

## Duxbury Planning Commission

### Meeting Minutes August 10, 2017

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

Others present: Justin Blackman, Erin Campos, Susan Carminati, Ted Carminati, Jay Friend, Kevin Garcia, Kim Greenwood, Maureen Harvey, Eric Ladensack, Erin Lander, Jeff Poitros, David Specht

The meeting was called to order at 6:30 p.m. by Brian Fitzgerald.

**Agenda changes:** none

**Minutes:** On motion by Doug/Bill, the minutes of the July 13, 2017 meeting were approved as written.

**Stream corridor protection:** Brian provided background on the issue, including how the corridor is determined and how adoption of river corridor standards would affect funding for recovery from federally-declared disasters. He then opened it up to questions and discussion. That discussion encompassed both river corridor protection and the draft stream/lake/wetland buffers.

Points made during the discussion included:

- The town should not have regulations that would require restoration of buffers in areas that are currently mowed or otherwise managed, or that would have an impact on any existing development. This point was made repeatedly.
- The proposed regulations are a step forward, but they do not go far enough to protect keep development out of river corridors so that people and property are not put at risk.
- A 50-foot buffer (from top of bank) for new construction is reasonable. This concept received general, though not unanimous, support.
- The town should reduce the property taxes if landowners' ability to use their property is restricted.
- An analysis of the financial impacts of enacting the regulations should be conducted.
- Any financial analysis should include the cost of not enacting strong regulations that protect stream and river corridors.
- Protection of 80 percent of the corridor on a property and allowing vegetation management within the buffer using the approach developed for state shoreland permits is an option.
- Compliance and enforcement of restrictive regulations are potential problems.
- Regulation should be kept at the town level rather than having ANR involved.

Brian indicated that the Planning Commission members would think about the input they had received tonight and take up possible revisions to the draft language at a future meeting. He also noted that he hoped to finish the zoning regulation revision by the end of the year.

**Next meeting:** September 14, 2017 at 6:30 p.m. in the town garage meeting room.

The meeting adjourned at 7:35 p.m.

Minutes by B.T. Fitzgerald