

**Duxbury Planning Commission Visioning Session: How Shall We Grow?
The Future of Duxbury's Neighborhoods, Growth Patterns and Economic Development
November 11, 2010, Crossett Brook Middle School**

Development Patterns

Don't like PUDs – they are artificial, “suburby,” a bane on the Vermont landscape. Look at Chittenden county – pods in the middle of the field, no sidewalks, contrived on the landscape, don't follow traditional development patterns.

Incentives: amend zoning to allow smaller lot sizes in village and also allow multi-unit housing with larger buildings. Prohibit PUDs in the forest management zone.

Change requirements above 1,500 feet?

How did other towns avoid this problem? Used high elevation overlay district – imposes additional scrutiny by DRB.

Economic development

Where: Areas where people already live. State farm is obvious site.

We should encourage businesses to come to town through zoning. Do not want to develop higher elevation areas for commercial use.

Encourage the wood products industry – Duxbury has a lot of forest land. Encourage value-added enterprises.

Encourage bed and breakfasts.

Cell towers are okay if they give us high speed internet access. Wind turbines are okay. Either is better than McMansions. High speed internet will allow people to work at home.

Are home businesses okay? Depending on the kind of traffic that results, including UPS and other deliveries.

Energy

Should encourage home-scale energy projects: wind turbines, micro-hydro and solar arrays. Large scale solar arrays and wood chip plants are okay.

Transportation

Support convenient access to commuter bus routes.

Support/promote commuter rail

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