

Duxbury Planning Commission

Meeting Minutes

March 9, 2017

Members present: Alan Quackenbush, Doug Weber, Brian T. Fitzgerald

Others present: Randy Berno, Dale Franklin, Brenda Hartshorn, Maureen Harvey, Eric Ladensack, Moe LaVanway, Al Quesnel, David Specht, Zeb Towne, Charles Wallace

The meeting was called to order at 6:31 p.m. by Brian Fitzgerald.

Agenda changes: Brian added Item 5: scheduling of next meeting. Zoning issues to be discussed this evening include inns/B&Bs/restaurants, grade alteration and ground disturbance, recreation definitions, use of RVs as residences, accessory structures and wetlands/streams.

Minutes: On motion by Alan/Doug, the minutes of the February 9, 2017 meeting were approved as written.

Public Comment: David Spect reviewed his extensive written comments that suggested several changes to the draft regulations. Brenda Hartshorn asked how the proposed regulations would affect her property (ZA Al Quesnel responded). Zeb Towne argued that the requirement for a 50-foot right-of-way for lots without road frontage should be retained and that the current road frontage and setback requirements should not be reduced. Moe LaVanway advocated for keeping the existing setbacks, defining "occupied accessory structure," and dropping permit requirements for grade alteration and ground disturbance. Dale Franklin also advocated for dropping the grade alteration and ground disturbance requirements. Maureen Harvey noted problems with this requirement and suggested it be dropped, as did Eric Ladensack.

Review of Draft Zoning Regulations: Those present reviewed and discussed the March 3, 2017 draft of the zoning regulations. Significant changes made by the Planning Commission included:

- Deleting sections 5.10 and 6.2(A)(10), dealing with grade alteration and ground disturbance;
- Amending several definitions, including B&Bs, inns and restaurants;
- Clarifying permit requirements for temporary occupancy of recreational vehicles.

Several other less significant changes were noted and will be incorporated into the next draft.

Next meeting: There will not be a quorum for the April meeting, so the next scheduled meeting is May 11, 2017 at 6:30 p.m. in the town garage meeting room.

The meeting adjourned at 8:38 p.m.

Minutes by B.T. Fitzgerald