

## Duxbury Planning Commission

### Meeting Minutes

August 11, 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 Erica/Garrett, the minutes of the June 9, 2011 meeting were approved as written.

**Town Road Committee:** Commission members posed many questions about the work of the committee that has been established to draft ordinances related to the town assuming maintenance responsibility for new roads and traffic, with emphasis on the former. Following considerable discussion, there was agreement that the road ordinance should address two issues.

The first relates to engineering and construction. The town's roads should be designed and constructed so that they don't require constant maintenance and will better withstand periodic severe storms. The proposed A-76 standard accomplishes that goal. Several commission members felt the town should have a plan to bring existing roads up to this standard over time and to use the standard when major reconstruction is required. (The latter may already be happening.)

The second issue relates to planning. The question is: are new town roads being proposed in areas that are consistent with development patterns the town has identified as desirable through the town plan? Consistency with the town plan and zoning should be one of the criteria used when determining if it's appropriate for the town to assume responsibility for a road.

Other suggestions included:

- Any new segment of road should be contiguous to an existing Class 3 road;
- A minimum length of road should be required;
- A higher density than 6 homes/mile should be considered
- Properties affected by the town assuming road maintenance should be immediately reassessed to reflect the increase in value.

Brian noted that the next meeting of the committee is scheduled for September 13 at 6:00 p.m. in the town garage meeting room. He encouraged commission members to attend.

**Town plan:** No developments since the last meeting.

**State Farm Development:** The applicant responded to questions posed by the Act 250 District Coordinator and the District Commission has scheduled a pre-hearing conference for 7:00 p.m. on August 23 at the Crossett Brook Middle School. (A site visit will precede the conference at 6:30 p.m.) The planning commission is a statutory party and will be represented at the conference. After reviewing the ten Act 250 criteria, commission members agreed to focus on Criterion 5 (traffic). In a related development, we have received from the District Commission a July 20, 2011 traffic study report from Trudell Consulting Engineers. The report was prepared to meet conditions contained in Land Use Permits issued for the Hannon Home Center in 2008.

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

The meeting adjourned at 8:03 p.m.

Minutes by B.T. Fitzgerald