



Town of Duxbury Massachusetts Planning Board

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DUXBURY, MASS.

Minutes 5/9/2022

The Planning Board met on May 9, 2022 at 6:00PM in the large classroom, second floor, Senior Center; 10 Mayflower Street Duxbury, MA 02332.

Present: Scott Casagrande, Chair; Brian Glennon, Vice-Chair; Keith MacDonald, Clerk; Kristin Rappe; David Uitti; and Jennifer Turcotte.

Absent: George Wadsworth.

Staff: Emily Hadley, Administrative Assistant.

Mr. Casagrande was not in attendance yet, so Mr. Glennon called the meeting to order at 6:02PM.

Open Forum

*Mr. Casagrande arrived at 6:04PM.

Ms. Rappe said she saw an article in the Clipper that Ms. Massard had spoken with residents from Powder Point Ave about possibilities for coastal resiliency in that area. She asked if the Board could get a report from Ms. Massard about what tasks she is still working on for the Town.

Administrative Items

ZBA Cases:

Paul Brogna, Seacoast Engineering, was in attendance to discuss the special permit application for a residential pier at 35 Winsor Street. He said they received orders of conditions from the Conservation Commission and the next step is getting approval from the Zoning Board of Appeals. He said they are filing applications with the Town, the Army Corp of Engineers, and MassDEP all simultaneously.

Mr. Glennon said the special permit application for 379 Tremont Street is for an accessory apartment within the home, which already exists. Mr. Casagrande said size-wise it looks like it meets the regulations.

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Dogwood Drive:

Mr. Glennon said the developer submitted answers to the questions that he raised at the last meeting for the release of Lots E and G of the Dogwood Drive subdivision. He said it seems they are in compliance with the subdivision decision.

103 Depot Street (Duxbury Animal Hospital) ASPR:

Mr. Glennon said the applicants requested a deadline extension for the Administrative Site Plan Approval for 103 Depot Street (Duxbury Animal Hospital). The Board members suggested a one-year deadline extension for the project. Mr. Uitti noted that his firm represents the applicant for this project, so he will be abstaining from the vote.

Minutes:

In regard to the April 11, 2022 minutes, Ms. Rappe said she thought they had more definitive steps after the joint meeting with the Economic Advisory Committee about Hall's Corner. Mr. Casagrande said the Economic Advisory Committee has another meeting coming up, and they will discuss where to go forward. He said the joint meeting was for the EAC to get some support from the Planning Board, and then the Committee will figure out what the next steps are.

Motion: Ms. Turcotte made a motion to defer judgement on ZBA Case #2022-11 (379 Tremont Street) and ZBA Case #2022-12 (35 Winsor Street) to the Zoning Board of Appeals, release lots E and G of Dogwood Drive from the Planning Board covenant, and approve the minutes from April 11, 2022 as written. Mr. MacDonald provided a second.

Vote: 6-0, unanimous.

Motion: Ms. Turcotte made a motion to extend the Administrative Site Plan Approval deadline for 103 Depot Street (Duxbury Animal Hospital) to April 25, 2023. Mr. MacDonald provided a second.

Vote: 5-0, Mr. Uitti abstained.

Comprehensive Plan Implementation

Mr. Casagrande said he will follow up with the Town Manager about receiving a list that checks off what items in the Implementation Table are already complete. He said the Board members should review the Planning Board's items in the Implementation Table, and think about what items they are interested in taking up.

Planning Director Search Update

Mr. Glennon said the application window is still open for the position. He said they already have more applicants than the first round of applicants. He said the hiring committee will be meeting with applicants soon.

Other Business

Mr. Casagrande said he will be following up with Ms. Massard about sending him the Zoning Bylaw rewrite draft with footnotes so they can continue moving forward with the zoning recodification process.

ADJOURNMENT

Motion: Mr. MacDonald made a motion to adjourn at 6:26PM. Ms. Turcotte provided a second.

Vote: 6-0, unanimous.

The next Planning Board meeting will take place on Monday, May 23, 2022 at 6:00PM in the large classroom on the second floor of the Senior Center.

Materials reviewed at the meeting:

- May 9, 2022 Agenda
- ZBA Case #2022-11: 379 Tremont Street
- ZBA Case #2022-12: 35 Winsor Street
- Dogwood Drive Subdivision:
 - Amory Review Letter RE: Dogwood Drive – Wells on Lots E & G dated March 8, 2022
 - Well Reports Lot G & E
 - Email from developer to answer Board questions
 - Draft Lot Release
- 103 Depot Street (Duxbury Animal Hospital) ASPR:
 - Deadline Extension Request (via email)
 - Previous ASPR Extension dated October 20, 2020
 - Administrative Site Plan Review Decision dated April 30, 2018
- Draft April 11, 2022 Minutes
- Envision Duxbury Implementation Table