

Duxbury Planning Commission

Meeting Minutes November 10, 2011

Members present: Trevor Cole, Brian Fitzgerald, Rick Scharf

Guests: Jodi Carpenter, Doug Weber

The meeting was called to order at 6:35 p.m. by Brian Fitzgerald

Minutes: On motion by Rick/Trevor, the minutes of the October 13, 2011 meeting were approved as written.

Town Roads Committee: The committee has not met and there was nothing to report.

State Farm Development: Brian reported that an Act 250 hearing had been held on November 9 to address transportation issues. On November 4, the District Environmental Commission surprised the applicant and parties by indicating that it wanted to review transportation issues for both Phase I and Phase II of the development. Up to that point, all testimony related to Phase I only. The commission's ruling was based on the approval of both phases by the Duxbury DRB. The applicant and several parties indicated that the review should continue to be focused on Phase I. The commission will deliberate further after receiving comments from the parties and decide on the scope of the review.

The Planning Commission and guests engaged in a lengthy discussion of the proposed development and review process, during which the following points were made:

- The Phase I development will not significantly affect the function of the Vt. 100/U.S. 2 intersection. An interim solution to the problem of Vt. 100 northbound traffic turning left would be a three-way stop.
- The regional planning commission is beginning a study of traffic in the area that will identify a long-term solution.
- There should be a pedestrian/bicycle right-of-way granted across Lot 1 (the Phase I development) that provides access to the school from Waterbury and Duxbury villages. The applicant has agreed to provide an easement beginning opposite the cemetery entrance and angling toward the school. PC members felt there should also be an easement that would connect to a possible future pedestrian way on the east side of Vt. 100. This point will be covered in a joint letter to the district commission from the Waterbury and Duxbury planning commissions.
- If Phase II is ever developed, it would increase traffic at the Vt. 100/U.S. 2 intersection. The developer, and other developers contributing to traffic in the area should share the cost of improvements to the intersection.

Other Business: Brian noted that Dick Charland is convening a meeting on November 30 at 5:30 p.m. to update the town's mitigation plan, which expired in 2010. The plan is needed for the town to be eligible for hazard mitigation grants. Brian will attend, and invited other PC members to attend as well.

Next Meeting: December 8 at 6:30 p.m. in the town garage meeting room.

The meeting adjourned at 7:40 p.m.

Minutes by B.T. Fitzgerald