

## Duxbury Planning Commission

### Meeting Minutes May 10, 2012

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

Guests: David Specht, Don Welch

The meeting was called to order at 6:35 p.m. by Brian Fitzgerald

**Minutes:** On motion by Garrett/Erica, the minutes of the April 12, 2012 meeting were approved as written.

**Zoning Regulations Amendment for Lot Line Adjustments:** Brian described updated language since the last meeting, which addresses approval of plats for lot line adjustments. David Specht raised concerns about the fact that lot line adjustments could be approved without the neighbors being notified. Specific examples included land changing hands without abutters being notified and ownership of the underlying fee changing hands on a property where a neighbor has certain rights (access to a spring or well or a permitted septic system) by deed, easement or permit. He also asked how pre existing conditions on a lot would be addressed. Hypothetically, would conditions on Lot A remain once a piece of that lot had been moved to Lot B, or would any conditions on Lot B be added to the conditions already on Lot A.

Language could be added to the regulation to address these issues, but Commission members recognized that some lot line adjustments could get fairly complicated, as could the regulations that control them. Trevor agreed to conduct additional research in how these issues are addressed in other towns' regulations. Everyone agreed it would be good to have further discussion with the Zoning Administrator and DRB Chair. This issue will be discussed further at the next meeting.

**North Moretown Traffic Study:** Brian noted that the Selectboard had voted to support the Planning Commission's recommendations on the draft traffic study report (short term – three-way stop, long term – roundabout) and that he had drafted a letter for the Selectboard Chair's signature. Commission members had reviewed the letter and felt it was fine as written. Brian will forward it to Dick Charland.

**Planning Commission Chair:** Members elected Brian to serve as chair for the 2012-2013 term.

**Planning Commission Vacancy:** Garrett introduced Don Welch, who is interested in serving on the Commission. Don noted that he has lives on Scrabble Hill and has been a Duxbury resident for 11 years. He is an architect, which members noted would be valuable expertise to have on the Planning Commission. On motion by Erica/Garett, members voted unanimously to recommend his appointment to the Selectboard. Brian will attempt to get on the Board's May 14 agenda.

**Town Plan:** We noted that the goal is to have a complete draft by the end of July.

**Next Meeting:** June 14, 2012 at 6:30 p.m. in the town garage meeting room.

The meeting adjourned at 7:31 p.m.

Minutes by B.T. Fitzgerald