



Town of Duxbury Massachusetts Planning Board

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DUXBURY, MASS.

Minutes 2/27/19

The Planning Board met on Wednesday, February 27, 2019 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.

Present: Scott Casagrande, Chairman; Cynthia Ladd Fiorini, Clerk; John Bear; George Wadsworth; Brian Glennon; and Jennifer Turcotte.

Absent: David Uitti, Vice-Chairman.

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

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

OPEN FORUM / COMMITTEE LIAISON REPORTS

Ms. Ladd Fiorini announced that the Board of Selectmen voted to approve all of the proposed Community Preservation Committee articles.

Ms. Massard announced that she is going before the Finance Committee tomorrow night to present the Planning Board sponsored Annual Town Meeting articles, and invited any Planning Board members who are interested to attend.

A.) 7:10 PM – PUBLIC HEARING, 2019 ANNUAL TOWN MEETING ARTICLE: Neighborhood-Business Districts, Lot Coverage Limit

Motion: Ms. Ladd Fiorini moved to waive the reading of the public hearing notice, and Ms. Turcotte provided a second.

Vote: 6-0, unanimous.

Mr. Casagrande stated that this warrant article proposes to amend the Protective Bylaw Article 400, Section 425.1, in order to change the maximum allowable lot coverage from fifty (50%) to seventy (70%) in Neighborhood-Business 1 (NB-1) and Neighborhood-Business 2 (NB-2) districts. Mr. Casagrande pointed out that this change does not affect properties located in the Neighborhood-Business Light zone.

PLANNING BOARD MINUTES

Date: February 27, 2019

Page 2 of 4

Mr. Casagrande said that an accurate inventory of the current coverage in NB-1 and NB-2 districts is needed to analyze this proposal. Ms. Massard presented a table outlining the lot coverage existing conditions of all parcels in the NB-1 and NB-2 zones. Ms. Massard explained the properties one-by-one and demonstrated the percentage of the site impacted by all development and parking.

Ms. Massard said that the footprint percentage includes car storage and boat storage, and other areas being impacted by dirt or gravel drives and parking.

Ms. Massard added that higher footprint lots will have increased environmental impacts, such as increased storm water runoff concerns, because the gravel and dirt areas are generally impervious and storm water is not being treated like the paved areas.

Ms. Massard noted that many of the properties are already above the 50% coverage limit. Mr. Casagrande said that many areas that used to be grass are now parking areas.

Mr. Casagrande said that while the Town should and wants to retain these businesses for local economic purposes, it is important to mitigate the storm water runoff.

Mr. Bear pointed out that it is hard to manage snow removal and potholes on gravel roadways and parking areas, and increasing the coverage limit will allow businesses to pave these areas, making them easier to maintain and safer.

Mr. Wadsworth said that he thinks the problem with this article is that while it addresses coverage limits, it fails to address storm water runoff. Mr. Wadsworth said he would like to see storm water management policies implemented into this portion of the Bylaw.

Mr. Wadsworth said he would like to see a comprehensive approach to regulating the effects of pavement and mitigating runoff. Mr. Casagrande responded that this is addressed in the Administrative Site Plan Review (ASPR) process, which all applicants would undergo before starting pavement improvements. Mr. Wadsworth pointed out that there is no reference of the ASPR process in this amendment. Mr. Casagrande pointed out that the bylaw requires ASPR and it is not necessary to restate it.

Mr. Wadsworth also addressed the issue of accountability. Mr. Wadsworth said that “pavement creep” and unpermitted paving should be enforced.

Mr. Peter Hoover, of 17 Windsor Street, said he agrees with Mr. Wadsworth’s statement about the need for enforcement. Mr. Hoover said storm water management should be of the utmost importance. Mr. Hoover said he disagrees with this “one-size-fits-all” approach, because every parcel is unique and coverage limits will affect some properties more than others.

Ms. Massard reminded the Board that the town has received a grant to study Snug Harbor zoning, and is working on storm water design guidelines.

Sara Wilson, of 120 Bay Road, spoke in opposition of the article. Ms. Wilson said she thinks parking is underutilized in Duxbury and additional pavement is not needed. Mr. Bear responded that much of the parking needs in Duxbury are summer seasonal. Ms. Wilson suggested a parking requirement survey be done in town to assess actual parking needs.

Motion: Mr. Glennon moved to close the public hearing at 8:26 PM, and Ms. Turcotte provided a second.

Vote: 6-0, unanimous.

Motion: Ms. Ladd Fiorini moved to recommend favorably the Annual Town Meeting article to amend the bylaw section 425.1 in order to increase the maximum lot coverage from 50% to 70% in NB1 and NB2, and Ms. Turcotte provided a second.

Vote: 5-1, with Mr. Wadsworth opposed.

B.) ZONING BOARD OF APPEALS REFERRAL, SPECIAL PERMIT: 103 Depot Street

Ms. Massard reminded the Planning Board that they approved this proposal in the fall. At the September 2018 Special Town Meeting, the owner and applicant of 103 Depot Street utilized the Citizen's Petition process to amend the Zoning Bylaw. Specifically, the Citizen's Petition amended the language of the Residential-Compatibility district to include a Veterinary Hospital use as a Special Permit use.

Ms. Massard stated that the application remains the same as it was presented in the fall, according to the town's consulting engineer.

Mr. Glennon stated that this proposal is straightforward and has been reviewed at length already. Mr. Glennon said that he does not have any objections to the proposal, but invited the public to comment.

Motion: Ms. Ladd Fiorini moved to recommend approval to the Zoning Board of Appeals in regard to the Special Permit application of 103 Depot Street, and Mr. Glennon provided a second.

Vote: 6-0, unanimous.

C.) OTHER BUSINESS

Ms. Massard said the town's consultant has filed a Letter of Map Amendment with FEMA to address the 2016 flood mapping changes.

PLANNING BOARD MINUTES

Date: February 27, 2019

Page 4 of 4

Ms. Massard announced that the Oysterman restaurant on Railroad Avenue is updating their septic system, and has asked for permission for temporary parking on the street during construction. There were no objections, as long as customers do not block access to residences. On street parking is allowed on Railroad Avenue.

ADJOURNMENT

Motion: Mr. Bear motioned to adjourn at 8:34 PM, and Ms. Turcotte provided a second.

Vote: 6-0, unanimous.

The next Planning Board meeting will take place on March 27, 2019 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.

Materials reviewed at the meeting:

- ZBA Referral, Special Permit Application: 103 Depot Street
- ATM Warrant Article: Neighborhood-Business Lot Coverage
- Amory Engineers Invoices
- 1/9/19 Minutes