



Town of Duxbury Massachusetts

Planning Board

TOWN CLERK
2022 MAR 29 AM 8:28
DUXBURY, MASS.

Minutes 2/28/2022

The Planning Board met on February 28, 2022 at 6PM. The meeting was conducted remotely via zoom video call.

Pursuant to Governor Baker's Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency regarding suspending certain provisions of the Open Meeting Law, G.L. c. 30A, §18, the Town of Duxbury's Board and/or Committee meetings will be conducted via remote participation to the greatest extent possible with members. Viewers can visit www.pactv.org/duxbury for information about Duxbury programming including streaming on Duxbury YouTube, to watch replays and Video on Demand. To watch replays of a meeting, visit www.pactv.org/duxbury or to watch online visit PACTV's Video on Demand at www.pactv.org/ondemand.

Every effort was made to ensure that the public could adequately access the proceedings to the best of our technical abilities and despite our best efforts due to lack of technical infrastructure, this meeting will be available on PACTV to view a video recording and a transcript or other comprehensive record of proceedings will be available as soon as possible after the meeting.

Public phone-in access was available during this meeting at 781-934-1100 x5475. Public email access was available during this meeting at duxburyplanningboard@gmail.com. The public was able to watch the zoom meeting by using the following login information:

Zoom Video Link: <https://zoom.us/> click "Join a Meeting"

Zoom Phone Number: 1-(929)-436-2866

Meeting ID:

Passcode:

Present: Scott Casagrande, Chair; Brian Glennon, Vice-Chair; Kristin Rappe; Jennifer Turcotte; and David Utti.

Absent: Keith MacDonald, Clerk; and George Wadsworth.

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

Mr. Casagrande called the meeting to order at 6:00PM.

Open Forum

Mr. Glennon said the Harrington property working group, of which he is a part, are preparing documents to create a new Local Historic District, and now they are working on a deed restriction to further protect the property with covenants.

Ms. Turcotte said she received an email from the Diversity, Equity, and Inclusion Steering Committee, and they are working on a grant application and are planning to meet in the fall. *[Ms. Massard submitted a DLTA grant application to MAPC earlier this year on behalf of the Committee/Town for facilitation of the event, and for a community survey working with the DEI SC to develop the agenda for the event; the town is awaiting to hear the response.]*

Mr. Casagrande said the Economic Advisory Committee is joining the Planning Board meeting on April 11th to discuss options for Hall's Corner.

Ms. Rappe said the Metropolitan Area Planning Council is having its annual winter meeting on Wednesday, and she will report back to the Board after.

Ms. Massard said the DLTA application made with Joanne Moore at the Senior Center for OCPC has been granted for building a more age-friendly community.

Mr. Casagrande asked where the Town is in terms of COVID-19 protocols. Ms. Hadley said the mask-mandate has been lifted at municipal buildings, and the Board can start meeting again in-person if the Board chooses to do so.

Administrative Items

ZBA Referrals

For ZBA Case #2022-03 for 254 Washington Street and Case #2022-05 for 33 Marginal Road, Mr. Casagrande noted that these are small lot additions, and no one from the Board had any additional comments.

For ZBA Case #2022-06 for Island Creek Oysters (403-7 Washington Street), Mr. Casagrande said the application is to expand their raw bar business into the building to add more seating. Ms. Massard said the only question that the Planning Board needs to be concerned with since there is no use change, is whether the applicants are planning to expand their parking. Mr. Casagrande said the applicants will need to come before the Planning Board if they expect to expand parking in the future.

Island Creek staff was in attendance and explained that the original special permit that was approved for the site included language about future indoor expansion, which is what they are currently working on. They said they are creating a new mixed use parking lot, but this will not need to come before the Planning Board because it will be for agricultural use. They are in the process of reviewing this with the Conservation Commission. They will be using the lot

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exclusively for the oyster farming operations on the site (for the workers in the summer and equipment in the winter), and this will make more space for customers in the existing parking spaces. They said they worked with Bayside Marine to create a fence between the lot and their property.

Motion: Ms. Rappe made a motion to defer ZBA Cases #2022-03, #2022-05, and #2022-06 to the Zoning Board of Appeals and approve the minutes from February 14, 2022 as written. Mr. Uitti provided a second.

Vote: Ms. Turcotte – Aye; Mr. Glennon – Aye; Ms. Rappe – Aye; Mr. Uitti – Aye; and Mr. Casagrande – Aye.

9 & 17 Landing Road ANR Plan

Motion: Mr. Glennon made a motion to accept the extension for the ANR application for 9 & 17 Landing Road to the March 28, 2022 Planning Board meeting. Ms. Turcotte provided a second.

Vote: Ms. Turcotte – Aye; Mr. Glennon – Aye; Ms. Rappe – Aye; Mr. Uitti – Aye; and Mr. Casagrande – Aye.

Discussion of Annual Town Meeting 2022 Articles

Mr. Casagrande said the Town Meeting article to fund a survey on Washington Street was not supported by the Finance Committee. He said it is one of the top priorities in the Comprehensive Plan.

Ms. Rappe asked if the Board wanted to make a recommendation to Town Meeting.

Mr. Casagrande said sidewalks are high on the Board's priority list. Ms. Rappe said she is in support of the article. She said the Envision Duxbury Master Plan lists walkable economic centers as one of the top transportation priorities in Town. She said this survey would support these goals. The survey would allow the Town to see who owns which part of the road, which is needed for future sidewalk construction. Ms. Turcotte agreed with Ms. Rappe. She said sidewalks are something that the Town wants, and it is important for the Board to be persistent.

Ms. Turcotte noted that a lot of folks are interested in donating money to fund potential sidewalk projects, so this might not be the only avenue to get sidewalks built in Town. Ms. Massard said there is a non-profit formed by members of the Sidewalk and Bike Path Committee that is taking donations for potential sidewalk design funding.

Mr. Glennon noted that the Town doing a survey of existing conditions does not force the Town to build sidewalks. He said the survey will answer a lot of questions about potential sidewalks.

Ms. Massard said part of the controversy with the article is that design funding is also listed in the article. She said the Town cannot receive construction funding from Complete Streets until

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the design is also done. She said once the street survey is done, it will be easier to know how much the design will cost.

Mr. Casagrande reminded the Board of the pedestrian resident that was killed a few years ago in an accident on Washington Street, so safety is a concern walking in Town.

Ms. Massard also said she was asked to give a report to the Selectboard regarding sea level rise issues in Town, for which she created a written summary with Cris Lutazzi, Duxbury Beach Reservation, and Leslie Fields, Woods Hole Group. She said elevating part of Powder Point Road is a high priority item for the future to address the urgency of sea level rise and have very little impact on the set-aside grant match pool of funds. Mr. Casagrande said they will only need to raise roads about two feet or less in places, and it will prolong the life of the road(s) for years. Ms. Massard said this area flooding affects families having access to their residences, so this area is a top priority for raising roads.

Ms. Turcotte said the Town might be able to phase the costs if necessary.

Ms. Massard suggested the Board make a handout for Annual Town Meeting detailing their support of Article 17 to fund a survey for Washington Street, and Ms. Rappe agreed.

Ms. Massard also noted that the Town does not have to build a sidewalk if they complete the survey.

Motion: Ms. Rappe made a motion to support Article 17 and create an informational handout to bring to Annual Town Meeting. Ms. Turcotte provided a second.

Vote: Ms. Turcotte – Aye; Mr. Glennon – Aye; Ms. Rappe – Aye; Mr. Uitti – Aye; and Mr. Casagrande – Aye.

Ms. Massard said if the Selectboard chooses to lay out McLean's Way it is expected to go forward to be voted on at Annual Town Meeting for public way acceptance.

ADJOURNMENT

Motion: Mr. Uitti made a motion to adjourn at 6:48PM. Ms. Turcotte provided a second.

Vote: Ms. Turcotte – Aye; Mr. Glennon – Aye; Ms. Rappe – Aye; Mr. Uitti – Aye; and Mr. Casagrande – Aye.

Materials reviewed at the meeting:

- February 28, 2022 Agenda
- ZBA Case #2022-03: 254 Washington Street
- ZBA Case #2022-05: 33 Marginal Road
- ZBA Case #2022-06: 403-7 Washington Street

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- Draft Mutual Extension Form: 9 & 17 Landing Road ANR Plan