provide any necessary edits to the draft of the Planning Board & Planning Department Annual Report for July 2018 - June 2019. The board

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members provided some technical edits. Mr. Uitti requested that the Planning Department is given more credit for the Planning Board's success over the year.

Ms. Massard highlighted successes of the Planning Board and Planning Department over the past year, which includes the approval of the town's first Natural Hazard Mitigation Plan, receiving an Accelerating Climate Resiliency Mini-Grant from MAPC to address potential impacts of predicted sea level rise, the completion of Duxbury's Comprehensive Plan, the annual town meeting and a special town meeting.

The Planning Board unanimously voted to forward the edited report to the Town Manager.

E.) OTHER BUSINESS

The Planning Board and Ms. Massard introduced Emily Hadley as the new administrative assistant for the Planning Department.

Ms. Massard announced that Duxbury was granted \$250,000 of funding for the Green Communities Act.

Ms. Massard requested that the Planning Board members provide any final edits to the Comprehensive Plan this week. Mr. Casagrande mentioned that the section about the implementation of goals needs to be streamlined.

Ms. Massard touched on town meeting activities currently underway, addressing legal issues with the inclusionary bylaw, updating rules and regulations with the Zoning Board of Appeals, and adopting current zoning maps at town meeting. Ms. Massard also discussed the new GIS software that will be available on the assessor's webpage.

ADJOURNMENT

Motion: Mr. Casagrande made a motion to adjourn at 7:53 PM. Ms. Ladd Fiorini provided a second.

Vote: 6-0, unanimous.

The next Planning Board meeting will take place on October 9, 2019 at 7:15 PM at the Duxbury Town Hall, 878 Tremont Street, Mural room, lower level.

Materials reviewed at the meeting:

- Planning Board Covenant: New Developer of Dogwood Drive
- HOA Covenant
- ANR Plan: 184 Standish Street and 3 Shantum Lane
- ANR Plan: 290 Kings Town Way
- Draft of Planning Board & Planning Department Annual Report July 2018 – June 2019

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The mission of the Town of Duxbury is to deliver excellent services to the community in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community and preserve the unique character of our town.