

Duxbury Planning Commission

Meeting Minutes

January 12, 2012

Members present: Erica Campbell, Trevor Cole, Brian Fitzgerald, Garrett MacCurtain, Rick Scharf

Guests: Al Quesnel (Zoning Administrator), Doug Weber

The meeting was called to order at 6:37 p.m. by Brian Fitzgerald

Minutes: On motion by Trevor/Garrett, the minutes of the December 8, 2011 meeting were approved as written.

Issue Updates:

- There have been no new developments in the State Farm Act 250 case.
- The study of the Vermont 100/U.S. 2 intersection sponsored by the CVRPC is moving along. Erica is on the steering committee. There will be a public meeting on the study on January 17 at 7:00 p.m. at the Crossett Brook Middle School. Anyone with an interest in this intersection – traffic congestion, bicycle/pedestrian use, access to the school – should attend.
- The Waterbury Long Term Recovery Planning effort sponsored by FEMA is underway. There was general discussion about the goals of this effort and the timeline. Small working groups have formed to develop project ideas and identify top priority projects. Representatives from each group will meet on January 18 to merge ideas and frame the projects that will be further developed.

Proposed Zoning Changes: Al described the Development Review Board's interest in giving the Zoning Administrator authority to make lot line adjustments and approve subdivisions of up to three lots. The objective is to simplify and streamline the process for property owners and relieve the DRB of having to hold a site visit and meeting for these types of approvals. This change would require an amendment to the Duxbury zoning regulations.

During discussion, Al explained that approvals could take place without adjoining property owners having had an opportunity to comment. While PC members felt that was fine for lot line adjustments between two adjoining landowners, the group was not comfortable with a subdivision being approved without neighbors having been given a forum (DRB meeting) to comment. Al indicated that there were relatively few (2-3) small subdivision proposals reviewed in a given year. The Planning Commission decided to amend the regulations to allow Zoning Administrator approval of lot line adjustments but not subdivisions.

Motion (Garrett/Rick): Begin the process of amending the zoning regulations to authorize the Zoning Administrator to approve lot line adjustments. Passed unanimously.

Local Hazard Mitigation Plan: The commission reviewed the Local Hazard Mitigation Plan drafted for the town by the CVRPC and circulated by Dick Charland on January 10. The purpose of the plan is to lay out strategies for mitigation of all potential hazards so that Duxbury is more disaster-resistant. The new plan would replace the town's current, expired plan, which was adopted in 2005.

The most significant change recommended by the planning commission is to increase both the likelihood (from low to medium) and community vulnerability with respect to forest fires. While forest fires have not been a major problem in the past, there areas of the town are forested and a number of roads and homes are located in those areas. During droughts, those areas would be susceptible to fires and a large number of residents could be affected by a fire of significant size.

Other Business: Rick announced that he is stepping down from the Planning Commission at the end of his term in March due to other demands on his time. He is doing so with considerable regret. His colleagues thanked him for his many contributions during his tenure. It was noted that we should have one or more candidates to recommend to the Selectboard by town meeting.

Next Meeting: February 9, 2012 at 6:30 p.m. in the town garage meeting room.

The meeting adjourned at 8:13 p.m.

Minutes by B.T. Fitzgerald