

## Duxbury Planning Commission

### Meeting Minutes

June 9, 2011

Members present: Erica Campbell, Trevor Cole, Brian Fitzgerald, Garrett MacCurtain, Rick Scharf

The meeting was called to order at 6:40 p.m. by Brian Fitzgerald

**Minutes:** On motion by Rick/Erica, the minutes of the May 12, 2011 meeting were approved as written, 4-0.

**Family Dollar Development:** Erica reported that the original petitioners to the Moretown DRB met with the group's attorney. They have decided to file an appeal of the DRB's decision with the environmental court by the June 15 deadline. Erica's understanding is that the appeal will not be acted upon until the Act 250 review is completed. If the project receives a Land Use Permit, the appeal will be taken up by the court. An economic impact study for Waterbury will be a component of the Act 250 review.

Brian will talk to JoAnn Berno about possible town involvement in the Act 250 process.

**Town Plan:** Through the CVRPC, Brian learned that the town plan is valid until 2013 due to a very minor amendment that was adopted in 2008. Adoption of the amendment reset the five-year clock.

In light of this new information, and the additional time it allows for a more extensive revision of the plan, the planning commission decided to identify additional issues we may want to address. Discussion at the next meeting will focus on this topic, possible sources of grants to support development of the new plan, and a revised schedule.

**State Farm Development:** The Commission reviewed the Act 250 application and plans for the first phase of development at the state farm. The plan calls for development of a building supply and offices. Development of the property behind the Crossett Brook Middle School is not part of this application.

Commission members noted the positive aspects of the project, especially adaptive reuse of the existing buildings. However, the commission did not feel that traffic and pedestrian and bicycle access to the school are adequately addressed in the application. Given the importance of these issues, commission members felt that PC participation in the Act 250 process is appropriate, although the exact nature of that participation is yet to be determined. Members agreed that close coordination with the selectboard will be important.

Motion by Erica/Garrett: Authorize planning commission participation in the state farm Act 250 proceeding to ensure that traffic and safety issues are adequately addressed. Passed, 4-0.

**Next Meeting:** July 14 at 6:30 p.m., in the town garage meeting room.

The meeting adjourned at 8:06 p.m.

Minutes by B.T. Fitzgerald