



Town of Duxbury Massachusetts Planning Board

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Minutes 6/26/19

The Planning Board met on Wednesday, June 26, 2019 at 7:15 PM at the Duxbury 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; Jennifer Turcotte; and John Bear.

Absent: None.

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

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

OPEN FORUM / COMMITTEE LIAISON REPORTS

Mr. Bear said that a focus group met to discuss the new Brother's Marketplace that will be opening in the former Foodie's grocery store, and that the meeting was well-attended and well-received.

A.) ZBA REFERRAL, SPECIAL PERMIT: 298 KINGSTOWN WAY

The applicant, Welch Healthcare & Retirement Group, Inc., is proposing a Memory Care Facility at 298 Kingstown Way. The property currently contains the remnants of a 24-bed Skilled Nursing Facility that sustained fire damage years ago, and has been abandoned since. Mr. John Twohig, representing Welch Healthcare, said that the insurance claims took years to settle.

Mr. Twohig said that memory care issues are a growing problem as a result of the aging population, and that Welch Healthcare is seeking to fulfill the need for a specialized memory care clinic in Duxbury.

Mr. Twohig reported that his team has already met with the Development Review Team, the Design Review Board, and the town's consulting engineer, Amory Engineers. Mr. Twohig said that his team responded to all of the questions and concerns from these groups, and has since received favorable feedback from Amory Engineers.

Mr. Peter Glick, from Symmes Maini & McKee Associates, said the proposed Memory Care Facility will next to the Garden Homes, Bay Path Nursing Home, and the Village at Duxbury,

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and that the clinics will be like a “campus”. In order to be in compliance with zoning regulations, there is a Purchase and Sale agreement currently in progress to acquire land from the Village at Duxbury property. Acquiring this extra land will keep the proposed facility within compliance with coverage restrictions.

Mr. Glick said that the proposed facility will be two (2) stories with 24 apartment-style units. The main access point will be off of Village Drive. There will be 22 main parking spots at the rear of the building, with a smaller parking lot in front of the building for staff members and deliveries. There will be two (2) memory gardens as well as appropriate landscaping throughout the property.

Mr. Glick said the soils on site are very permeable and sandy, and will drain into the area under the parking lot. The drainage system, proposed with Stormceptors, will drain into a pipe and across the roadway of Kingstown Way. Mr. Glick said the applicant plans to file with the Conservation Commission as well. Mr. Glick said the building will connect into the Kingstown Way existing utilities.

Mr. Wadsworth asked what substances will be removed from stormwater using the Stormceptor system. Mr. Glick responded that the Stormceptor will be used to remove the typical water pollutants in terms of Total Suspended Solids (TSS), such as hydrocarbons and other particulates. The Stormceptor also filters out greases and oils. Mr. Wadsworth asked if there will be a system to remove road salts. Mr. Glick said that everything used in the stormwater filtration system is up to code with MA Department of Environmental Protection regulations.

Mr. Kevin Kozak, Architect from Cutler Associates, explained the design of the building. Mr. Kozak said that the two (2) living floors are virtually identical, with twelve (12) studio apartments on each floor. There will be a large common area in the middle of each floor for memory care activities. There will be one small commercial kitchen where food will be prepared, and then dispersed to each unit. There will two (2) memory gardens designed by a landscape gardener, and enclosed by a fence for resident safety. There will be four (4) prominent sides of the building, and it will appear as if there is no “backside” of the structure. The building height complies with the zoning bylaw. Mr. Kozak said the building was designed to blend with the rural character of Duxbury.

Mr. Glennon asked about snow removal and storage. Mr. Glick answered that the snow will be stored off to the sides of the parking lot.

Mr. Bear asked how the police and fire responders will access the building. Mr. Glick said that all emergency responders will use the main driveway entrance.

Ms. Ladd Fiorini asked about signage, which Mr. Glick said will be a separate submission.

Mr. Glennon asked what type of enrichment activities will take place outside, such as bus transportation, trail walking, and etcetera. Mr. Glick said there will be accessible walking trails for the residents to use.

Mr. Glennon asked if there will be any overflow parking for busy days such as Mother's Day and other popular holidays. Mr. Glick responded that any overflow parking will utilize extra spaces at the Village at Duxbury.

Mr. Glennon asked what type of delivery trucks will be expected. Mr. Glick answered that food delivery and dumpster pickup will be the majority of truck traffic and will be minimal. Laundry will be handled onsite.

Mr. Glennon suggested that the entrances may be confusing. Mr. Glick responded that most visitors of the facility will be oriented to the building, because of the nature of the clinic. Many of the visitors will have long-term residents at the facility, and therefore will be familiar with the building.

Motion: Mr. Uitti moved to recommend approval to the Zoning Board of Appeals for the Special Permit application of 298 Kingstown Way, to build a Memory Care Facility as detailed on the plan dated May 8, 2019, and Ms. Turcotte provided a second.

Vote: 7-0, unanimous.

B.) ADMINISTRATIVE SITE PLAN REVIEW: 298 KINGSTOWN WAY

Please see the discussion above under agenda item "A".

Motion: Mr. Uitti moved to approve the Administrative Site Plan application of 298 Kingstown Way, to build a Memory Care Facility as detailed on the plan dated May 8, 2019, and Mr. Bear provided a second.

Vote: 7-0, unanimous.

C.) PRESENTATION: ENVISION DUXBURY COMPREHENSIVE PLAN UPDATE, BY MR. JOSH FIALA AND MS. VALERIE MASSARD

Mr. Fiala, Principal Planner of MAPC, explained that the Envision Duxbury Comprehensive Plan is in the final stages after an extensive, two year planning process.

Mr. Glennon said he saw an article in the Clipper newspaper that highlighted some concerns reported by the Duxbury Conservation Commission about the Envision Duxbury document. Ms. Massard responded that edits are being made to the document to reflect the feedback received from the Conservation Commission and many other groups and individuals. Mr. Fiala added that

he will be attending a Conservation Commission meeting to follow up on their concerns before the document is finalized.

Mr. Fiala passed out the Executive Summary, and announced that draft sections are on the Envision Duxbury website.

Mr. Fiala said the Comprehensive Plan received significant feedback from town committees, boards, and the general public, and explained some of the comments that will be incorporated into the Plan, and that Ms. Massard's outreach to the groups has been extraordinary and an important part of the process.

Mr. Uitti said he would like to see a more detailed Table of Contents to make the document more accessible.

Ms. Massard said that she is also anticipating comments on the Public Utilities section from town staff.

Mr. Wadsworth had some concerns about the sections that provided information about groundwater resources. Mr. Wadsworth said using rainfall data can be inconsistent because rainfall is sporadic, there could be a drought, and etcetera. Mr. Wadsworth said the aquifer is deep enough to access wells during times with minimal rainfall and the Plan should reflect this.

Ms. Massard said that after the Planning Board reviews and comments on this "draft of a draft", the full draft document will be available online for the public to review. The Planning Board agreed to submit their comments before the July 24 meeting. The draft will be available to the public in August 2019.

D.) OTHER BUSINESS

Engineering Invoices

Motion: Mr. Bear made a motion to approve Amory Engineers invoices numbered: 15081A, 15081B, 15081C, 15081D, and 15081E for engineering reviews, and Ms. Turcotte provided a second.

Vote: 7-0, unanimous.

ADJOURNMENT

Motion: Ms. Ladd Fiorini made a motion to adjourn at 8:48 PM, and Mr. Bear provided a second.

Vote: 7-0, unanimous.

PLANNING BOARD MINUTES

Date: June 26, 2019

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The next Planning Board meeting will take place on Wednesday, July 10, 2019 at 7:15 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room, lower level.

Materials reviewed at the meeting:

- ZBA Referral, Special Permit Application: 298 Kingstown Way
- Administrative Site Plan Review Application: 298 Kingstown Way
- Amory Engineers Invoices: 15081A, 15081B, 15081C, 15081D, and 15081E
- Draft Envision Duxbury Comprehensive Plan

